

**TO: JAMES L. APP, CITY MANAGER**

**FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: REQUEST TO REMOVE AN OAK TREE- LOT 95 OF TRACT 2281, 504 RED RIVER DR. (SCOTT WARREN)**

**DATE: JUNE 17, 2003**

**Needs:** For the City Council to consider a request to remove one (1), 14-inch diameter native Blue Oak Tree.

**Facts:**

1. The City has received a written request from Scott Warren, for the removal of the tree to accommodate the construction of a new house on the parcel located on Lot 95 of Tract 2281, 504 Red River Dr (Shadow Canyon).
2. An arborist report was performed by Jack Brazeal on April 1, 2003. The Arborist has rated the tree as 56 percent which translates to fair to good condition.
3. Mr. Warren has consulted with his architect and arborist in reviewing three different house design options for the lot in an effort to try and design the house around the trees. See attached letter and alternative site plans from Mr. Warren describing the different alternatives.
4. Besides the oak trees, there is an existing drainage swale in the front yard that accepts drainage from other lots that needs to be designed around.
5. Mr. Warren along with his architect and arborist have concluded that the proposed site plan, which would remove Tree 1, would be the best design for the lot, since it would stay out of the existing drainage swale and be the best solution to protect the 30 plus remaining oak trees.

**Analysis**

**And Conclusion:** City policies strongly encourage oak tree preservation. Section 10.01.140 (D) of the Paso Robles Municipal Code states that five factors should be considered when oak trees are proposed for removal. These factors are:

- The condition of the oak tree with respect to its general health: in the Arborist Report performed by Jack Brazeal dated April 1, 2002, the tree is rated in fair condition (56 percent).

- The necessity of the requested action is to allow construction of improvements or otherwise allow reasonable use of the property for the purpose for which it has been zoned: Allowing the removal of the tree would allow the construction of a house that would be compatible in size and placement to the other homes in the neighborhood, and preserve the existing drainage swale across the front of the lot as well as preserve the 30 plus other oak trees on the site.
- The topography of land, and the potential effect of the requested tree removal on soil retention, water retention, and diversion or increased flow of surface waters: the removal of the tree, if authorized, is not expected to severely impact drainage runoff.
- The number, species, size and location of existing trees in the area and the effect of the requested action on shade areas, air pollution, historic values, scenic beauty and the general welfare of the city as a whole: there are over 30 other oak trees on the lot that will be preserved.
- Good forestry practices, such as, but not limited to, the number of healthy trees the subject parcel of land will support: the replacement ratio for removal of the 14-inch tree is 3.5-inches (14 total diameter inches x 0.25 replacement factor). The replacement could be satisfied by planting three (3) 1.5-inch minimum trunk caliper Blue Oak trees or a combination of larger diameter trees adding up to 3.5-inches.

**Policy**

**Reference:** Paso Robles Municipal Code Section 10.01

**Fiscal**

**Impact:** None.

**Options:**

- a. Adopt Resolution No. 03-xx approving the removal of a 14-inch Blue Oak tree based on the applicant's request to construct a house of size comparable to the neighborhood and that there are over 30 other Blue Oak trees on the lot that would be preserved, and require a replacement ratio of 3.5-inches of Blue Oaks, which shall be planted on site, in proper locations and proper techniques per the Arborist or other horticulture professional and/or the trees can be donated to the City for future planting in a public area.
- b. Deny the request to remove the 14-inch Blue Oak and require the applicant to design a home in a manner to avoid all oak trees.

- c. Amend, modify or reject the above options.

Attachments:

1. Applicant's Letter dated April 30, 2003
2. Proposed Site Plan
3. Consideration A Site Plan
4. Consideration B Site Plan
5. Attachment A, Excerpts from Arborist Report
6. Resolution to Approve

RESOLUTION NO. 03-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
AUTHORIZING THE REMOVAL OF ONE OAK TREE AT LOT 95 OF  
TRACT 2281, 504 RED RIVER DRIVE  
(WARREN)

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WHEREAS, the City has received an application submitted by Scott Warren, to remove one (1) Blue Oak tree (the tree has a diameter of 14 inches) located at 504 Red River Dr; and

WHEREAS, Jack Brazeal prepared an Arborist Report dated April 1, 2003, stating that the tree is in fair to good condition (56-percent), and

WHEREAS, Scott Warren along with recommendations by his Arborist and Architect reviewed various options for working around the tree and have determined that the best alternative is one that would require the removal of the 14-inch tree, and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby:

1. Authorize the removal of one (1) Blue Oak trees at Lot 95 of Tract 2281, 504 Red River Dr.
2. The applicant is required to install "like species" at a replacement requirement of 3.5-inches (14" removed x 0.25 replacement factor). This requirement could be satisfied by planting three (3) 1.5-inch trees, or other combinations that add up to the 3.5-inch requirement based on 1.5-inch being the minimum tree size. The Arborist shall be involved with the planning of the trees on site to insure proper install and location of replacement trees. The trees may also be donated to the City for future planting in public area.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 17<sup>th</sup> day of June 2003 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk

**ALL ATTACHMENTS TO THIS STAFF REPORT MAY NOT BE AVAILABLE  
IN DIGITAL FORMAT FOR VIEWING ON-LINE.**

A hard-copy of the complete agenda packet, along with all staff reports, exhibits and attachments, is available for review in the City Clerk's Office.

**Packets are also available for loan from the City Library,  
beginning on the Friday before each Council meeting.**