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

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

SUBJECT: **REQUEST TO REMOVE TWO OAK TREES – 516 RED RIVER (KEVIN AND DAWN HUNT)**

DATE: **APRIL 6, 2004**

Needs: For the City Council to consider a request for the removal of two Blue Oak trees with diameters of 12-inches and 17-inches. The trees are located within the area of a proposed new house to be built on the lot located at 516 Red River Drive (Lot 101 of Tract 2281, Shadow Canyon).

Facts:

1. The original removal application requested the removal of 12 trees. Working with staff, the applicant was able to re-position the house and retaining wall to preserve all but two trees.

2. An Arborist Report was performed by Steve Alvarez of A&T Arborists on September 17, 2003. Alvarez identified the trees as being in fair condition, labeled 4 and 5, on a scale of 1-10.

Analysis And Conclusion: The lot has a 2:1 slope in the front yard area, the house has been pushed as far forward it can in relation to the slope. The house and retaining wall can not be pushed any farther back without effecting additional larger oak trees.

The applicants have agreed to plant the required 5 replacement blue oak trees. The trees are required to be a minimum of 1.5-inch diameter in size.

Policy Reference: Paso Robles Municipal Code Section 10.01

Fiscal Impact: None.

Options:

a. Adopt Resolution No. 04-xx approving the removal of two Blue Oak trees totaling 29 inches diameter at 516 Red River Drive in order to construct a new home on the vacant lot; and require a replacement ratio of 7.5 inches of Blue Oaks, which shall be planted on site in proper locations and proper techniques per the arborist prior to the occupancy of any building 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 two Blue Oak trees totaling 29 inches 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. Attachment A, Letter of request dated November 7, 2003
2. Attachment B, Arborist Report dated September 17, 2003
3. Resolution to Approve

JOSEPH WOOD, ARCHITECTURAL DESIGN

October 30, 2003

City of El Paso de Robles
1000 Spring St.
Paso Robles, CA 93446

RECEIVED
NOV 7 2003
Community Development

Subject: Request for oak tree removal
Tract 2281-Lot 101

Dear City Council:

As the designer of record for a residence on this lot at 516 Red River Dr., I am submitting a formal request for removal of a greater number of trees than has thus far been approved. Reasons for this request are as follows:

- There is a total of 93 trees on just .52 acres of land. This, in addition to the slope of the property, severely limits me from designing a residence anywhere comparable to others in the neighborhood. A quick assessment of the site plan verifies this fact. My best attempt to design a residential footprint without removing additional trees results in a 1500 s.f. home, with the majority of the house having a depth of only 15 feet. Others in the neighborhood range from 2500 – 3500 s.f.
- Current set-back limitations prevent the house from being moved closer to the street. Even if these were waived, the result would be an excessively short driveway.
- Other building footprints I have attempted on this site require even more trees and soil to be removed.

Please be advised that in keeping with their desire for a native landscape theme on the slope behind the proposed residence, my clients do intend to keep as many of the remaining trees as possible. Based on the above, I must request approval for the removal of more trees in order to be able to design a suitable residence on this piece of property.

Please contact me at your earliest convenience with a response – contact information available on this letterhead.

Sincerely,

Joseph Wood
Architectural Design

820 Larkin Valley Road ♦ Watsonville, CA 95076 ♦ Phone/Fax (831) 722-1262

A
&
T

Arborists and Vegetation Management

RECEIVED
NOV 7 2003
Community Development

Date: 9-17-03
To: Mr. Kevin Hunt
From: Steven Alvarez
Chip Tamagni
Certified Arborists, Arbor Tree Surgery

Re: Development for 516 Red River Road, Paso Robles, CA

This report is regards to the proposed lot development listed above. The trees on the existing lot consist of young to mature Blue oaks (*Quercus douglasii*). This lot consists of a semi-steep oak woodland with 93 Blue oak trees. The house site appears to be the only area that will require the least amount of oak tree removals. Behind the proposed home, the tree density increases as does the slope. 12 trees will need to be removed to accommodate the development. Total diameter inches for removal is 147. Tree fencing should be placed around tree #20 as it may withstand construction impact even though it is scheduled for removal. The trees directly behind the home, #13, 14, 15 will be in the middle of the cut and will have to be removed.

The owner shall be solely responsible in providing a copy of this tree protection plan to any and all contractors that encroach within the drip line of any native tree. It is highly advised that the owner has each contractor sign his copy also. The following mitigation measures/methods must be fully understood and followed by anyone working within the critical root zone of any oak tree. Any necessary clarification will be provided by us (the arborists) upon request.

1. Fencing: The proposed fencing is highlighted in orange on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked at the drip-line or line of encroachment for each tree or group of trees. The fence must be up before any construction or earth moving begins. The **owner** shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. This is mandatory for this project.

2. Soil Aeration Methods: Soils under the drip-lines that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.

1615 Lupine Lane, Templeton, California 93465

3. **Chip Mulch:** All areas within the drip-line of the trees that cannot be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

4. **Trenching Within The Drip-line:** All trenching under the drip-lines of native trees shall be hand dug, augured or bored. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with a sharp pruning tools and not left ragged.

5. **Grading Within The Drip-line:** Grading should not encroach within the drip-line. If grading is necessary, construction of retaining walls or tree wells or other protection measures may be necessary to insure the survivability of the trees. Chip mulch 4-6" in depth may also be required in these areas. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

6. **Exposed Roots:** Any exposed roots shall be recovered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.

7. **Paving Within The Drip-line:** Pervious surfacing is preferred within the drip-line of any oak tree. Arborist(s) will advise.

8. **Equipment Operation:** Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction.

9. **Existing Surfaces:** The existing ground surface within the drip-line of all oak trees shall not be cut, filled, compacted or pared.

10. **Construction Materials And Waste:** No liquid or solid construction waste shall be dumped on the ground within the drip-line of any oak tree.

11. **Arborist Monitoring:** An arborist shall be present for selected activities (trees identified on spreadsheet) and pre-construction fence placement. The monitoring does not necessarily have to be continuous but observational at times during the above activities.

12. **Pre-Construction Meeting:** An on-site pre-construction meeting with the Arborist(s), Owner, Planning Staff, and the earthy moving team may be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the drip-line of the selected native trees, and that all work done in these areas was completed to the standards set forth above.

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Trees to be saved are flagged in yellow in the field and trees to be removed are flagged with red tape. On the plans, the critical root zone is noted by the circle drawn around the tree. Trees to be saved are highlight in yellow and trees to be removed are noted with a red X. Some trees were not identified on the spreadsheet because they are inherently protected by other identified trees adjacent to the construction areas. In other words, they are upslope and completely out of the impact areas. Native trees were measured using the method set forth in section 10.01.020 F of the Paso Robles Oak Tree Preservation Ordinance. For example, a tree identified on the spreadsheet as a Blue oak x 2, is a tree with two stems at 4.5 feet above the ground. Its diameter was measured at the narrowest point below the split according to the ordinance. For trees that split into two or more stems at ground level, the diameter for each stem at 4.5 feet was totaled.

The included spreadsheet includes trees listed by number, species and multiple stems if applicable, diameter and breast height (4.5'), condition (scale from poor to excellent), status (avoided, impacted, removed, exempt), percent of drip line impacted, mitigation required (fencing), construction impact (house, road, etc.), and individual tree notes.

Please let us know if we can be of any future assistance to you for this project.

Steven G. Alvarez
Certified Arborist #0511

Chip Tamagni
Certified Arborist #6436-A

TREE PROTECTION SPREAD SHEET

1	2	3	4	5	6	7	8	9	10	11
TREE #	TREE SPECIES	TRUNK DBH	TREE CONDITIO	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATIO PROPOSAL	MONT REQUIRED	PRUNING CLASS	FIELD NOTES
1	BO	13	4	A	0%		Fencing			
2	BO	9	5	A	0%		Fencing			
3	BO X 2	11	3	R		Ret. Wall				
4	BO	15	4	A	0%		Fencing			
5	BO	8	2	R		Ret. Wall				
6	BO	10	4	R		Ret. Wall				
7	BO	7	4	A	0%		Fencing			
8	BO	7	5	A	0%		Fencing			
9	BO	10	4	R		Ret. Wall				
10	BO X 2	13	4	A	0%		Fencing			
11	BO	7	5	A	0%		Fencing			
12	BO	12	5	R		Home				
13	BO	13	4	R		Cut				
14	BO X 5	16	4	R		Cut				
15	BO X 2	15	4	R		Cut				
16	BO	11	4	R		Ret. Wall				
17	BO X 2	14	5	A	0%	Cut	Fencing			
18	BO	13	4	R		Ret. Wall				
19	BO X 2	17	4	R		Home				
20	BO X 2	11	3	R		Cut				Possibly save

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH

2 = TREE TYPE: COMMON NAME IE.W.O.= WHITE OAK

3 = TRUNK DIAMETER @ 4'6"

4 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT

5 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL

6 = CRITICAL ROOT ZONE IMPACT %

7 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING

8 = MITIGATION REQUIREMENTS: FENCING, MONITORING, R OOTING PRUNING, PRUNING

9 = ARBORIST MONITORING REQUIRED: YES/NO

10 = PERSCRIBED PRUNING: CLASS 1-4

11 = FIELD NOTES

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Community Development

9/19/03

Exhibit A

Oak Tree Removal - 56 Red River Drive
Kevin Hunt

GENERAL INFORMATION

1. ASSESSOR'S PARCEL NUMBER: 025-533-029
2. PROJECT ADDRESS: 56 RED RIVER DR. PASO ROBLES CA.
3. OWNER'S NAME: KEVIN H HUNT
4. EXISTING USE: VACANT PARCEL
5. ZONE DISTRICT:
6. SIZE OF LOT: 22,651 SQ.FT. APPROX .52 ACRES
7. SIZE OF STRUCTURE:
8. BUILDING COVERAGE: 4,810.5 SQ FT.
9. IMPERVIOUS COVERAGE:
10. SLOPE AT BUILDING SITE:
11. AVERAGE SITE SLOPE:
12. EARTH-WORK QUANTITIES:

	CUT	FILL
HOUSE		
DRIVEWAY		
TOTAL		

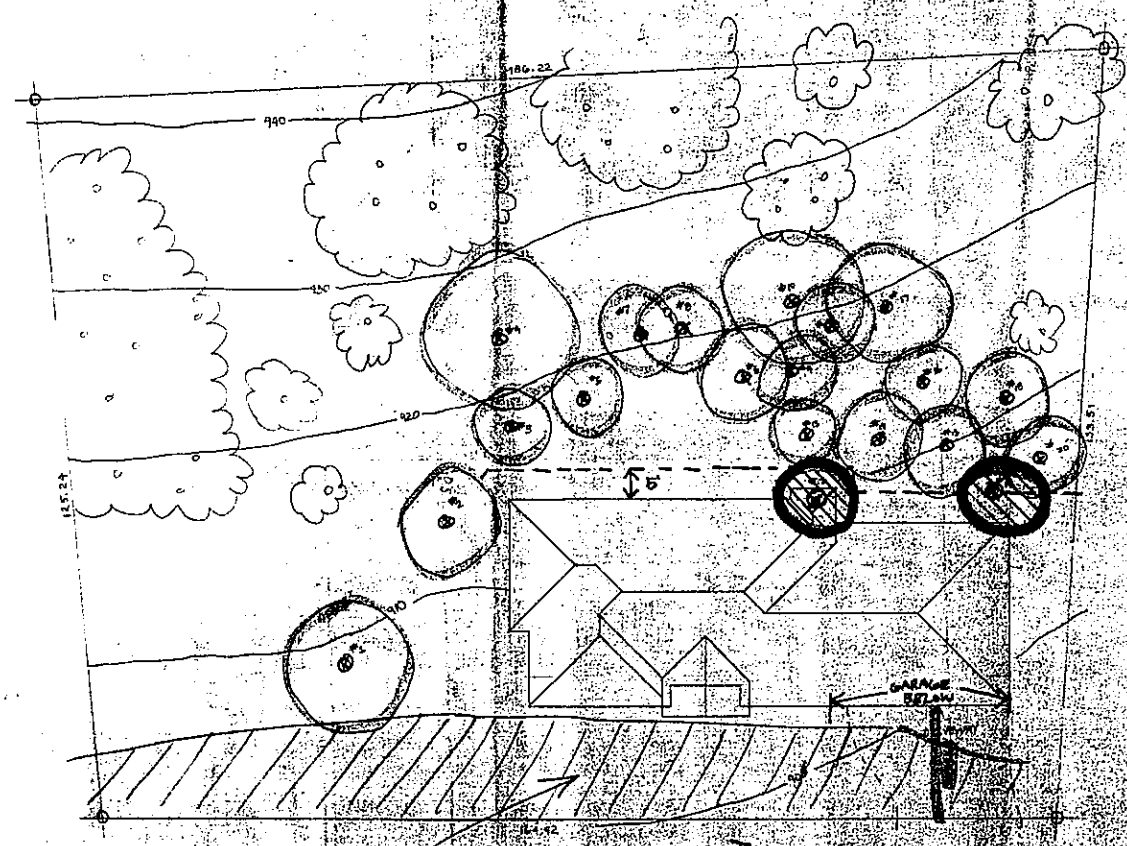
% TREES TO BE REMOVED

NOTES

1. IMPERVIOUS COVERAGE INCLUDES CONCRETE DRIVEWAY AND WALKWAY, TRELLIS AND PORCH
2. SOILS ENGINEER:
3. FAU PROTECTION:
4. EXISTING VEGETATION: NATIVE GRASSES / TREES

ATTN. DARREN NASH

MAR. 1 2004



SITE PLAN

SCALE

RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
TO APPROVE THE REQUEST FOR THE REMOVAL OF
TWO OAK TREES ON LOT 101 - TRACT 2281, 516 RED RIVER DR.

WHEREAS, the City has received an application by Kevin and Dawn Hunt to remove one (1) 12-inch and one (1) 17-inch Native Blue Oak trees located on Lot 101 of Tract 2281 (Shadow Canyon), and

WHEREAS, Steve Alvarez of A&T Arborist has submitted an Arborist Report dated September 17, 2003, that identified these trees as being in fair condition (4 and 5 on a scale of 1-10), and

WHEREAS, as shown on the site plan attached as Exhibit "A", the removal of the trees would allow the house to be placed in an area of the lot that would accommodate the existing 2:1 slope in the front yard and preserve the 91 other oak trees located at the rear of the lot, and

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That the City Council of the City of Paso Robles does hereby authorize the removal of one 12-inch diameter and one 17-inch diameter Native Blue Oak trees on parcel 101 of Tract 2281.

SECTION 2. As agreed upon the applicant, the applicant is required to install "like species" at a replacement requirement of 7 inches (27" removed x 0.25 replacement factor). This requirement could be satisfied by planting five (5) 1.5-inch trees or other combinations that add up to the 7-inch requirement based on 1.5 -inch being the minimum tree size.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6th day of April 2004 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Frank R. Mecham, Mayor

ATTEST:

_____
Sharilyn M. Ryan, Deputy City Clerk