

**TO:** **James L. App, City Manager**  
**FROM:** **Robert A. Lata, Community Development Director**  
**SUBJECT:** **Request to Remove One Oak Tree – Vina Robles**  
**DATE:** **May 18, 2004**

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**Needs:** For the City Council to consider a request to remove one 28-inch Blue Oak Tree.

**Facts:**

1. The City has received a written request from C. Creighton MacDonald, Operations Manager for Vina Robles, Inc., for removal of the tree (letter attached).
2. The Vina Robles Project (PD 02-002) was approved by the Planning Commission on March 11, 2003, and consists of a Master Development Plan for a Hospitality Center with banquet facilities, 150 seat restaurant, an 80-unit hotel with bungalows, and a winery. The project is proposed to be developed in three phases.
3. The Vina Robles project is located east of Mill Road, west of Hunter Ranch Golf Course, and south of and adjacent to Highway 46 east.
4. As described in the attached memo from Mr. MacDonald, this tree was anticipated to be removed with the Construction of Phase I of the project. A condition of approval for the project was that any oak tree removals be brought before the City Council for review and approval.
5. An Arborist Report was performed by Jack Brazeal on February 23, 2003, addressing Phase I of the Project. The subject tree (tree No. 3 in the report) was recommended for removal, based on the tree being in poor health (only 4% rating out of 100%) and an appraised valuation of \$0.00. Mr. Brazeal stated in his report that the tree has a “short” life expectancy.

#### **Analysis**

#### **And**

#### **Conclusion:**

The applicant is requesting removal of the tree based on the Arborist recommendations that the tree is in very poor health and that the tree would be a hazard to future vehicle and pedestrian traffic related to the Vina Robles project.

This tree is the only tree requested to be removed with Phase I. There are two other trees that the Arborist recommended to be removed, but the applicant is not pursuing removal of those trees as they should not impact development.

There may be requests for removal of additional oak trees in the future phases of the Vina Robles project, but it is not known at this time how many, if any. A condition of approval for the project requires that a detailed arborist report be submitted to the City prior to the issuance of a grading permit for any of the future phases.

If the City Council allows the tree to be removed, the applicant will be required to plant five 1.5-inch Blue Oak replacement trees.

**Policy**

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

**Fiscal**

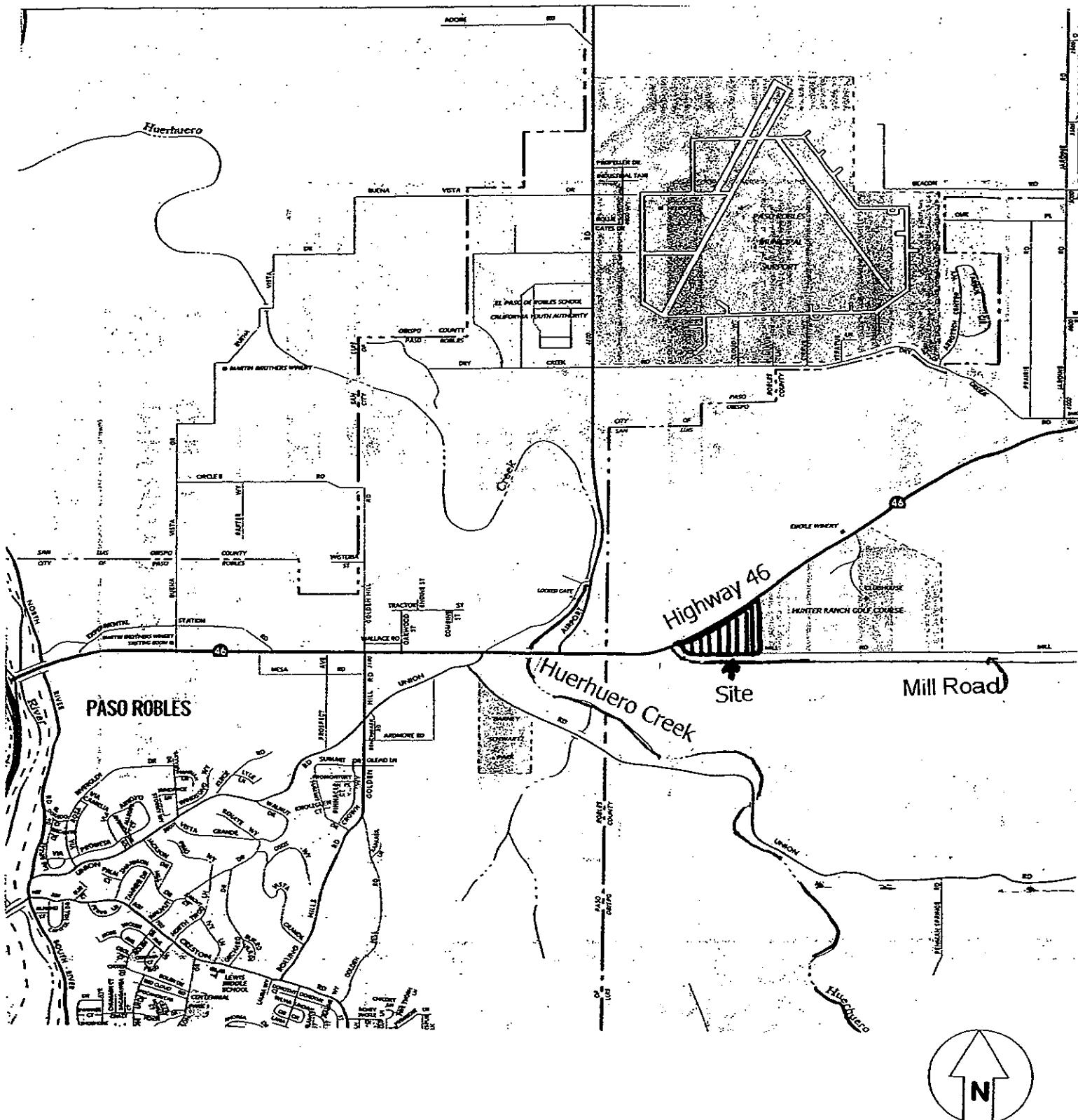
**Impact:** None.

- Options:**
- a. Adopt Resolution No. 04-xx approving the oak tree removal request based on the tree being in poor health as stated in the Arborist Report by Jack Brazeal on February 23, 2003, and require replacement ratio of five (5) 1.5-inch Blue Oak trees to be planted in a location that is appropriate for the species of tree as determined by a horticulture professional (e.g. Blue Oaks should be planted in arid environment).
  - b. Amend, modify or reject the above options.

**Attachments:**

- 1. Vicinity Map
- 2. Letter of Transmittal from C. Creighton MacDonald of Vina Robles, Inc.
- 3. Portion of Arborist Report describing Tree No. 3.
- 4. Resolution to Approve

**Figure 1**



**PLANNED DEVELOPMENT PD 02-002**  
(Vina Robles, Incorporated/Pults and Associates)

**LOCATION MAP**

# Vina Robles

P.O. Box 699

Paso Robles, CA 93447

phone: 1-805-227-4812

fax: 1-805-227-4816

[www.vinarobles.com](http://www.vinarobles.com)

**RECEIVED**

MAY - 6 2004

Community Development

May 6, 2004

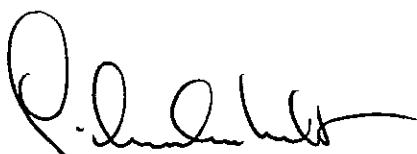
Darren Nash  
City of Paso Robles  
Associate Planner

We are applying for a permit to remove the oak tree at Mill Road identified as "Tree 3" in the arborist report submitted on February 23, 2003 and accepted with the development package on March 11, 2003. The report recommends removal of this tree and it is located in an area that will make it hazardous to future vehicle and pedestrian traffic. The report also recommends removal of two other trees (numbers 7 & 8). However, we propose to leave those two trees, as they will not present the same level of hazard and leaving them will also satisfy condition number 41 (biology). Enclosed are:

- May 6 photos of tree 3 and the heart rot condition.
- Check for \$200.00 application fee

Thank you for your consideration,

Sincerely



C. Creighton MacDonald  
Operations Manager  
Vina Robles, Inc.

**RECEIVED**

MAY ~ 6 2004

Community Development

**Oak Tree Impact Evaluation Report**  
@  
**Vina Robles**  
**Mill Road Hospitality Center**  
**Mill Road**  
**Paso Robles, California**

**Prepared for**

**Pults & Associates**  
**3450 Broad Street, Suite 106**  
**San Luis Obispo, California 93401**

**Prepared by**

**Jack Brazeal**  
**Jack Brazeal's Tree Consulting**  
**4531 Skipjack Lane**  
**Paso Robles, California**  
**93446**

**February 23, 2003**

**Ref. # Pults 02-23-03**

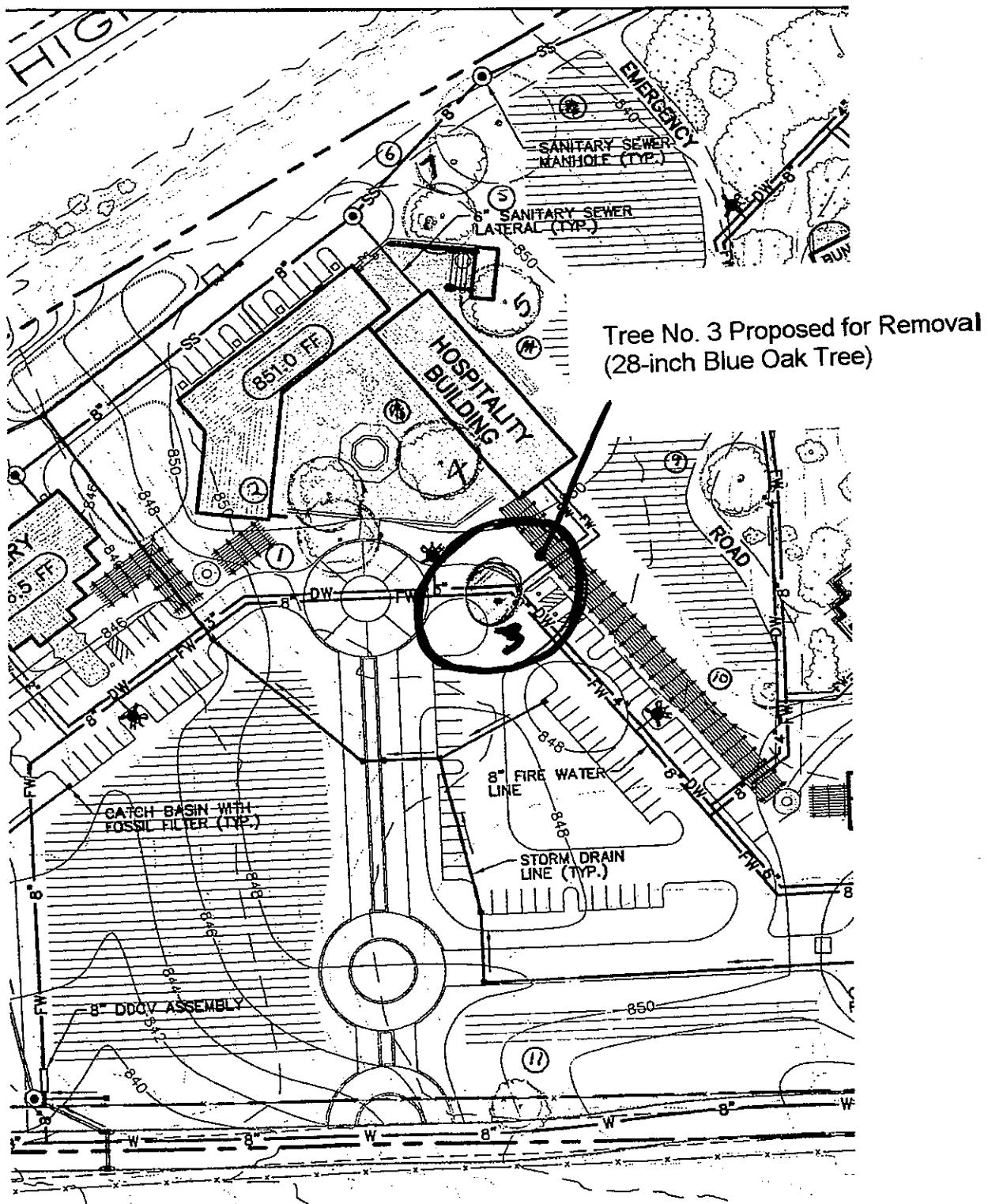
## SUMMARY

The Vina Robles project is proposed to be developed in four phases. The content of this report only address' phase one. No disturbance is of the other phase site authorized or recommended.

Eleven native oak trees will be impacted by the design and development of this project as proposed.

Three of the eleven trees are recommended to be removed and the other eight trees are to be retained and protected.

Feb. 23, 2003



## SITE PLAN

Feb. 23, 2003

TREE INVENTORY

Tree # 3 Disposition: Save no Remove yes

Species (common name) Blue Oak Species (scientific name) Quercus douglasii

Diameter 28" Canopy: N. 6' E. 6' S. 21' W. 18' Height : 40'

Age: Young Intermediate Mature Over-mature X

Condition:

1 Roots: Heart rot

0 Trunk: Heart rot

0 Scaffold Branches:

0 Outer Branches:

0 Twigs & Leaves:

1 Total Rating x 4 = Health & Structural Condition 4%

Appraised Value: (Basic value x species x location factor x condition = tree value:  
\$00.00

Aesthetic Quality: 0

Contributing Life Expectancy: SHORT

Potential Impact Analysis:

CRZ (% of impact) 100%

Canopy (% of impact) 100%

Feb. 23, 2003

### TREE INVENTORY (cont'd)

**Potential Impact:** This tree will be impacted by the court yard design

**Potential Impact Mitigation:**

This tree is in a condition that will be hazardous to the public  
and removal is recommended.

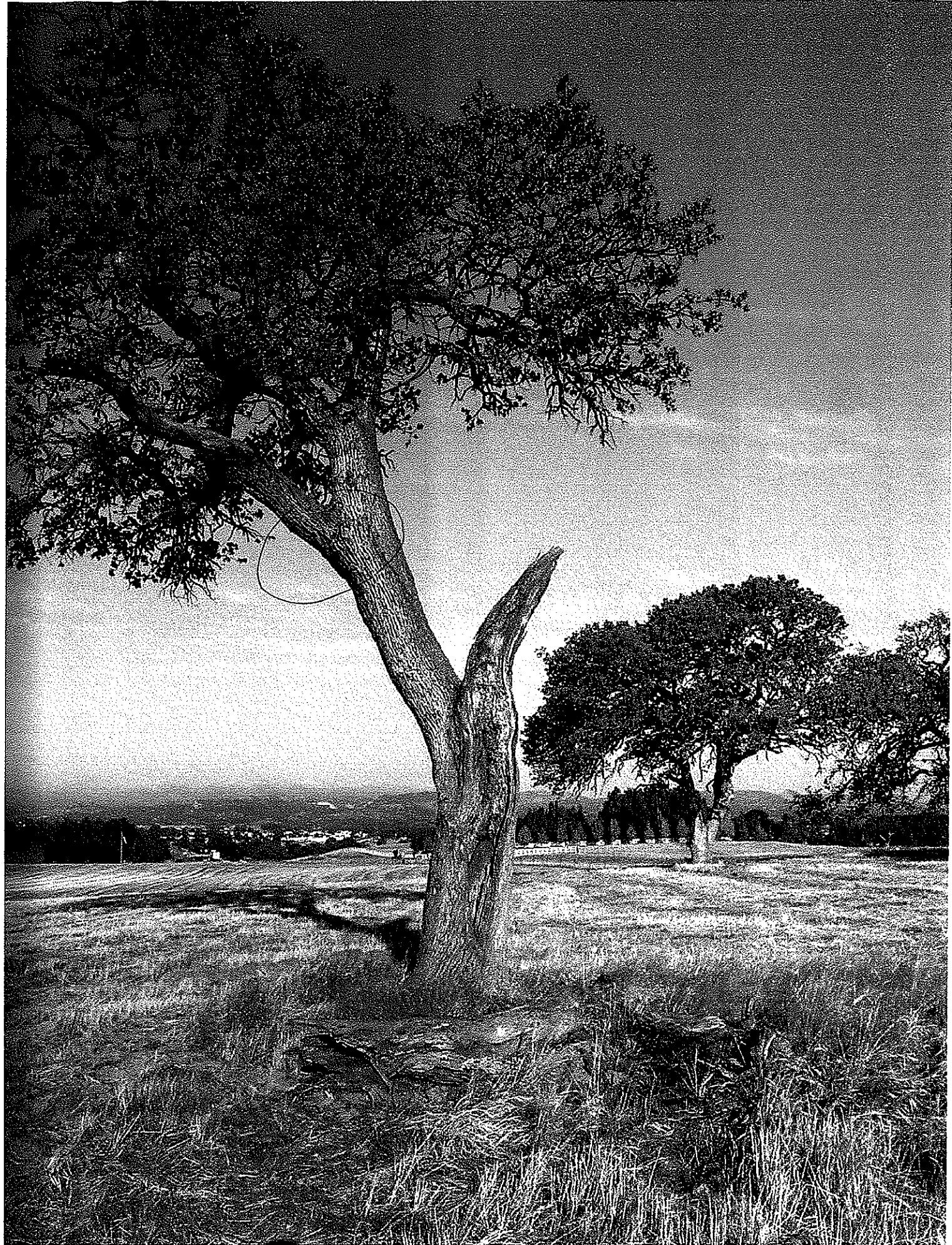
**Project Alternatives to Support Impact Mitigation:**

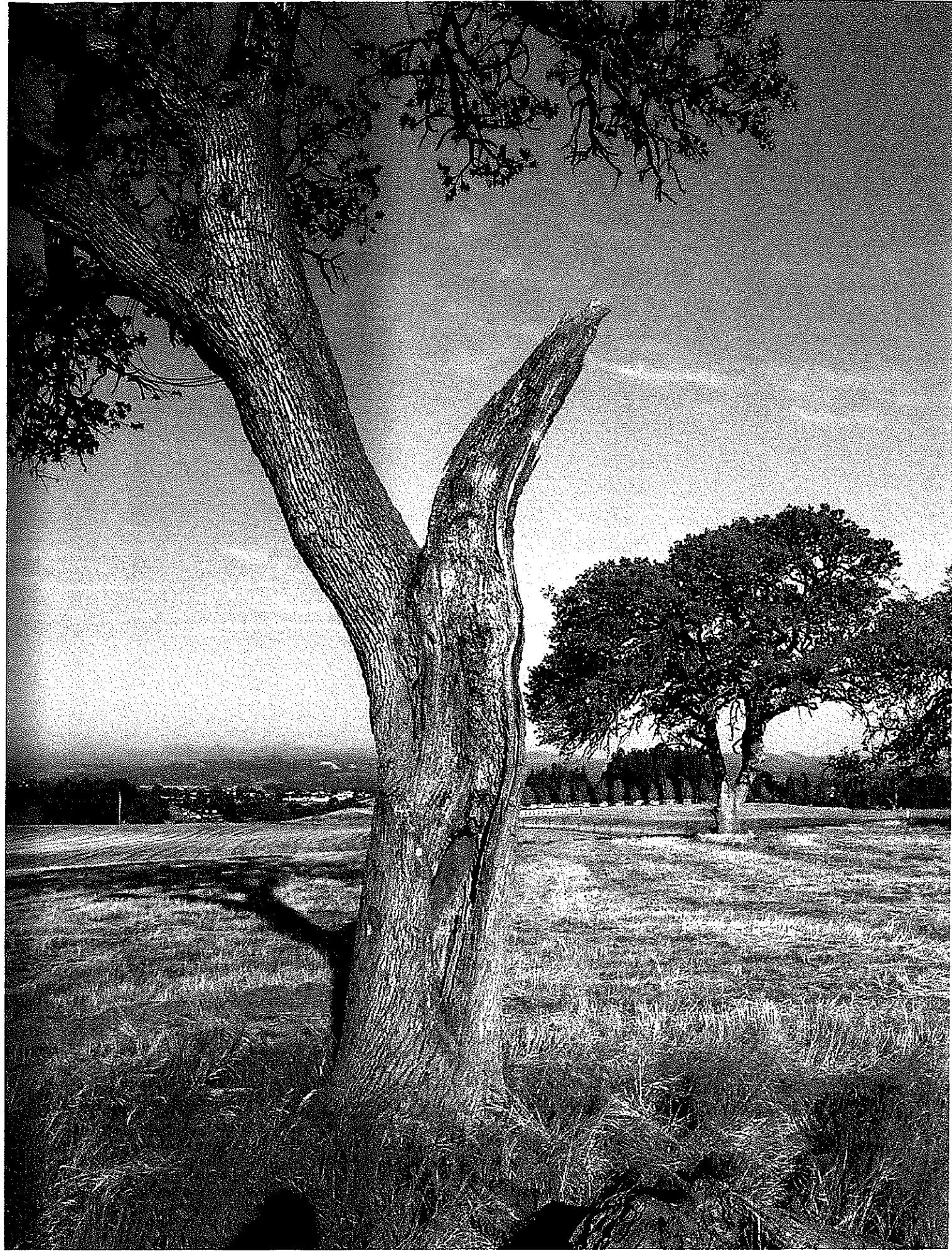
None

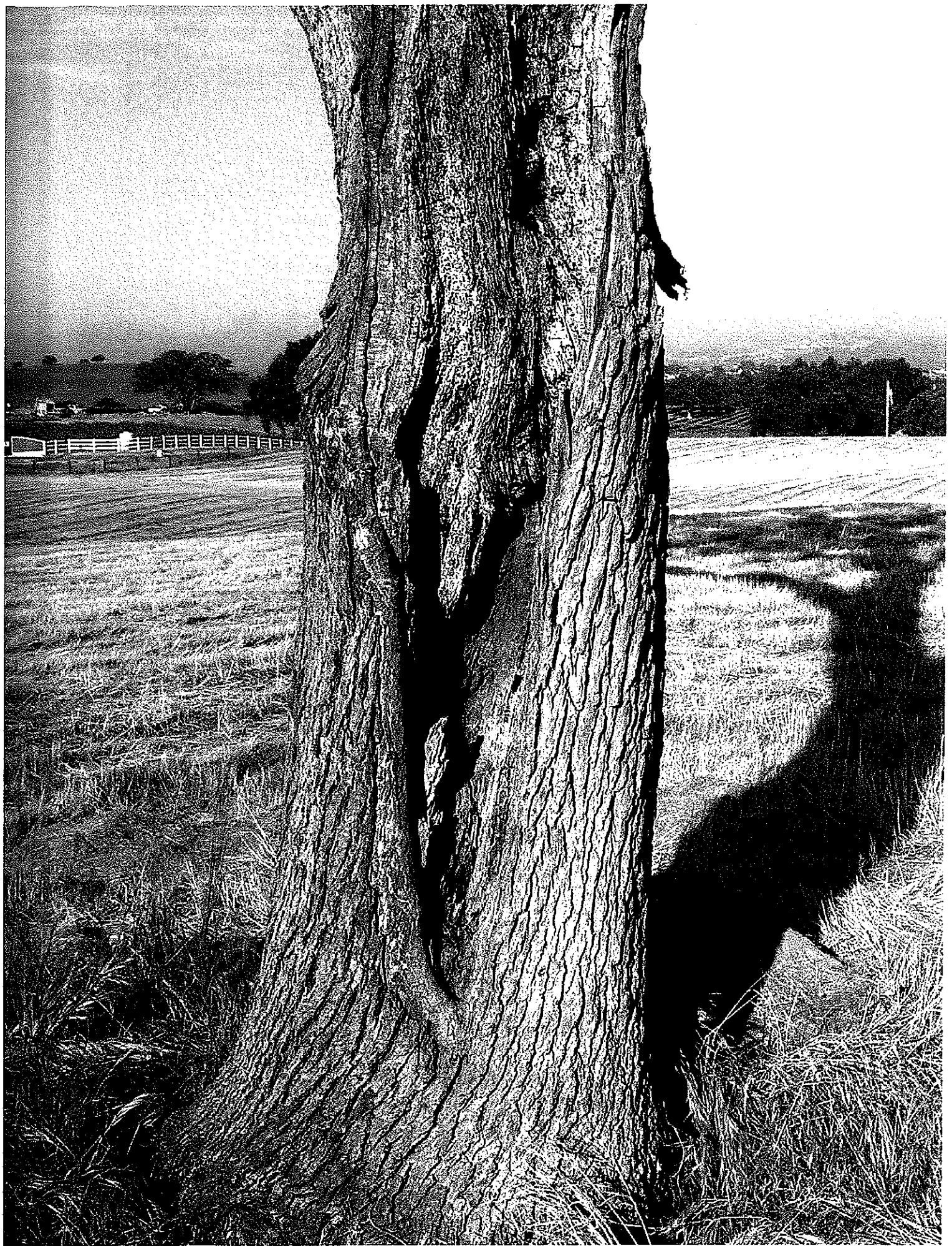
**Long Term Impact Evaluation:**

- No Impact
- Less Than Significant Impact
- X       Potentially Significant Impact
- Unable to mitigate Impacts

Hazardous Tree Assessment? \_\_\_\_\_  
(If yes, include "Hazardous Tree Evaluation" form).







RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
AUTHORIZING THE REMOVAL OF ONE OAK TREE WITHIN  
PHASE I OF THE VINA ROBLES PROJECT  
(VINA ROBLES)

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WHEREAS, the City has received an application submitted by C. Creighton MacDonald, on behalf of Vina Robles Inc., to remove one (1) Blue Oak tree (the tree has a diameter of 28-inches) located within Phase I of the Vina Robles Project; and

WHEREAS, Jack Brazeal, has prepared an Arborist Report for the project dated February 23, 2003, where he indicated that the tree is "over-mature" only having a rating of 4-percent on a 100-percent scale; and

WHEREAS, the tree would be a hazard to future vehicle and pedestrian traffic based on the trees proximity to sidewalks, parking lots and driveways; 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) 28-inch Blue Oak tree within Phase I of the Vina Robles Project;
2. Require the applicant to plant five (5) 1.5-inch diameter Blue Oak replacement trees within the development. Blue Oaks need to be planted in a location that is appropriate for the species of tree as determined by a horticulture professional (e.g. Blue Oaks should be planted in arid environment).

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 18<sup>th</sup> day of May 2004 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