

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT: REQUEST TO REMOVE OAK TREES - TRACT 2620
(Vanderlip/Scanlan)**

DATE: FEBRUARY 1, 2005

Needs: For the City Council to consider a request to remove thirteen (13) trees in conjunction with the development of the proposed 16-lot single family residential development.

Facts:

1. Tract 2620 is located east of North River Road, north of Union Road, at the terminus of Via Lantana and Via Magnolia. See Attached Vicinity Map.
2. The project has been deemed complete by Staff, but has not yet been scheduled for a public hearing with the Planning Commission. The applicants and staff agreed that the first step should be determining if the proposed oak trees could be removed or not. If the oak tree removals are not approved by the Council, the project will need to be redesigned.
3. The Arborist Reports prepared by Chip Tamagni of A&T Arborist, were submitted on June 25, 2004, in conjunction with the submittal of the project. An original report was done on February 28, 2004 with an addendum done on June 16, 2004. The reports indicate there are 1,040 oak trees located on the site. The conclusion of these reports indicated that nine (9) trees needed to be removed to accommodate the construction of the road. As shown on the Oak Tree Location & Lot Development Plan, attached, there are actually ten (10) trees that are proposed for removal for construction of the road.
4. Of the three trees requested for removal with the construction of the homes, one (Tree No. 60) is a 7-inch Blue Oak that A&T Arborist has identified as dead. The other two trees (Tree No. 25 and No. 26) are in poor health, rated a 1 and 2 on a scale of 1-10, 10 being the best.
5. As allowed for by the Oak Tree Ordinance, staff requested a second arborist review the condition of trees 25 and 26, to determine the condition of the trees and whether they need to be removed or not. Elder & Elder, Ltd. Arborists, reviewed the two trees. Ted Elder concluded that the trees are not in good condition. He describes the trees as having "broken branches, galls, some mistletoe, wood pecker damage, poor structure, and are generally unsound". Additionally he concluded that "these trees in total,

will last only a few years before they fall, but before that branches will detach and therefore, they will be a danger to life and property”. See attached report from Elder & Elder, ltd. received on January 10, 2005.

Analysis

And Conclusion:

Tract 2620 is a request to subdivide a 15-acre site into 16 lots ranging in size from 10,000 to 26,500 square feet for single family residential development. The property is located within the Union 46 Specific Plan Area, previously known as the Gillingwaters property. The Specific Plan estimated that the site could be developed into approximately 14 lots, with a minimum lot size of 10,000 square feet (note: the actual number of lots is determined by the General Plan and Zoning Code, and it appears that the proposed 16 lots would meet the density standards).

With the subdivision of the property, the Specific Plan anticipated that the connection of the streets now known as Via Lantana and Via Magnolia would be connected through the project, see attached Exhibit showing the proposed circulation with the Specific Plan area. The applicants along with North Coast Engineering have identified that in order to make the road connection; there is a need to remove ten (10) oak trees.

Staff consulted with the Emergency Services Department and confirmed that the connection of the two streets is necessary to provide adequate circulation in this area of the City.

The other three trees are proposed to be removed in relation to the construction of the homes. One of the trees (Tree No. 60) appears to be dead and the other two trees (Tree No. 25 & 26) have been identified as being in poor condition and are recommended to be removed by both A&T Arborists and Elder & Elder, Arborists.

Besides the two trees proposed to be removed for proposed Lot 13, North Coast Engineering, as shown on the Oak Tree Location & Lot Development Plan included in your packet, is indicating that there will be sufficient area to build “custom” homes on the rest of the lots and there will not be a need to remove additional oak trees.

If approved by the Planning Commission, Tract 2620 & PD 04-016 will have conditions of approval applied to the tract and development plan that will require the applicant to record a constructive notice to future buyers that development of each parcel will be limited to the development envelope shown on the Oak Tree Location & Lot Development Plan, and no additional oak trees will be permitted to be removed in relation to the construction of the lots.

If the Council does not approve the removal of oak trees as proposed by the applicants, the project will need to be redesigned to accommodate the preservation of the trees. However, in light of the number of trees in the area and the need for adequate access to the proposed development, it would not appear feasible to totally avoid impacts to oak trees.

If Council does approve the removal of the trees, replacement trees will be required to be planted per the Oak Tree Ordinance. The developer will be required to plant twenty-five (25) 1.5-inch diameter “like-species” oak trees as a replacement for the removed trees.

Policy

Reference: Paso Robles Municipal Code Section 10.01

Fiscal

Impact: None.

Options:

- a.. Adopt Resolution No. 05-xx approving the oak tree removal request based on the need to remove ten (10) trees in order to construct the road, and an additional three (3) trees in order to build homes, and require a replacement ratio of twenty-five (25) 1.5-inch diameter Blue Oak and Valley Oak trees (or other combination of larger diameter trees totaling 37.25 inches) to be planted in a location that is appropriate for the species of tree as determined by a horticulture professional.
- b.. Adopt Resolution No. 05-xx approving the oak tree removal request based on the need to remove ten (10) trees in order to construct the road, and the removal of tree No. 60, since it is dead, but require the applicant to redesign the subdivision to preserve Trees 25 and 26, and require a replacement ratio of eighteen (18) 1.5-inch diameter Blue Oak and Valley Oak trees (or other combination of larger diameter trees totaling 26.5 inches) to be planted in a location that is appropriate for the species of tree as determined by a horticulture professional.
- c. Amend, modify, or reject the above options.

Attachments:

- 1. Vicinity Map
- 2. Union 46 Specific Plan Circulation Plan
- 3. Oak Tree Location & Lot Development Plan
- 4. Arborist Report from A&T Arborists dated February 28, 2004
- 5. Addendum Report from A&T Arborists dated June 16, 2004
- 6. Arborist Report from Elder & Elder, dated December 13, 2004
- 7. Photo 1: Tree 25
- 8. Photo 2: Tree 26
- 9. Resolution to Approve
- 10. Resolution to approve only trees for road and dead tree

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING THE REMOVAL OF THIRTEEN OAK TREES WITHIN TRACT 2620
(VANDERLIP/SCANLAN)

WHEREAS, the City has received an application submitted by North Coast Engineering, on behalf of Vince Vanderlip and Mike Scanlan, to remove thirteen (13) Blue Oak and Valley Oak trees located within Tract 2620; and

WHEREAS, the project is located east of North River Road, north of Union Road, at the terminus of Via Lantana and Via Magnolia; and

WHEREAS, the removal of the trees are in conjunction with Tentative Tract 2620, an application to subdivide the property into sixteen (16) single family residential lots; and

WHEREAS, ten (10) of the trees are located within the right of way of the proposed road that will connect Via Lantana with Via Magnolia; and

WHEREAS, the connection of the road was anticipated with the Union 46 Specific Plan and is necessary for adequate circulation in this area of the City; and

WHEREAS, three additional trees are requested for removal in relation to construction of the homes within the subdivision; and

WHEREAS, besides the three oak trees allowed to be removed for the construction of homes on lot 6 and lot 13, no additional trees are permitted to be removed; and

WHEREAS, Chip Tamagni of A&T Consulting Arborists and Ted Elder of Elder & Elder, have prepared an Arborist Reports, in relation to the tree removals; 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 thirteen (13) Blue Oak and Valley Oak trees within the right of way of the road connection between Via Lantana and Via Magnolia, within proposed Tentative Tract 2620;
2. Authorize the removal of three (3) Oak trees for the construction of lots within tract 2620, based on the trees being in poor health and beyond correction as indicated in the arborist reports prepared by A&T and Elder & Elder;
3. Require the applicant to plant twenty-five (25) 1.5-inch diameter Blue and Valley Oak trees within the tract. The replacement trees need to be planted in a location that is appropriate for the species of tree as determined by a horticulture professional.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 1st day of February 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

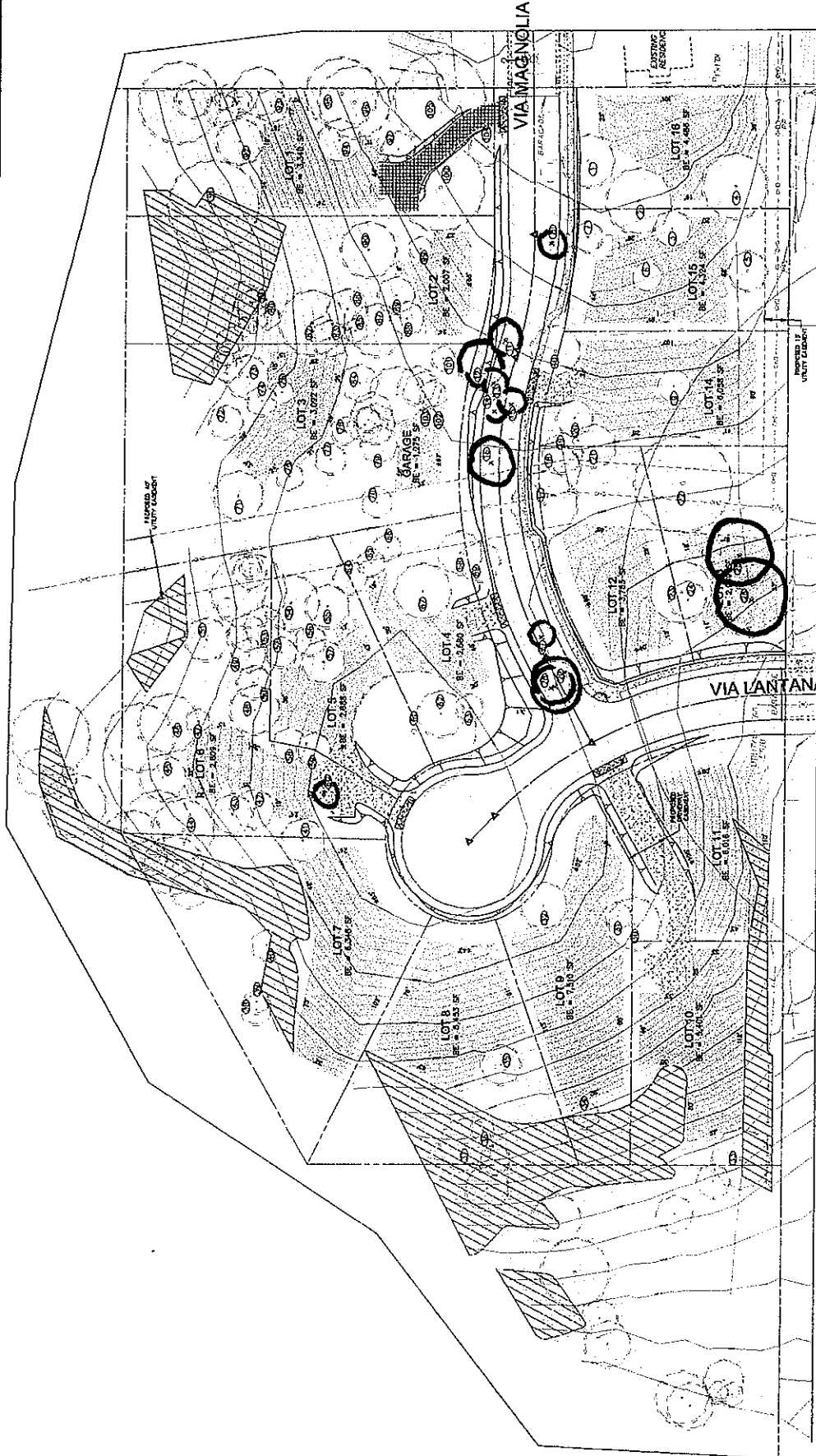
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

WESTVIEW ESTATES OAK TREE LOCATION & LOT DEVELOPMENT PLAN TRACT 2620



NOTES:

1. ALL TREES SHOWN AREA OAK TREES, UNLESS OTHERWISE NOTED.
2. TREES UNDER 6" IN DIAMETER HAVE NOT BEEN INCLUDED IN THE TREE TOTALS.
3. SEE ARBORISTS REPORT DATED 2/28/04 AND ADDITIONAL LETTER DATED 6/16/04 BY ALVAREZ & TAMAGN ARBORISTS.
4. ALL QUESTIONS SHOWN OF THE BUILDING ENVELOPE ARE APPROXIMATE.
5. TREES IN THE BUILDING ENVELOPE WILL NOT BE REMOVED. THE BUILDING ENVELOPE IS THE AREA WHERE THE HOME CAN BE PLACED. THE HOME WILL NOT NECESSARILY TAKE UP THE ENTIRE AREA OF THE BUILDING ENVELOPE.
6. TREES UNDER 6 INCHES IN DIAMETER ARE NOT SHOWN ON PLAN AND MAY BE REMOVED.

TREE STATISTICS

DEAD TREES TO BE REMOVED - 1"
 SUM OF DEAD TREE DIAMETERS - 7" dia.
 TREES TO BE REMOVED FROM ROAD - 9
 SUM OF TREE DIAMETERS - 35" dia.
 TREES TO POSSIBLY BE REMOVED FROM BUILDING ENVELOPE - 3
 SUM OF TREE DIAMETERS - 51" dia.

LEGEND

- NATURAL SLOPE OF JOE OR GREATER
- DRIVEWAY PAVING
- BUILDING ENVELOPE (AREA WITHIN BUILDING FOOTPRINT MUST BE LOCATED)
- BE - BUILDING ENVELOPE AREA
- BE - TREE IDENTIFICATION NUMBER
- OAK TREE WITH DIAMETER AND ORCAL FOOT 2016

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING THE REMOVAL OF ELEVEN OAK TREES WITHIN TRACT 2620
(VANDERLIP/SCANLAN)

WHEREAS, the City has received an application submitted by North Coast Engineering, on behalf of Vince Vanderlip and Mike Scanlan, to remove eleven (11) Blue Oak and Valley Oak trees located within Tract 2620; and

WHEREAS, the project is located east of North River Road, north of Union Road, at the terminus of Via Lantana and Via Magnolia; and

WHEREAS, the removal of the trees are in conjunction with Tentative Tract 2620, an application to subdivide the property into sixteen (16) single family residential lots; and

WHEREAS, ten (10) of the trees are located within the right of way of the proposed road that will connect Via Lantana with Via Magnolia; and

WHEREAS, an additional tree, tree No. 60 is dead and needs to be removed; and

WHEREAS, the connection of the road was anticipated with the Union 46 Specific Plan and is necessary for adequate circulation in this area of the City; and

WHEREAS, Chip Tamagni of A&T Consulting Arborists and Ted Elder of Elder & Elder, have prepared an Arborist Reports, in relation to the tree removals; 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 ten (10) Blue Oak and Valley Oak trees within the right of way of the road connection between Via Lantana and Via Magnolia, within proposed Tentative Tract 2620;
2. Authorize the removal of one (1) Oak trees, tree No. 60, for the construction of lots within tract 2620, based on the tree being in poor health and beyond correction as indicated in the arborist reports prepared by A&T and Eleder & Elder;
3. Require the applicant to plant eighteen (18) 1.5-inch diameter Blue and Valley Oak trees within the tract. The replacement trees need to be planted in a location that is appropriate for the species of tree as determined by a horticulture professional.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 1st day of February 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

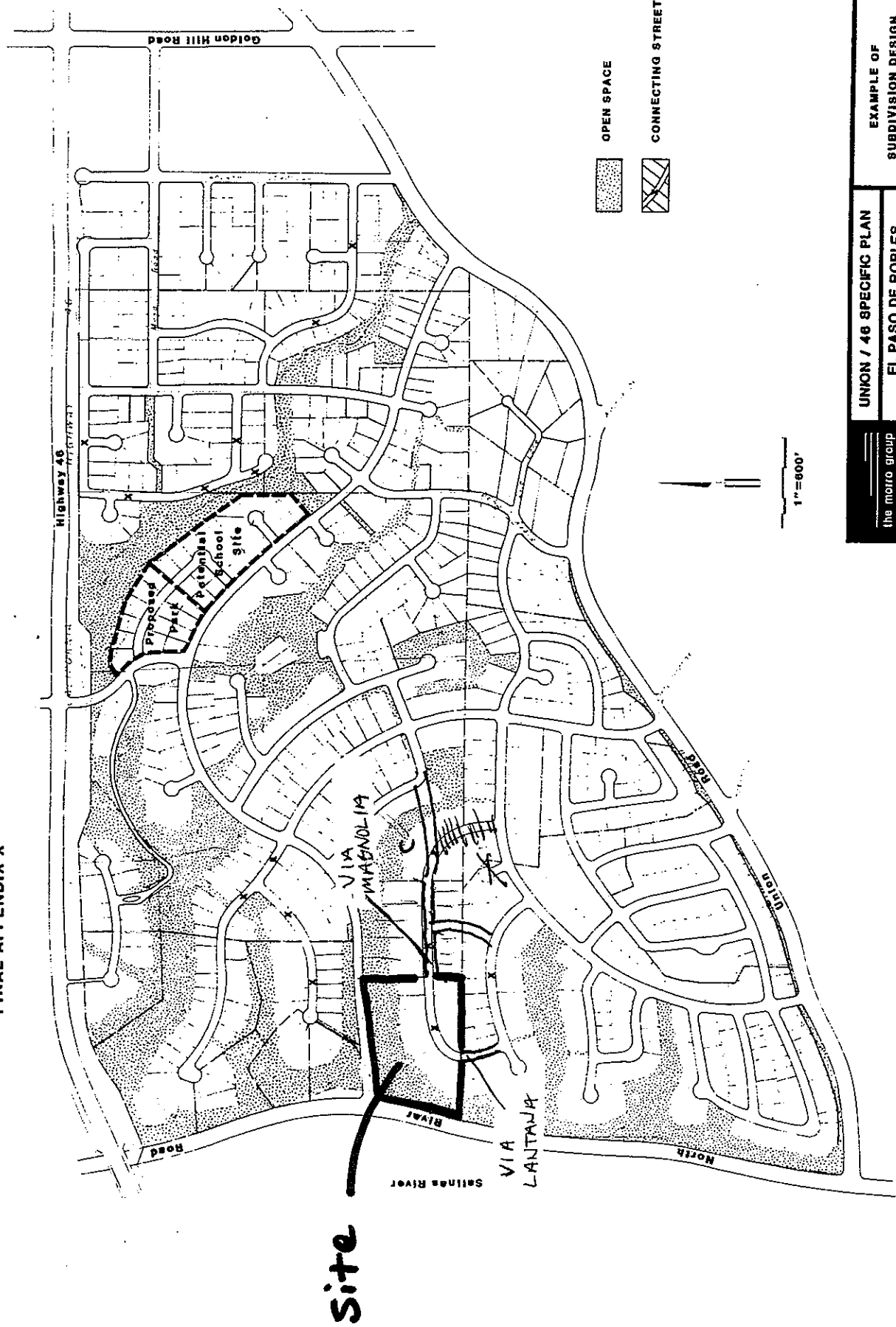
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

FINAL APPENDIX X



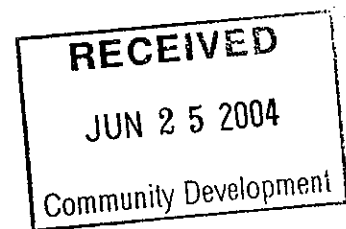
the morro group	UNION / 46 SPECIFIC PLAN	EXAMPLE OF	Map X
	EL PASO DE ROBLES	SUBDIVISION DESIGN	

Union 46 Specific Plan
Conceptual Subdivision Layout



Alvarez & Tamagni
Arborists and
Vegetation Management

1615 Lupine Lane, Templeton, California 93465



2-28-04

Mike Scanlan and Vince Vanderlip
Westview Estates Development
Paso Robles, California

This report was prepared at the request of Mike Scanlan and Vince Vanderlip for the sole purpose of oak tree evaluation and consultation as it pertains to the Westview Development Project. We highly recommend a copy of this tree protection plan and a copy of the City of Paso Robles Oak Tree Ordinance be given to each new owner so they fully understand all restrictions regarding the oak trees. It is also your responsibility to provide a copy of this tree protection plan to all contractors (and subs) so they fully understand all mitigation measures prior to commencement of any work.

The term "critical root zone" is used throughout this report. It is defined as an imaginary circle around each tree. The circle's radius in feet is equal to the tree diameter in inches. This area may be less than, equal to or greater than the actual "drip-line" depending on an individual tree's growth form. It does provide a safe working distance from each tree to avoid impacts. All impacts that affect more than 5% of any critical root zone shall be monitored.

The Westview Project consists of 15.22 acres of rolling grassland with low to high oak tree density. Currently, 1040 oak trees are included in the project, the majority being primarily blue oaks (*Quercus douglasii*) and a few are white oaks (*Quercus lobata*). Excluded from the total were trees #60 and #96 which were ruled as deceased and thereby not counted.

City standard roads as required for circulation as shown on the preliminary grading and drainage map, North Coast Engineering (NCE) dated February 6, 2004, will directly impact nine trees which will require removal for road installation. An additional 21 trees may or may not be impacted due to building sites and defined "building envelopes" as mapped by the developer and NCE.

Of the total 15.22 acres, 6.2 acres fall within the developable area of this project with the remaining 9.02 acres or 59% remaining as open space. As mentioned above, the concept of "building envelopes" has been introduced by NCE and will be applied to this development. A building envelope consists of a pre-established area within each lot,

inside of which the developer and/or individual buyer will be limited to foundation placement. The intent of the concept being to address all current oak tree issues at this time thereby eliminating any re-applications for oak tree removals and/or mitigations by the developer or individual home builders at any future time.

The building envelopes range from 3,269 to 8,389 sq. ft. that appear to be of sufficient size for home development and placement to place/orient a home. Trees within this building envelope may or may not require removal depending on the final design and placement of the home. However, as mentioned above, the developer or future home builders will be bound by the building envelope guidelines and may not be able to request any additional tree removals or modifications of these guidelines. These guidelines will be included in the sales agreements each of the proposed lots within the development. There are minor critical root zone encroachments, however, all remaining trees can be mitigated with individual tree protection plans for those lots.

The attached spreadsheet addresses mitigation measures for the trees entirely within, or with critical root zone encroachments as a result of the building envelope. If a future lot owner wishes to save a tree within a building envelope, they will have to apply specific mitigation measures according to the line of critical root zone encroachment for each individual tree. As exact home placement is unknown at this time, we cannot address it in this report.

Tree Rating System

A rating system of 1-10 was used for visually establishing the overall condition of each tree on the spreadsheet. The rating system is defined as follows:

<u>Rating</u>	<u>Condition</u>
0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline.
2	May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.
3	Some past failures, some pests or structural defects that may be mitigated by pruning.
4	May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.
5	Relatively healthy tree with little visual structural and or pest defects.
6	Healthy tree that probably can be left in its natural state.
7-9	Have had proper arboricultural pruning and attention or have no apparent structural defects.
10	Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

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 shall be shown on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The fencing should be placed at the edge of the critical root zone or further as measured from the actual trees. 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. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence.
2. **Soil Aeration Methods:** Soils within the critical root zones 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.
3. **Chip Mulch:** All areas within the critical root zone 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 Critical Root Zone:** All trenching within the critical root zone 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 sharp pruning tools and not left ragged. **Mandatory** meeting between the arborists and water/sewer/electrical installation contractor(s) must take place prior to work start.
5. **Grading Within The Critical Root Zone:** Grading should not encroach within the critical root zone unless authorized. 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 re-covered 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 Critical Root Zone:** Pervious surfacing is preferred within the critical root zone of any oak tree. Arborist(s) will advise. Lot 1 shall require pavers for the driveway within the critical root zones of trees #100 and #105.
8. **Equipment Operation:** Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing is off limits unless pre-approved by the arborist.
9. **Existing Surfaces:** The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans and approved by the arborist.
10. **Construction Materials And Waste:** No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any oak tree.
11. **Arborist Monitoring:** An arborist shall be present for selected activities (trees identified on spreadsheet) and pre-construction fence placement inspection. The monitoring does not necessarily have to be continuous but observational at times during the above activities. It is the responsibility of the owner(s) or their designee to inform us prior to these events so we can make arrangements to be present.
12. **Pre-Construction Meeting:** An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall 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 critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.
13. **Pruning:** Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. All pruning shall be performed by a trained arborist. Any cuts larger than 6 inches will require a city permit signed by the planning staff and the arborist. Any trees that may need pruning for road clearance shall be pruned prior to any grading activities to avoid any branch tearing.
14. **Landscape:** All landscape under the drip-line shall be drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used.
15. **Utility Placement:** All utilities shall be placed down the roads and driveways and when possible outside of the critical root zones. Trenching within the critical root zone shall be supervised by the arborist. All trenching in these areas shall be hand dug.

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Trees are numbered on the grading plans. The critical root zone is the computer generated circle around each tree. Tree protection fencing is shown on the grading plan. Trees to be removed for road installations have an "X" on the grading plan. Potential removals within the building envelopes also have an "X" on the grading plan. In the field, trees are numbered on a small aluminum tag located on the north side of the tree. Trees to be removed have red flagging tape and trees to be saved have yellow tape. Some trees were not identified on the spreadsheet because they are inherently protected by other identified trees adjacent to the construction areas. All trees less than six inches in diameter are not numbered. 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.

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 critical root zone impacted, mitigation required (fencing, root pruning), construction impact (trenching, grading), individual tree notes and canopy spread. The percent of critical root zone encroachment for trees adjacent to or within the building envelopes are listed in a range as the exact home placement is unknown at this time.

If all the above mitigation measures are followed, we feel there will be no long-term significant impacts to the remaining trees.

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

Steven G. Alvarez
Certified Arborist #WC 0511

Chip Tamagni
Certified Arborist #WE 6436-A

A handwritten signature in black ink, appearing to read 'CDT', followed by a long, sweeping horizontal stroke.

TREE PROTECTION SPREAD SHEET

1	2	3	4	5	6	7	8	9	10	11	12
TREE #	TREE SPECIES	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	FIELD NOTES	NS
1	BO	16	5	I	15-35%	G,C,TR	F,M,RP	Y		Embedded Barbed Wire	31/29
2	BO	20	6	I	0-15%	T	F,M,RP				45/40
3	BO	11	6	I	0-10%	T	F,M,RP				28/25
4	BO	20	6	I	0-10%	T	F,M,RP			Embedded Barbed Wire	33/30
5	BO X 4	12	5	A	0%		F				31/31
6	BO	9	4	R	0-100%						
7	BO X 2	9	5	I	15-40%	G,C,TR	F,M,RP	Y			20/20
8	BO X 2	8	4	R	100%	G					
9	BO X 5	10	3	R	0-100%	G					
10	BO X 3	15	4	I	30%	G	F,M	Y			30/16
11	BO X 3	9	2	R	100%	G					
12	BO	14	7	I	45%	G	F,M	Y	IV	Road Clearance Pruning Suppressed	35/32
13	BO X 2	8	3	R	100%	G					
14	BO	6	3	R	100%	G					
15	BO X 2	8	3	R	100%	G					
16	BO	13	5	R	100%	G				Leaning	
17	BO X 3	20	5	I	30%	G	F,M	Y		Under Power Lines	31/29
18	BO	16	5	I	5%	G	F				32/25
19	BO X 2	12	3	A	0%		F				12/12
20	BO	11	4	A	0%		F				31/30

- 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 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE
7 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING
8 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING,
9 = ARBORIST MONITORING REQUIRED: YES/NO
10 = PERSCRIBED PRUNING: CLASS 1-4
11 = FIELD NOTES
12 = NORTH SOUTH/ EAST WEST CANOPY SPREAD

TREE PROTECTION SPREAD SHEET

1	2	3	4	5	6	7	8	9	10	11	12
TREE #	TREE SPECIES	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	FIELD NOTES	NS EW
21	BO	13	4	A	0%		F				32/30
22	WO	30	1	I	0-5%	T	F			Hazard Tree, Rec. Eval	18/18
23	WO	19	3	I	0-40%	T	F,RP,M	Y			30/25
24	BO	11	2	I	0-30%	T	F,RP,M	Y		Suppressed	35/30
25	WO	20	1	R	100%	T				Rot	
26	WO	23	2	R	100%	T				Rot, Mistletoe	
27	BO X 4	7	4	R	100%	G					
28	WO	11	1	R	100%	G				Suppressed, Rot	
29	WO	15	1	R	100%	G				Deep Cavity w/H2O	
30	WO	16	5	I	0-15%	T	F,RP,M	Y			34/34
31	WO	8	4	I	0-20%	T				Suppressed	18/15
32	BO X 2	14	3	I	0-35%	T	F,RP,M	Y		Cavity South Side, Mist.	34/30
33	WO	18	2	A	0%		F				34/30
34	BO	8	4	I	0-30%	T	F,RP,M	Y			24/20
35	BO	12	2	R	0-100%	T,G					25/20
36	BO	7	3	A	0%		F				12/12
37	BO	16	5	A	0%		F		IV	Excessive South Weight	35/40
38	BO	9	3	A	0%		F				12/12
39	BO	7	2	A	0%		F				5/5
40	BO	9	3	A	0%		F			Suppressed	20/15

- 1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH
2 = TREE TYPE: COMMON NAME IE W.O. = WHITE OAK
3 = TRUNK DIAMETER @ 4"
- 4 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT
5 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL
6 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE
- 7 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING
8 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING,
9 = ARBORIST MONITORING REQUIRED: YES/NO
10 = PERSCRIBED PRUNING: CLASS 1-4
11 = FIELD NOTES
12 = NORTH SOUTH/EAST WEST CANOPY SPREAD

TREE PROTECTION SPREAD SHEET

1	2	3	4	5	6	7	8	9	10	11	12
TREE #	TREE SPECIES	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	FIELD NOTES	NS EW
41	BO	13	3	I	<10%	G	F				30/30
42	BO X 2	12	4	A	0%		F				22/22
43	BO X 2	12	2	A	0%		F			Cavity on South Side	22/22
44	BO	19	3	A	0%		F			Excessive Lean. Cavity	30/35
45	BO	14	3	I	<5%		F				24/25
46	BO X 2	18	4	I	0-30%	T	F,RP,M	Y		Cavity on North Side	30/24
47	BO	7	2	R	0-100%	G				Ex. Lean, Dead Wood	12/10
48	BO	15	1	R	0-100%	G				High Hazard, Cavity	
49	BO	10	2	I	0-30%	T	F,RP,M	Y			
50	BO	10	3	R	0-100%	G				Suppressed	12/12
51	BO	13	5	A	0%		F				
52	BO X 4	9	3	R	0-100%	T					
53	BO	12	4	I	0-20%	T	F,RP,M	Y			25/30
54	BO	17	5	I	0-25%	T	F,RP,M	M			22/30
55	BO X 2	13	5	I	0-20%	T	F,RP,M	M			22/22
56	BO X 3	9	3	R	0-100%	G					
57	BO	13	1	R	0-100%	G					
58	BO	10	1	A	0%		F			Cavity, Mistletoe	10/10
59	BO X 2	10	4	I	15%	G	F				18/20
60	BO	7	0	R	100%	G					

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH

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

3 = TRUNK DIAMETER @ 4"

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

5 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL

6 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE

7 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING

8 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING,

9 = ARBORIST MONITORING REQUIRED: YES/NO

10 = PRESCRIBED PRUNING: CLASS 1-4

11 = FIELD NOTES

12 = NORTH SOUTHEAST WEST CANOPY SPREAD

TREE PROTECTION SPREAD SHEET

1	2	3	4	5	6	7	8	9	10	11	12
TREE #	TREE SPECIES	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	FIELD NOTES	NS
61	BO X 3	38	5	I	15-25%	G	F		IV	Dead Wood Pruning	43/45
62	BO X 2	14	3	A	0%		F			Suppressed	30/20
63	BO	8	4	A	0%		F			Suppressed	12/12
64	BO X 4	10	4	I	0-5%	T	F,RP				15/15
65	BO X 4	8	3	I	0-5%	T	F,RP			Cavity	12/12
66	BO X 6	8	4	I	0-5%	T	F,RP				18/15
67	BO X 7	17	3	R	0-100%	G				Cavity	
68	BO	13	3	I	15-30%	G	F,M				10/20
69	BO	12	3	I	40%	G	F,M				15/15
70	BO X 4	9	3	A	0%		F				15/15
71	BO X 4	15	3	I	0-10%	T	F,RP			Cavity on West Side	20/20
72	BO	10	2	I	0-30%	T	F,RP,M	Y		Cavity on West Side	12/12
73	BO	13	3	I	0-10%	T	F,RP				28/20
74	BO X 2	9	3	R	0-100%	G					
75	BO	7	3	R	0-100%	G					
76	BO	8	3	R	0-100%	G					
77	BO	9	3	R	0-100%	G				Mistletoe	
78	BO X 4	20	3	A	0%		F				20/24
79	BO	11	3	I	10%	G	F			Highly Suppressed	20/10
80	BO	7	3	A	0%		F			Suppressed	12/12

- 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 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE
7 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING
8 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOT PRUNING,
9 = ARBORIST MONITORING REQUIRED: YES/NO
10 = PRESCRIBED PRUNING: CLASS 1-4
11 = FIELD NOTES
12 = NORTH SOUTHEAST WEST CANOPY SPREAD

TREE PROTECTION SPREAD SHEET

1	2	3	4	5	6	7	8	9	10	11	12
TREE #	TREE SPECIES	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	FIELD NOTES	NS EW
81	BO	9	2	A	0%		F			Suppressed	10/10
82	BO X 2	20	4	I	0-10%	T	F,RP			V-Crotch	24/26
83	BO	11	3	I	0-10%	T	F,RP			Suppressed	15/15
84	BO	11	4	I	0-10%	T	F,RP				18/18
85	BO	7	2	A	0%		F			Suppressed	10/8
86	BO X 2	12	4	I	0-10%	T	F,RP				20/20
87	BO X 2	16	4	A	0%		F				30/30
88	BO	10	3	I	0-15%	T	F,RP			Suppressed	12/12
89	BO	11	2	R	0-100%	G				Cavity on South Side	
90	BO	17	5	R	0-100%	G					
91	WO	28	6	I	<2%	T	F				45/45
92	BO	14	4	I	0-10%	T	F,RP			South Lean	24/30
93	BO X 2	10	3	I	0-10%	T	F,RP			Suppressed	18/18
94	BO X 2	13	4	R	0-100%	G					
95	BO	22	4	I	0-15%	T	F,RP			North Lean	50/40
96	BO	22	0	R	25%					Main Stem Split, Fallen	
97	BO X 2	10	3	R	100%	G					
98	BO X 3	6	3	I	0-30%	T	F,RP				15/18
99	BO	7	4	R	0-100%	G					12/12
100	BO	27	3	I	25-35%	G,T	F,RP,M	Y		Cavity	45/40

- 1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH
2 = TREE TYPE: COMMON NAME IE: W.O. = WHITE OAK
3 = TRUNK DIAMETER @ 4'5"
4 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT
5 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL
6 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE
7 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING
8 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING,
9 = ARBORIST MONITORING REQUIRED: YES/NO
10 = PERSCRIBED PRUNING: CLASS 1-4
11 = FIELD NOTES
12= NORTH SOUTHEAST WEST CANOPY SPREAD



Alvarez & Tamagni
Arborists and
Vegetation Management

1615 Lupine Lane, Templeton, California 93465

3-25-04

Mike Scanlan and Vince Vanderlip
Westview Estates Development

This report is in regards to the health of trees #25 and #26 in the Westview Estates Development. Both trees are planned for removal once your project is approved. Both trees are white oak trees (*Quercus lobata*) and are located on proposed lot #13. The trees rated a 1 and 2 respectively on a scale of 1-10 regarding tree condition.

These two trees along with tree #22 (another white oak tree) are in very poor condition. Although, these trees are growing in their native habitat, they may be in decline due soil condition, water table or other factors that more heavily favor the blue oak trees (*Quercus douglassi*) that are thriving in the area.

Both trees have several past failures that in turn have created cavities down the scaffold branches into the main stems. Woodpeckers have nested in both trees further creating structural deficiencies. Mistletoe is also prevalent. If tree #25 grows more than five feet taller, the structurally unsafe top will have to be removed because it will target the 65 KV power lines (Public Resources Code 4292).

The life expectancy for these trees may only be 5-7 more years maximum. We feel these trees should be removed in favor of saving other healthier trees on the site.

Thank you for the opportunity to work on this project.

Sincerely,

Chip Tamagni
Certified Arborist #WE 6436-A

Steven Alvarez
Certified Arborist #WC 0511



Alvarez & Tamagni
Arborists and
Vegetation Management

1615 Lupine Lane, Templeton, California 93465

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JUN 25 2004

Community Development

6/16/04

Mike Scanlan
Vince Vanderlip
West View Estates

This report is an addendum to the original tree protection plan for this project. The engineers have re-designed the building envelopes and the number of trees required for removal has decreased from 21 oak trees down to three. The building envelopes now range in size from 2,000 square feet up to 7600 square feet. All tree fencing shall now be placed at the edge of each building envelope to avoid any encroachment into the critical root zone of an oak tree. The one lot that has a detached garage will need special attention when developed. The construction equipment (graders, concrete trucks) for this lot cannot be driven through the trees to access this site. If there is not sufficient room after fencing off all critical root zones, additional consultation/mitigation may be necessary. For example, 10 inches of chip mulch can be placed in some of these areas to reduce compaction in coordination with minor pruning to avoid broken limbs. Please make sure the potential owner of this lot understands these conditions.

Thank you for the opportunity to work on this project.

Sincerely,

Chip Tamagni
Certified Arborist #WE 6436-A

Steven Alvarez
Certified Arborist #WC 0511

TREE PROTECTION SPREAD SHEET

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TREE #	TREE SPECIES	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	FIELD NOTES	NS
1	BO	16	5	I	15%	G,C,TR	F,M,RP	Y		Embedded Barbed Wire	31/29
2	BO	20	6	A	0%		F				45/40
3	BO	11	6	A	0%		F				28/25
4	BO	20	6	A	0%		F			Embedded Barbed Wire	33/30
5	BO X 4	12	5	A	0%		F				31/31
6	BO	9	4	A	0%		F				
7	BO X 2	9	5	I	15%	G,C,TR	F,M,RP	Y			20/20
8	BO X 2	8	4	R	100%	G					
9	BO X 5	10	3	A	0%	G					
10	BO X 3	15	4	I	30%	G	F,M	Y			30/16
11	BO X 3	9	2	R	100%		F				
12	BO	14	7	I	45%	G	F,M	Y	IV	Road Clearance Pruning	35/32
13	BO X 2	8	3	R	100%	G				Suppressed	
14	BO	6	3	R	100%	G					
15	BO X 2	8	3	R	100%	G					
16	BO	13	5	R	100%	G				Leaning	
17	BO X 3	20	5	I	30%	G	F,M	Y		Under Power Lines	31/29
18	BO	16	5	I	5%	G	F				32/25
19	BO X 2	12	3	A	0%		F				12/12
20	BO	11	4	A	0%		F				31/30

- 1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH
2 = TREE TYPE: COMMON NAME IE W.O. = WHITE OAK
3 = TRUNK DIAMETER @ 45"
4 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT
5 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL
6 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE
7 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING
8 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOT PRUNING.
9 = ARBORIST MONITORING REQUIRED: YES/NO
10 = PERSCRIBED PRUNING: CLASS 1-4
11 = FIELD NOTES
12 = NORTH SOUTH/EAST WEST CANOPY SPREAD

6/16/2004

TREE PROTECTION SPREAD SHEET

1	2	3	4	5	6	7	8	9	10	11	12
TREE #	TREE SPECIES	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	FIELD NOTES	NS
21	BO	13	4	A	0%		F				32/30
22	WO	30	1	A	0%		F			Hazard Tree, Rec. Eval	18/18
23	WO	19	3	A	0%		F				30/25
24	BO	11	2	A	0%		F			Suppressed	35/30
25	WO	20	1	R	100%	T				Rot	
26	WO	23	2	R	100%	T				Rot, Mistletoe	
27	BO X 4	7	4	R	100%	G					
28	WO	11	1	R	100%	G				Suppressed, Rot	
29	WO	15	1	R	100%	G				Deep Cavity w/H2O	
30	WO	16	5	A	0%		F				34/34
31	WO	8	4	A	0%		F			Suppressed	18/15
32	BO X 2	14	3	A	0%		F			Cavity South Side, Mist.	34/30
33	WO	18	2	A	0%		F				34/30
34	BO	8	4	A	0%		F				24/20
35	BO	12	2	A	0%		F				25/20
36	BO	7	3	A	0%		F				12/12
37	BO	16	5	A	0%		F		IV	Excessive South Weight	35/40
38	BO	9	3	A	0%		F				12/12
39	BO	7	2	A	0%		F				5/5
40	BO	9	3	A	0%		F			Suppressed	20/15

- 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 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE
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6/16/2004

TREE PROTECTION SPREAD SHEET

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TREE #	TREE SPECIES	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	FIELD NOTES	NS EW
41	BO	13	3	A	0%		F				30/30
42	BO X 2	12	4	A	0%		F				22/22
43	BO X 2	12	2	A	0%		F			Cavity on South Side	22/22
44	BO	19	3	A	0%		F			Excessive Lean. Cavity	30/35
45	BO	14	3	A	0%		F				24/25
46	BO X 2	18	4	A	0%		F			Cavity on North Side	30/24
47	BO	7	2	A	0%		F			Ex. Lean, Dead Wood	12/10
48	BO	15	1	A	0%		F			High Hazard, Cavity	
49	BO	10	2	A	0%		F				
50	BO	10	3	A	0%		F			Suppressed	12/12
51	BO	13	5	A	0%		F				
52	BO X 4	9	3	A	0%		F				
53	BO	12	4	A	0%		F				25/30
54	BO	17	5	A	0%		F				22/30
55	BO X 2	13	5	A	0%		F				22/22
56	BO X 3	9	3	A	0%		F				
57	BO	13	1	A	0%		F				
58	BO	10	1	A	0%		F			Cavity, Mistletoe	10/10
59	BO X 2	10	4	A	0%		F				18/20
60	BO	7	0	R	100%	G				Dead Tree	

- 1 = TREE # MOSTLY CLOCKWISE FROM DUE NORTH
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3 = TRUNK DIAMETER @ 45"
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TREE #	TREE SPECIES	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	FIELD NOTES	NS
61	BO X 3	38	5	I	15%	G	F		IV	Dead Wood Pruning	EW
62	BO X 2	14	3	A	0%		F			Suppressed	43/45
63	BO	8	4	A	0%		F			Suppressed	30/20
64	BO X 4	10	4	A	0%		F				12/12
65	BO X 4	8	3	A	0%		F			Cavity	15/15
66	BO X 6	8	4	A	0%		F				12/12
67	BO X 7	17	3	A	0%		F			Cavity	18/15
68	BO	13	3	I	15%	G	F,M				
69	BO	12	3	I	40%	G	F,M				10/20
70	BO X 4	9	3	A	0%		F				15/15
71	BO X 4	15	3	A	0%		F			Cavity on West Side	15/15
72	BO	10	2	A	0%		F			Cavity on West Side	20/20
73	BO	13	3	A	0%		F				12/12
74	BO X 2	9	3	A	0%		F				28/20
75	BO	7	3	A	0%		F				
76	BO	8	3	A	0%		F				
77	BO	9	3	A	0%		F			Mistletoe	
78	BO	8	3	A	0%		F				20/24
79	BO	11	3	A	0%		F			Highly Suppressed	20/10
80	BO	7	3	A	0%		F			Suppressed	12/12

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH
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3 = TRUNK DIAMETER @ 4'5"
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6/16/2004

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TREE #	TREE SPECIES	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	FIELD NOTES	NS EW
81	BO	9	2	A	0%		F			Suppressed	10/10
82	BO X 2	20	4	A	0%		F			V-Crotch	24/26
83	BO	11	3	A	0%		F			Suppressed	15/15
84	BO	11	4	A	0%		F				18/18
85	BO	7	2	A	0%		F			Suppressed	10/8
86	BO X 2	12	4	A	0%		F				20/20
87	BO X 2	16	4	A	0%		F				30/30
88	BO	10	3	A	0%		F			Suppressed	12/12
89	BO	11	2	A	0%		F			Cavity on South Side	
90	BO	17	5	A	0%		F				
91	WO	28	6	A	0%		F				45/45
92	BO	14	4	A	0%		F			South Lean	24/30
93	BO X 2	10	3	A	0%		F			Suppressed	18/18
94	BO X 2	13	4	A	0%		F				
95	BO	22	4	A	0%		F			North Lean	50/40
96	BO	22	0	A	0%		F			Main Stem Split, Fallen	
97	BO X 2	10	3	I	15%	G	F				
98	BO X 3	5.8	3	R	100%	G					15/18
99	BO	7	4	A	0%		F				12/12
100	BO	27	3	I	25%	G,T	F,RP,M	Y		Cavity	45/40

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TREE PROTECTION SPREAD SHEET

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TREE #	TREE SPECIES	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	FIELD NOTES	NS EW
101	BO X 3	7	4	A	0%		F				12/12
102	BO X 2	8	3	A	0%		F			Very Suppressed	10/20
103	BO	11	3	A	0%		F			Suppressed	20/18
104	BO X 3	11	3	I	15%	G	F		IV	Remove Dead Spar	15/15
105	BO	28	3	I	15%	G	F		IV		40/42
106											
107											
108											
109											
110											
111											
112											
113											
114											
115											
116											
117											
118											
119											
120											

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6/16/2004



Elder & Elder Ltd

Landscape Architecture • Recreation & Site Planning • Arboriculture

Westview Estates Development,

Tract 2620

El Paso de Robles, CA 93446

RECEIVED

JAN 10 2005

Community Development

TREE REPORT

Prepared for **Mr. Scanlan & Mr. Vince Vanderlip**
3850 Ramada Drive, Templeton, CA 93465

Prepared By: **Elder & Elder Ltd,**
1207 Grassy Hollow Way,
El Paso de Robles, CA 93446



Elder & Elder Ltd

Landscape Architecture • Recreation & Site Planning • Arboriculture

Mr. Mike Scanlan and Mr. Vince Vanderlip,
3850 Ramada Drive,
Templeton, CA 93465

Date: 12-13-2004
Phone: (805) 434-3755
Cell: (805) 296-2642

Attn: Messrs. Scanlan & Vanderlip.

Re: The Tract called Westview Estates located at the end of Via Magnolia, Paso Robles.

Dear Mr. Scanlan & Mr. Vanderlip.

At your request the office of Elder & Elder Ltd. visited the site listed as Tract 2620 and Viewed two trees in question #25, and #26 as tagged in the field. A site plan was obtained from NCE (North Coast Engineering, Inc.). Both trees are *Quercus lobata* (White or Valley Oaks) and located on the proposed Lot #13. It appears that of all the trees on the site only these two will be adversely impacted by construction, at this time, and neither of them is in good condition.

These trees were analyzed by Alvarez and Tamagni on the date of 3-25-04. This is an independent report and has nothing to do with what has been determined previously.

These two trees have broken branches, galls, some mistletoe, woodpecker damage, poor structure, and are generally unsound. These trees, in total, will last only a few years before they fall but before that branches will detach and therefore they will be a danger to life and property. Along with this some of the problems they have might possibly jump over to some of the healthy trees on the lot thereby causing the same problems with good healthy trees and shortening their lives.

Thank you for considering the office of Elder & Elder Ltd. for this review and we are here to serve you with this project and any future endeavor that you might need our services.

Yours sincerely,
Elder & Elder Ltd.

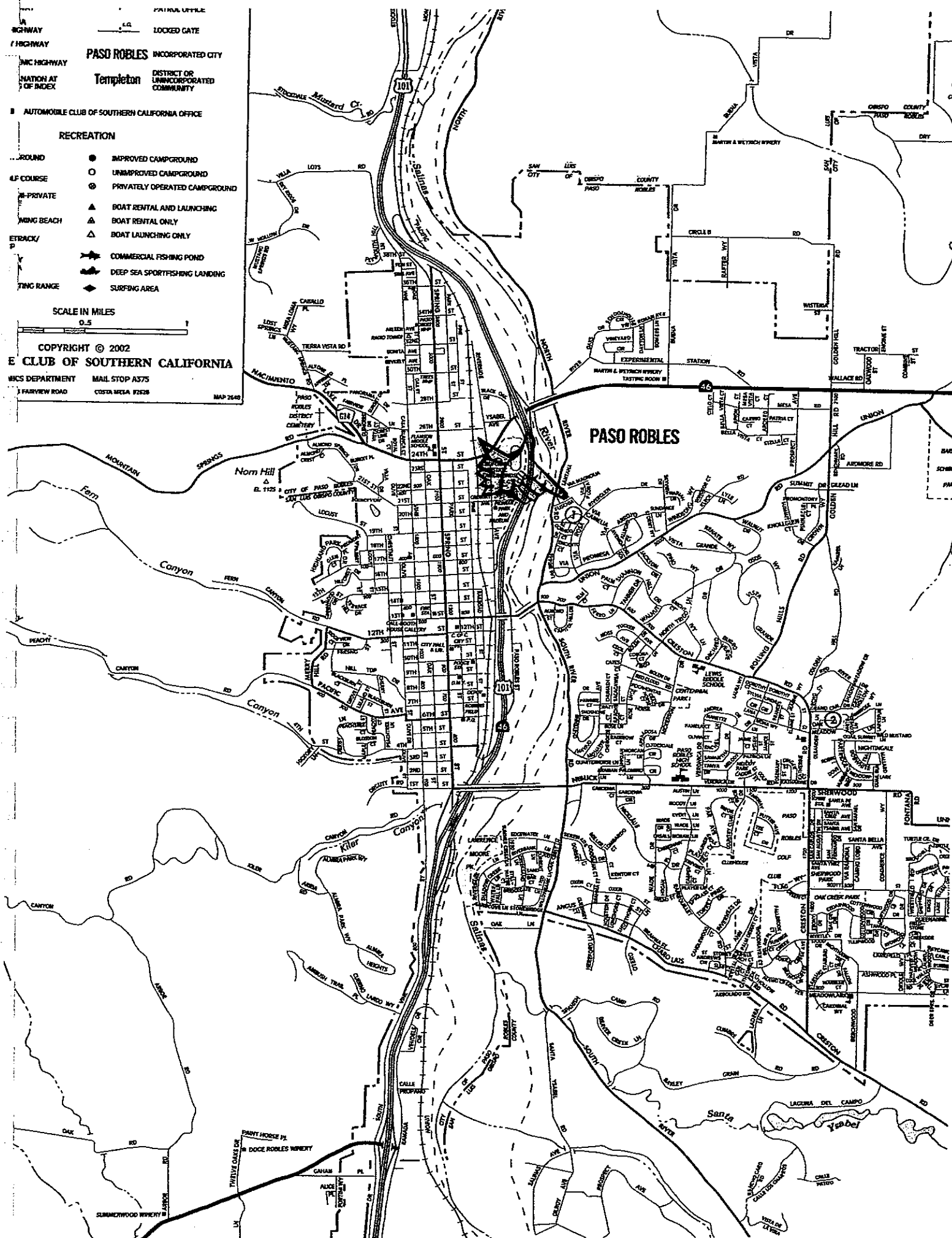
Ted Elder
Principal

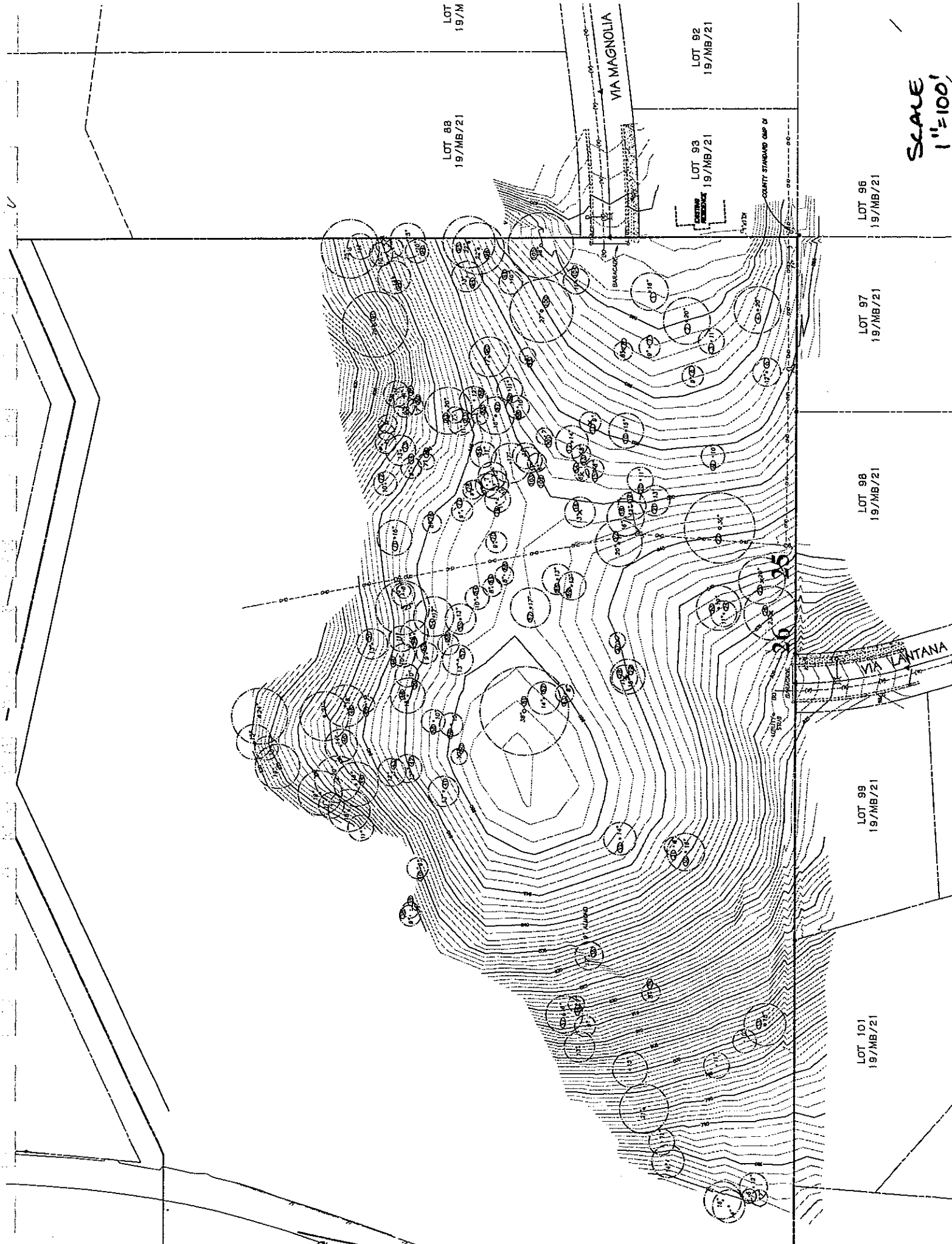
State of California Landscape Architect Lic. #1402
Certified Arborist International Society of Arboriculture Lic. #2301
Certified Arborist West Coast Chapter Lic. #1490

■ AUTOMOBILE CLUB OF SOUTHERN CALIFORNIA OFFICE

...GROUND	●	IMPROVED CAMPGROUND
4F COURSE	○	UNIMPROVED CAMPGROUND
4F PRIVATE	⊙	PRIVATELY OPERATED CAMPGROUND
4F BEACH	▲	BOAT RENTAL AND LAUNCHING
	△	BOAT RENTAL ONLY
4F TRACK/	△	BOAT LAUNCHING ONLY
4F	➤	COMMERCIAL FISHING POND
	➤	DEEP SEA SPORTFISHING LANDING
4F TING RANGE	◆	SURFING AREA

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E CLUB OF SOUTHERN CALIFORNIA
WCS DEPARTMENT MAIL STOP A375
FAIRVIEW ROAD COSTA MESA 92626
MAP 25





LOT 88
19/MB/21

LOT 92
19/MB/21

LOT 93
19/MB/21

LOT 96
19/MB/21

LOT 97
19/MB/21

LOT 98
19/MB/21

LOT 99
19/MB/21

LOT 101
19/MB/21

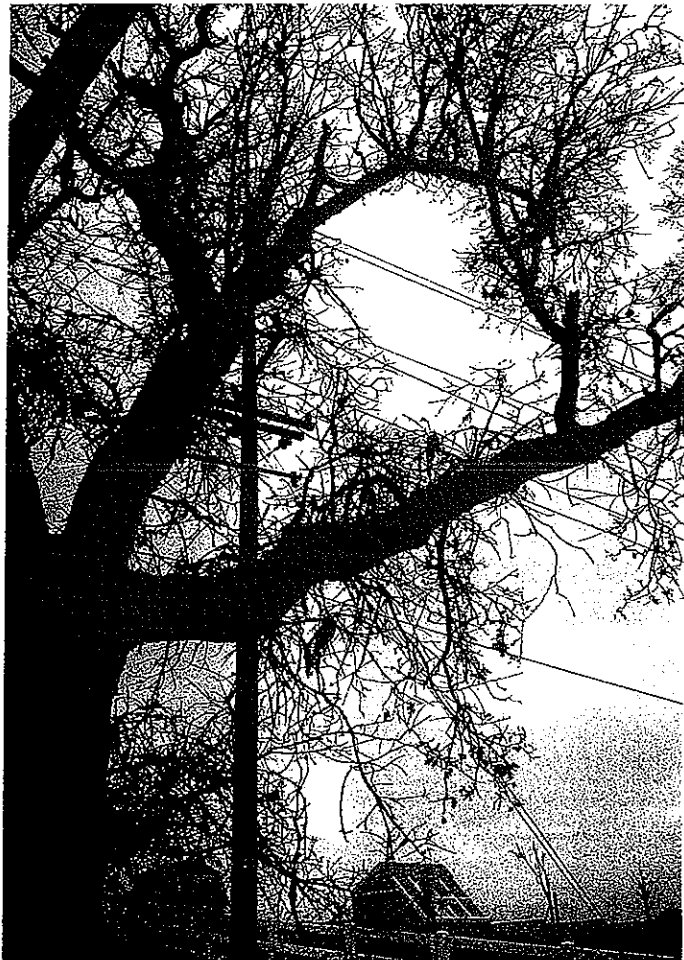
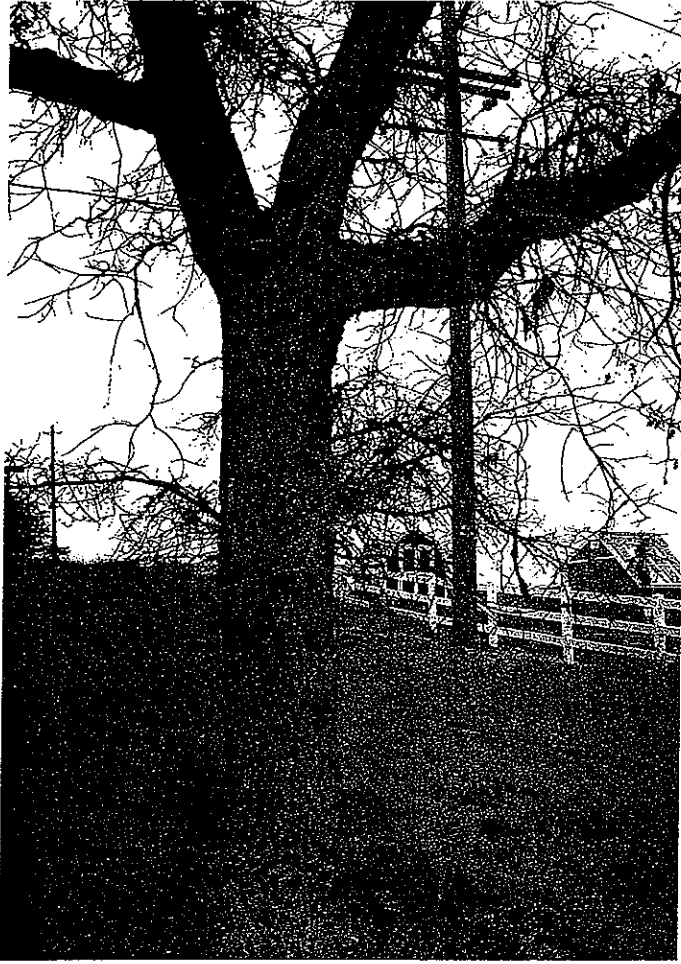
VIA MAGNOLIA

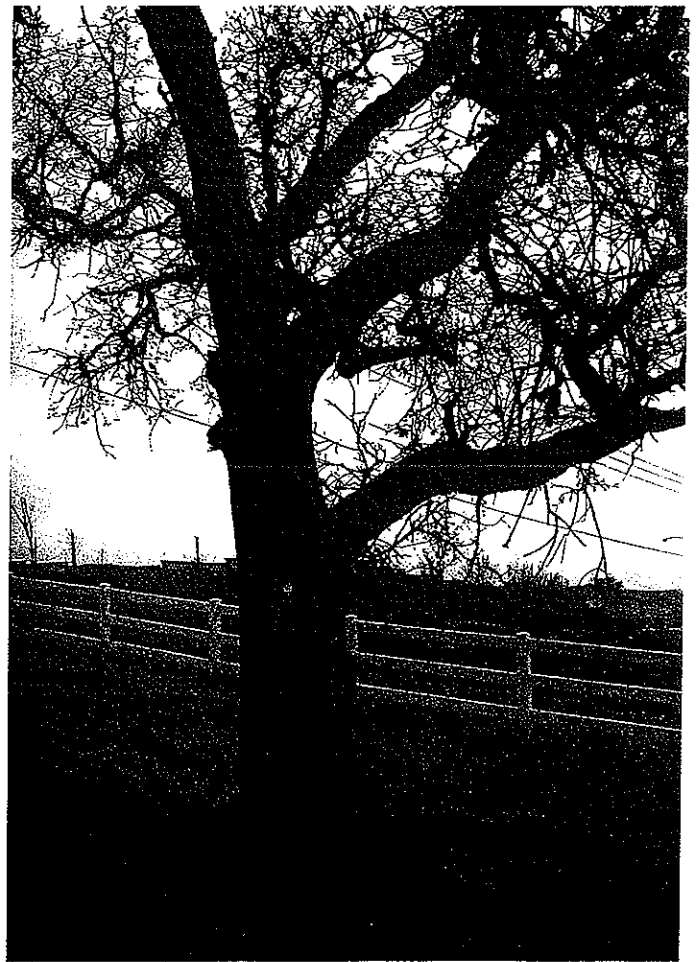
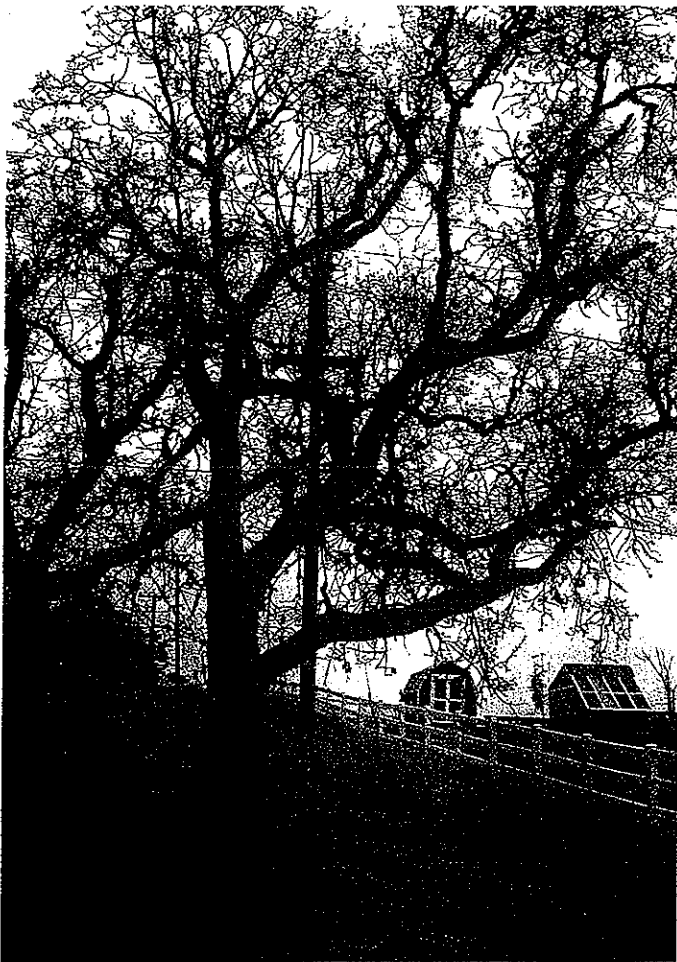
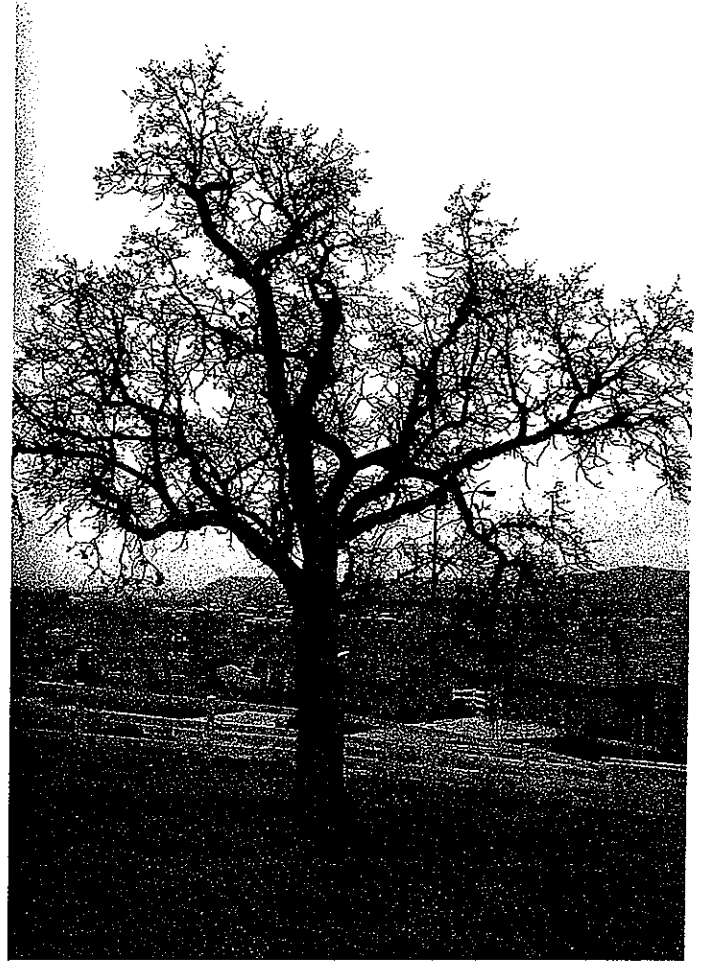
VIA LANTANA

SCALE
1"=100'



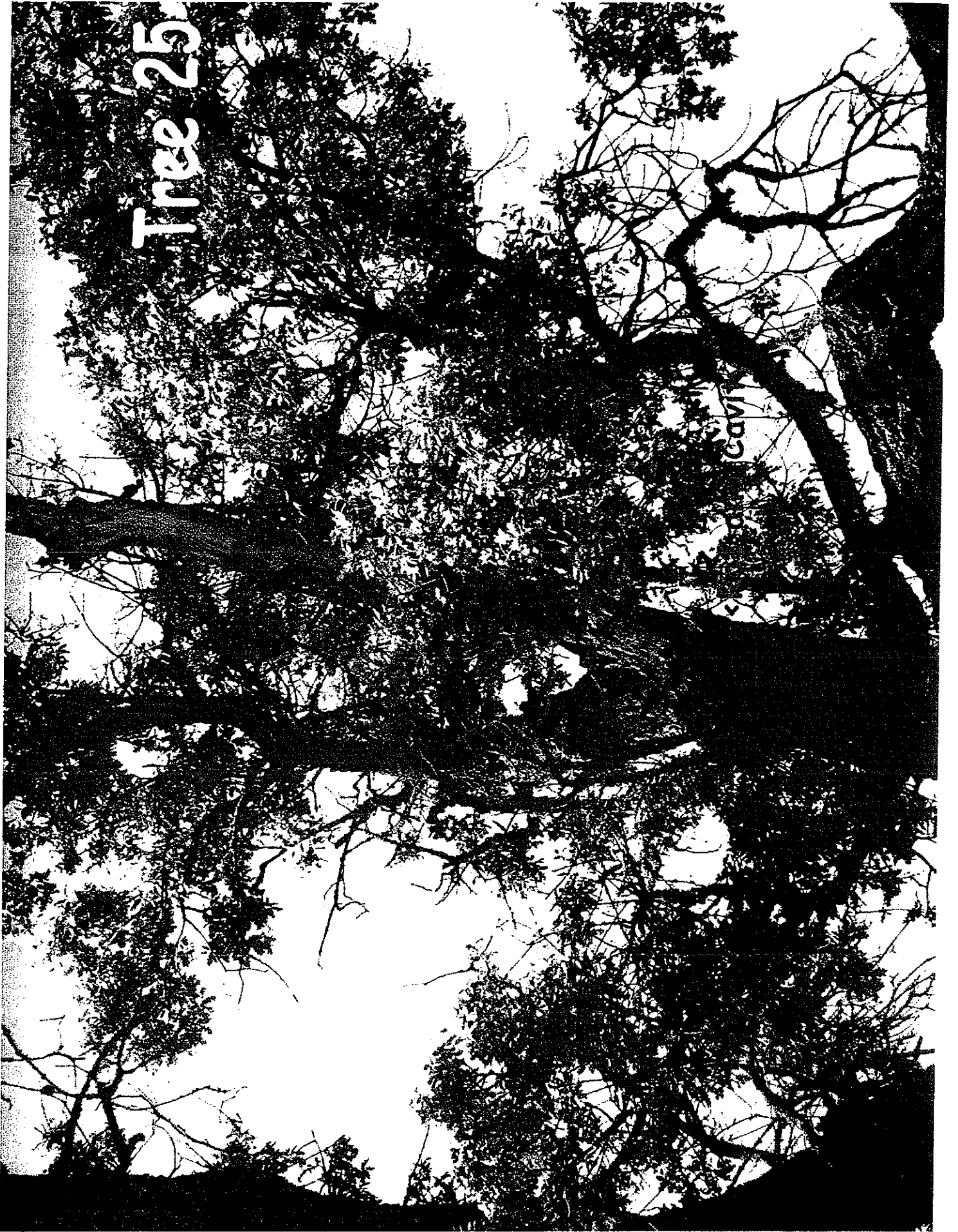
SCALE
1"=100'





Tree 25

Cavi



Trees

Ma

