

TO: James L. App, City Manager
FROM: Robert A. Lata, Community Development Director
SUBJECT: Request To Remove Two Oak Trees – Tentative Tract 2654
DATE: August 16, 2005

Needs: For the City Council to consider a request to remove two valley oak trees, 52-inches (tree #41) and 42 inches (tree #42) in diameter to accommodate improvements to South River Road.

Facts:

1. Cameron Financial has submitted an application for a Planned Development and Tentative Tract Map to develop a 2.8-acre parcel with 24 multi-family units.
2. The oak trees proposed for removal are within the existing right-of-way of South River Road and conflict with the City's plans for widening South River Road in accordance with Arterial Standard A-1.
3. An Arborist Report submitted by Althouse and Meade Inc., rated the condition of each tree from A to D: A = excellent health and good form; B = good condition, but not excellent form; C = fair condition, not good form; D = poor condition, not good form. The Arborist Report states that both trees have been assigned a health rating of "D".

Analysis

And Conclusion: The oak trees proposed for removal are in conflict with the ultimate development of South River Road in accordance with City Arterial Street Standard A-1. Based on the Arborist Report indicating that the trees are not in good health, and their location with respect to future planned road improvements, it would appear prudent to allow the removal of these trees.

The developer of the property will be required to mitigate the impact of removal of these trees by planting trees of a total equivalent diameter of 24 inches (12 two-inch trees for example).

Policy

Reference: Paso Robles Municipal Code Section 10.01

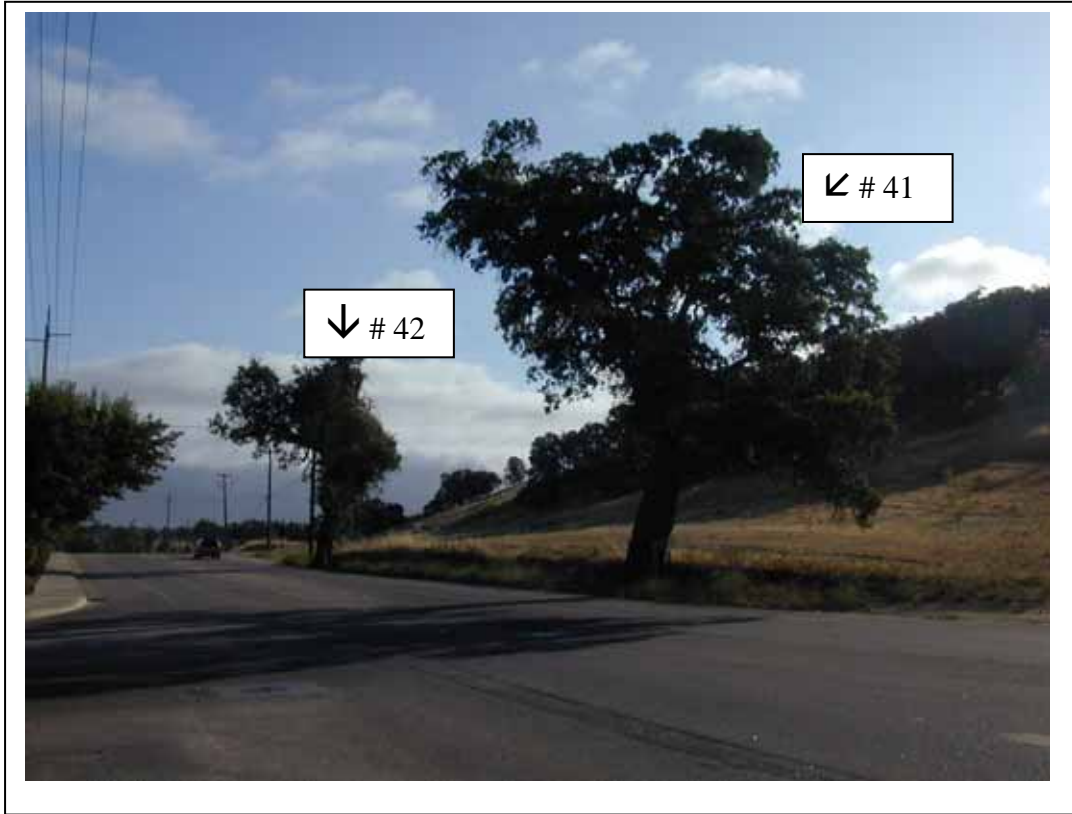
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Impact: None.

- Options:**
- a.** Adopt Resolution No. 05-xx approving the request to remove two valley oak trees in the South River Road right-of-way predicated on the facts that the trees are in direct conflict with planned improvements to South River Road and that both trees are not in good health; and requiring the developer of the adjacent property to mitigate the loss of the trees by planting a replacement ratio of trees equivalent to 24-inches in diameter (12 two-inch trees, for example) to be planted in locations that are appropriate for the species of tree as determined by a horticulture professional.
 - b.** Amend, modify, or reject the above option.

Attachments:

1. Vicinity Map
2. Location of Trees
3. Arborist Report
4. Photo of Trees within right of way
5. Resolution



Tentative Tract 2654
Request to Remove Two Valley Oak Trees
To Accommodate Improvements to South River Road

**Tree Report
and
Protection Plan
for
Tract 2654**

APN 009-815-007

South River Road and Serenade Drive
Paso Robles, California



Prepared for

Cameron Development
1065 Higuera Street
San Luis Obispo, CA 93401

by

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES
1875 Wellsona Road
Paso Robles, CA 93446

(805) 467-1041


January 2005

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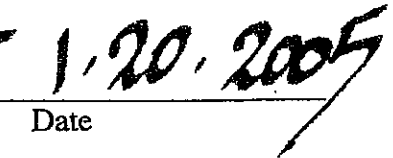
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Community Development


The tree assessments were completed on January 14, 2005 by Ted Elder, certified arborist (ISA #2301) and Jason Dart. The report was prepared by Althouse and Meade, Inc. and reviewed and approved by Ted Elder.




Ted Elder
Certified Arborist



Date



Lynne Dee Althouse
Restoration Ecologist



Date

Cover photo: View northeast of blue oaks adjacent to the eastern property line.

Executive Summary

- Two (2) oak trees occur on Tract 2654. A blue oak woodland occurs upslope from the eastern project boundary. Forty (40) oaks were tagged along the project boundary due to their close proximity to the project area.
- No oak trees are proposed for removal.
- Impacts could occur to five (5) oak trees, including three (3) blue oaks near the eastern project boundary and two (2) valley oaks on the property bordering South River Road.
- Trees identified as impacted on the grading plans shall be mitigated for by planting one 24 inch boxed tree for impacts up to 25% of the root zone or canopy. Two 24 inch boxed trees shall be planted for trees with impacts up to 50% of the tree, and so on. The mitigation trees shall be incorporated into the landscape plan.

Introduction and Project Description

Cameron Development is proposing a residential housing project on approximately 2.79 acres along South River Road, between Niblick Road and Charolais Road, in Paso Robles, California. The proposed project is Tract 2654, APN 009-815-007. The development plan consists of 25 lots and 3 open space areas. The lots vary from 1818 square feet to 4056 square feet, encompassing a total of 1.49 acres. The open space areas within the project site total 0.72 acres. A new road will be constructed that will bisect the property, running parallel to South River Road, with connections to both South River Road and Serenade Drive. An offer of dedication totaling 0.58 acres is located along South River Road for possible future widening (see maps in Appendix D).

Three species of native oaks occur on or near the property. Blue oaks are the dominant species in the area, forming a small woodland on the west-facing slope outside the eastern edge of the development property. One coast live oak is growing in a small drainage within the blue oak woodland. Two large valley oaks occur on the property along the western edge at South River Road.

This tree report provides baseline information on the number and types of native trees in the vicinity of the project. The City of Paso Robles requires mitigation for removal of native trees. The only native trees on the subject property that require mitigation are oak trees. This report provides an inventory of oak trees near the project site and considers health, aesthetics, and habitat value represented as a letter grade for each tree provided in Appendix A. All oak trees in the vicinity of the project site were surveyed by EDA prior to the preparation of this report.

Methods

The initial tree inventory was prepared on January 6, 2005 by Althouse and Meade, Inc. On January 14, 2005, Ted Elder, Licensed Landscape Architect and Certified Arborist (RLA 1402 and ISA certified arborist 2301) and Jason Dart of Althouse and Meade, Inc. looked at all the oak trees within 50 feet of proposed disturbance to assess their health and significance. The condition of each tree was rated from A to D: A = excellent health and form; B = good condition, but not excellent form; C = fair condition, not good form; D = poor condition, not good form. The diameter of each tree (dbh) was measured at 4.5 feet from the ground with a diameter tape (Spencer 35'L ProTape). Diameters were measured to the nearest half inch. Canopies and tree locations were mapped by EDA.

A database was compiled to summarize data for this report. A complete list of trees in the database is provided in Appendix A. A photo essay that shows examples of trees on the property is provided in Appendix B for reference.

Estimates of proposed impacts were tabulated by Ted Elder and Jason Dart, based on the proposed Preliminary Grading, Drainage, and Utility Plan for Tract Map 2654 provided by EDA (Appendix D). The Vesting Tentative Tract Map 2654 is also provided in Appendix D.

The protection and mitigation recommendations provided in this document are based on the Paso Robles Oak Tree Preservation Ordinance - No. 835 N.S. The Critical Root Zone is defined as an area of root space that is within a circle circumscribed around the trunk of a tree using a radius of one (1) foot per inch dbh, (e.g, a 20-inch diameter tree has a CRZ with a radius of 20 feet as measured from the center of the tree).

Results

Only two oak trees (#41 & #42) are located on the property. Both of these trees are valley oaks located along South River Road. There are 40 additional oak trees three (3) inches dbh or greater outside the eastern boundary of the Tract 2654 project site that were included in our assessment (Table 1). The trunks of these trees are not on the property, however root zones and canopy edges extend into the project area.

Root zone impacts could occur to three (3) blue oaks along the eastern project line and to the two (2) valley oaks along the western project line at South River Road (Table 2). Descriptive information was collected for the 42 oaks that were tagged (Appendix A). Oaks under three (3) inches dbh were not tagged and are not included in the summary count of oak trees. Tagged trees range from 3.5 inches to 52 inches dbh. Oaks are the only native trees on site. No oak trees are proposed for removal.

TABLE 1. Summary of native oak trees near Tract 2654.

Type	Total
Blue oak (<i>Quercus douglasii</i>)	39
Valley oak (<i>Quercus lobata</i>)	2
Coast live oak (<i>Quercus agrifolia</i>)	1
Total	42

Both of the valley oaks on the property are large senescent trees bordering South River Road that were rated "D". These trees provide nesting and foraging habitat for birds. Tree 42 is an acorn storage and nesting tree for acorn woodpeckers (Appendix B, Photo 2). Large natural cavities in these trees are appropriate for use by roosting bats. No visible signs of roosting bats were observed.

TABLE 2. Oaks to be impacted on Tract 2654 due to construction activities.

Tree #	Type	dbh	Impact %	Type of Impact
23	Blue oak	27"	10%	Root zone encroachment: Lot 7 retaining wall
30	Blue oak	7.5" 6.5"	5%	Possible minor root zone encroachment: Lot 11 retaining wall
37	Blue oak	17"	15%	Root zone encroachment: Lot 11 retaining wall
41	Valley oak	52"	50%	Root zone encroachment: sidewalk, curb, and road paving
42	Valley oak	42"	25%	Root zone encroachment: road paving
			Total Impacts	2 Valley oaks 3 Blue oaks

Trees near the site will be either fully protected (i.e. no trimming or damage to branches, trunk, or root zone), or impacted (i.e., some trimming, or damage to root zone). No oaks are proposed for removal. Proposed impacts were calculated by superimposing the Critical Root Zone (CRZ) of each tree near the project area over the Preliminary Grading, Drainage, and Utility Plan. We have provided this map with the Oak Tree Protection Plan in Appendix C. The following are individual assessments of the five oak trees with potential impacts from development.

Tree 23 is a 27" blue oak with a health rating of "A", located east of the property boundary at Lot 7. The CRZ is mapped as a circle with a radius of 27 feet from the center of the trunk. The retaining wall proposed in Lots 6 and 7 will encroach within the CRZ a maximum of approximately 10 feet at the apex of the CRZ circle. The total impact to the root zone is estimated to be 10% or less. The impact is not likely to affect the overall health of the tree if the roots are carefully hand pruned and immediately treated by qualified tree care specialist.

Tree 30 is a blue oak with two trunks (7.5" and 6.5" dbh) and a health rating of "C". It is located east of the property line in a small drainage that enters the northeastern corner of Lot 11. The CRZ is mapped as a circle with a radius of 14 feet from the center of the trunk (CRZ calculated by adding the dbh of both trunks together). The retaining wall in Lot 11 encroaches within the CRZ approximately 5 feet. The total impact to the root zone is estimated to be about 5%. The impact is not likely to affect the overall health of the tree if the roots are carefully hand pruned and immediately treated by a qualified tree care specialist.

Tree 37 is a 17" blue oak with a health rating of "C". It is located south of Tree 30, outside the eastern property line of Lot 11. The CRZ is mapped as a circle with a radius of 17 feet from the center of the trunk. The retaining wall in Lot 11 will encroach within the CRZ a maximum of approximately 15 feet at the apex of the CRZ circle. The total impact to the root zone is estimated to be approximately 15%. The impact is not likely to

affect the overall health of the tree if the roots are carefully hand pruned and immediately treated by an arborist.

Tree 41 is a 52" valley oak located on the property along South River Road. This tree has a health rating of "D". Approximately half the CRZ is beneath the paved area of the existing road. The CRZ is mapped as a circle with a radius of 52 feet from the center of the trunk. The entrance to the proposed street will impact the root zone, as will the sidewalk. The CRZ extends into the Lot 18 open space area. The total impact to the root zone is estimated to be at least 25%. It is possible that this senescent tree may not survive major impacts to the root zone.

Tree 42 is a 42" valley oak located north of Tree 41, along South River Road. It also has a health rating of "D". Approximately half the CRZ is beneath the paved area of the existing road. The CRZ is mapped as a circle with a radius of 42 feet from the center of the trunk. The root zone will be impacted by the sidewalk, curbs, street widening, and retaining wall of Lots 20 and 21. The total impact to the root zone is estimated to be up to 50%. It is possible that this senescent tree may not survive major impacts to the root zone.

Mitigation Recommendations

The City of Paso Robles requires that development projects with a new subdivision take "extraordinary measures" to eliminate impacts to oak trees (Darren Nash, pers. comm., 18 Jan. 2005). Exceptions may be approved by the director of the Public Works Department if the developer can show that the overall health of the tree will not be affected by the proposed impact, or that the project cannot be modified to eliminate oak impacts.

Impacts to native trees will be fully mitigated. The following list summarizes the mitigation recommendations. Each of these mitigation recommendations are discussed in detail below.

TABLE 3. Summary of mitigation measures.

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|---|
| <p>Mitigation 1. Protect and monitor all trees to be impacted and fully protected within 50 feet of disturbance.</p> <p>Mitigation 2. Monitor all tree impacts.</p> <p>Mitigation 3. Trees impacted with City approval shall be mitigated for with replacement plantings.</p> <p>Mitigation 4. Judiciously prune; treat large wounds and cuts to roots and branches.</p> <p>Mitigation 5. Prepare and implement an oak tree planting plan to account for mitigation plantings.</p> <p>Mitigation 6. Use porous pavers when paving is required within the CRZ.</p> <p>Mitigation 7. Show all tree protection requirements on grading plans.</p> |
|---|

Mitigation #1. Protect and monitor all trees to be impacted and fully protected within 50 feet of disturbance. Provide protection during construction for all trees not proposed for removal. See Oak Tree Protection Plan in Appendix C.

- a. All native trees and specimen trees within 50 feet of proposed disturbance will be tagged with permanent numbered tags (round aluminum tags, 1.25 inches in diameter) - Completed January 6, 2005.
- b. Tree protection fencing (orange construction fencing) shall be installed at the outer limit of the drip line or CRZ (whichever is greater) with t-posts placed no further apart than six (6) to eight (8) feet. Construction fencing shall be firmly affixed with wire or zip ties. Trees that may be impacted shall be protected with construction fencing, depending on the impacts expected within the dripline. Construction fencing shall be installed and maintained

along the eastern project boundary to protect trees 1 - 40, and removed temporarily in small sections where impacts are to occur to trees 23, 30, and 37, if those impacts are approved by the City. Fencing shall also be placed around trees 41 and 42 along South River Road (See Oak Tree Protection Plan in Appendix C).

- c. An environmental monitor shall conduct a worker education meeting for the contractors and operators prior to ground-breaking activities. The briefing shall include a walk-through to identify each of the trees in the work area: the trees to be protected, and the trees that may be impacted.
- d. The monitor shall check weekly to determine if the listed trees are being protected.
- e. If a protected tree is impacted, the contractor and the owner/operator will pay an impact mitigation fee. The contractor and the owner/operator will pay the City of Paso Robles Parks Department \$100 for each minor impact to a protected tree. Impacts include physical damage to branches, roots, and trunk. Other impacts include parking equipment and vehicles, soil disturbance, grading, pruning, trenching, dumping, or piling dirt within the dripline of the protected trees. The fee for impacts to protected trees that affect over 25% of the tree's root zone or canopy will be \$200 per quarter of the tree. If a tree is removed without prior consultation with, and approval by the City of Paso Robles, a mitigation fee will be assessed not to exceed \$5000. The amount will be determined by the City. The City Parks Department will use this money for tree planting and maintenance.

Mitigation #2. Monitor all tree impacts.

All impacts and disturbance within the Critical Root Zone shall be documented and reported to the project manager and to the arborist who must treat damaged branches and roots. Appropriate antifungal, antibacterial, and pesticide treatments should be used on cut roots and branches. Black tree paint shall not be used.

Mitigation #3. Replace trees that are impacted. The City of Paso Robles Oak Tree Preservation Ordinance¹ requires mitigation for native trees removed. The sizes protected are over six inches (6") dbh for native deciduous trees. Replacement trees shall be locally grown, native stock of the same species as the removed tree. In addition, we recommend replacement plantings for impacted trees.

- a. Removed: Replacement oaks must be equivalent to 25% of the diameter of the removed tree(s). For example, the replacement requirement for removal of two trees of 15 inches dbh (30 inches, total) would be 7.5 inches (30 x 0.25). This requirement could be satisfied by planting five 1.5 inch trees, or three 2.5 inch trees, or any other combination totaling 7.5 inches. A minimum of two 24 inch box, 1.5 inch trees shall be required for each oak tree removed. (City of El Paso de Robles - ordinance No. 835 N.S.).

¹ City of El Paso de Robles - Ordinance No. 835 N.S.

- b. **Impacted:** Trees identified as impacted on the grading plans shall be mitigated for by planting one 24 inch boxed tree for impacts up to 25% of the root zone or canopy. Two 24 inch boxed trees shall be planted for trees with impacts up to 50% of the tree, and so on. The mitigation trees shall be incorporated into the landscape plan.
- c. The environmental monitor will keep a running tally of the total number of trees impacted and the impact percent for each tree during construction of the project. A final mitigation obligation determination will be provided to the project manager and to the City of Paso Robles.

TABLE 4. Tree replacement calculated to mitigate for proposed impacts.

Tag #	Type	Rating	dbh	Percent of Impact	Mitigation Obligation
23	Blue Oak	A	27"	10%	One 24" boxed tree
30	Blue Oak	C	7.5" 6.5"	5%	One 24" boxed tree
37	Blue Oak	C	17"	15%	One 24" boxed tree
41	Valley Oak	D	52"	50%	Two 24" boxed trees
42	Valley Oak	D	42"	25%	One 24" boxed tree
				Total	Six 24" boxed trees

Mitigation #4. Pruning and wound care shall be done under the supervision of a Certified Arborist.

All cuts to roots over one (1) inch and branches over three (3) inches in diameter will be treated, as appropriate, to reduce fungal, bacterial, and insect infections. A Certified Arborist or tree care specialist shall be contracted to care for damaged roots and branches during construction in the vicinity of oaks. Appropriate antifungal, antibacterial, and pesticide treatments should be used on cut roots and branches. Black tree paint shall not be used.

Mitigation #5. Prepare and implement an oak tree planting plan.

The mitigation plan shall include tree planting, protection, maintenance, and monitoring for five (5) years. Success criteria will include tree height and total numbers of live trees at the end of five years. The final landscape bond amount will not be returned until the success criteria have been met.

Mitigation #6. Use porous pavers when paving is required within the CRZ.

Trees 41 and 42 are large valley oaks located along South River Road. The CRZ on the west side of the trees is beneath the existing pavement of South River Road. Any additional paving within the CRZ shall be done with porous pavers that will allow oxygen and moisture exchange to occur within the root zone.

Mitigation #7. Show all tree2 protection requirements on grading plans.

All trees to be protected shall be clearly shown on grading and drainage plans. The tree protection recommendations in Appendix C shall be shown on the site plans.

APPENDIX A – Oak Tree Database

Tree #	Common Name	Genus species	# trunks	dbh - largest (Inches)	dbh - other (Inches)	dbh - <6 in.	Assessment	Location *	Habitat Notes, Nests, Cavities	Impact Remove Save	Percent impacted/ removed	Mitigation Obligation
1	Blue Oak	<i>Quercus douglasii</i>	2	13.5	10.5		D	Outside Lot 1, along Serenade Dr.	None	Save		
2	Blue Oak	<i>Quercus douglasii</i>	3	18	11.5, 8.5		C	Outside Lot 1, along Serenade Dr.	None	Save		
3	Blue Oak	<i>Quercus douglasii</i>	1	17			B	Outside Lot 1, along Serenade Dr.	None	Save		
4	Blue Oak	<i>Quercus douglasii</i>	2	8.5	7		C	East of Lot 1	None	Save		
5	Blue Oak	<i>Quercus douglasii</i>	1	12			C	East of Lot 1	None	Save		
6	Blue Oak	<i>Quercus douglasii</i>	1	20			B	East of Lots 2, 3	None	Save		
7	Blue Oak	<i>Quercus douglasii</i>	1	21			B	East of Lots 2, 3	None	Save		
8	Blue Oak	<i>Quercus douglasii</i>	1	9			D	East of Lot 3	None	Save		
9	Blue Oak	<i>Quercus douglasii</i>	3	9	8, 6		D	East of Lot 3	None	Save		
10	Blue Oak	<i>Quercus douglasii</i>	1	7			C	East of Lot 3	None	Save		
11	Blue Oak	<i>Quercus douglasii</i>	1	6			C	East of Lot 3	None	Save		
12	Blue Oak	<i>Quercus douglasii</i>	1	9			C	East of Lot 3	None	Save		
13	Blue Oak	<i>Quercus douglasii</i>	3	7	6.5, 4		C	East of Lot 3	None	Save		
14	Blue Oak	<i>Quercus douglasii</i>	1	11.5			D	East of Lot 4	None	Save		
15	Blue Oak	<i>Quercus douglasii</i>	1	7			D	East of Lot 3	None	Save		
16	Blue Oak	<i>Quercus douglasii</i>	1	26.5			B	East of Lot 4	None	Save		
17	Blue Oak	<i>Quercus douglasii</i>	1	18			B	East of Lot 4	None	Save		

Tree #	Common Name	Genus species	# trunks	dbh - largest (Inches)	dbh - other (Inches)	dbh - <6 in.	Assessment	Location *	Habitat Notes, Nests, Cavities	Impact Remove Save	Percent impacted/ removed	Mitigation Obligation
18	Blue Oak	<i>Quercus douglasii</i>	1	20.5			C	East of Lot 5	None	Save		
19	Blue Oak	<i>Quercus douglasii</i>	1	13			B	East of Lot 6	None	Save		
20	Blue Oak	<i>Quercus douglasii</i>	1	6.5			D	East of Lot 6	None	Save		
21	Blue Oak	<i>Quercus douglasii</i>	1	15			B	East of Lot 6	None	Save		
22	Blue Oak	<i>Quercus douglasii</i>	1	8.5			C	East of Lot 6	None	Save		
23	Blue Oak	<i>Quercus douglasii</i>	1	27.			A	East of Lot 7	None	Impact	10%	One 24" boxed tree
24	Blue Oak	<i>Quercus douglasii</i>	1	15			B	East of Lot 7	None	Save		
25	Blue Oak	<i>Quercus douglasii</i>	1	13.5			B	East of Lot 7	None	Save		
26	Blue Oak	<i>Quercus douglasii</i>	1	12.5			D	East of Lot 7	None	Save		
27	Blue Oak	<i>Quercus douglasii</i>	1	24.5			A	East of Lot 8	None	Save		
28	Blue Oak	<i>Quercus douglasii</i>	1	12			C	East of Lot 8	None	Save		
29	Blue Oak	<i>Quercus douglasii</i>	1	18			B	East of Lot 8	None	Save		
30	Blue Oak	<i>Quercus douglasii</i>	2	7.5	6.5		C	Drainage to Lot 11	None	Impact	5%	One 24" boxed tree
31	Blue Oak	<i>Quercus douglasii</i>	1	7			D	Drainage to Lot 11	None	Save		
32	Blue Oak	<i>Quercus douglasii</i>	1	3.5		Yes	D	Drainage to Lot 11	None	Save		
33	Coast Live Oak	<i>Quercus agrifolia</i>	1	5		Yes	D	Drainage to Lot 11	None	Save		
34	Blue Oak	<i>Quercus douglasii</i>	1	17.5			C	Drainage to Lot 11	None	Save		
35	Blue Oak	<i>Quercus douglasii</i>	1	18			C	Drainage to Lot 11	None	Save		

Tree #	Common Name	Genus species	# trunks	dbh - largest (Inches)	dbh - other (Inches)	dbh - <6 in.	Assessment	Location *	Habitat Notes, Nests, Cavities	Impact Remove Save	Percent impacted/ removed	Mitigation Obligation
36	Blue Oak	<i>Quercus douglasii</i>	1	15			A	Drainage to Lot 11	None	Save		
37	Blue Oak	<i>Quercus douglasii</i>	1	17			C	East of Lot 11	None	Impact	15%	One 24" boxed tree
38	Blue Oak	<i>Quercus douglasii</i>	2	16.5	10		C	Open space	None	Save		
39	Blue Oak	<i>Quercus douglasii</i>	7	7	7, 7, 7, 6.5, 4, 4		C	Open space	None	Save		
40	Blue Oak	<i>Quercus douglasii</i>	4	18.5	16.5, 14, 6		B	Open space	None	Save		
41	Valley Oak	<i>Quercus lobata</i>	1	52			D	Western property line, along South River Road	Natural cavity in main trunk	Impact	50%	Two 24" boxed trees
42	Valley Oak	<i>Quercus lobata</i>	1	42			D	Western property line, along South River Road	Acorn WP cavities & storage tree	Impact	25%	One 24" boxed tree

*Locations are based on the Vesting Tentative Tract Map 2654 provided by EDA

APPENDIX B – Photo Essay

Examples of Native Trees Evaluated in January 2005.



Photo 1. View east of Tree 40 (center) and other blue oaks located along the eastern project line. The oaks in this woodland are generally healthy. Minor root zone encroachment impacts are expected for two (2) blue oaks in this woodland.



Photo 2. Tree 42 is a large valley oak (dbh = 42 inches) that is actively used as an acorn storage tree by acorn woodpeckers. Woodpecker nesting cavities are located in upper snags of the tree. This tree is located at the western project line, along South River Road.

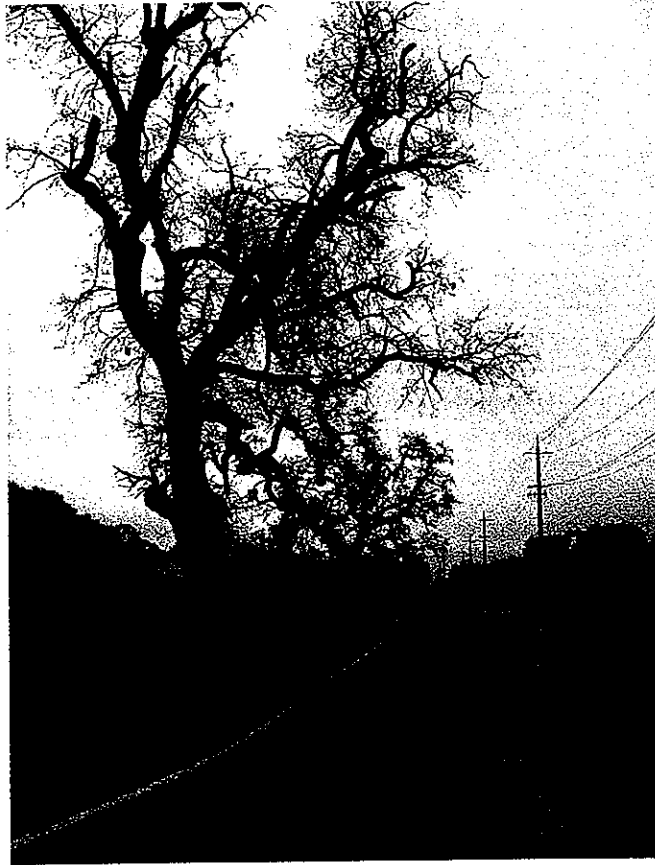


Photo 3. View south along South River Road of Tree 42 (foreground) and Tree 41 (background). Both of these large valley oaks are rated "D".

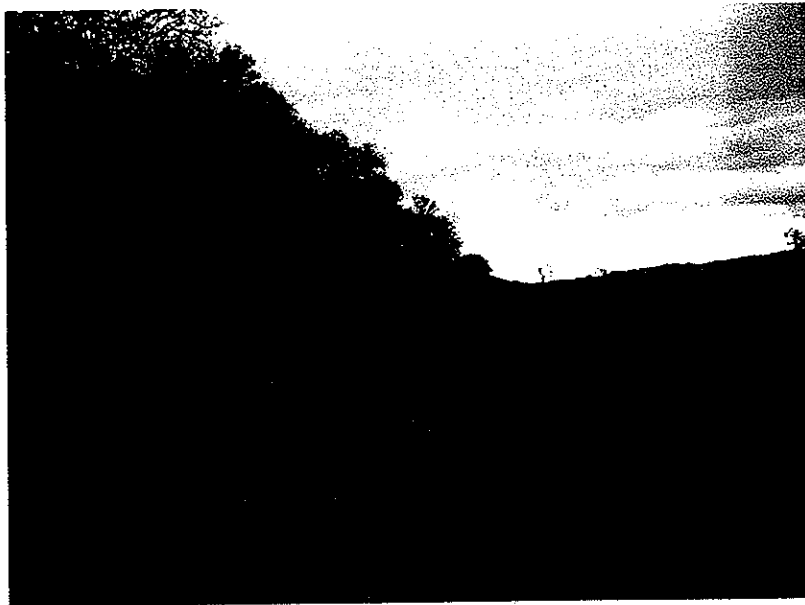


Photo 4. View south along the eastern property line from Lot 1. None of the blue oak trunks at left are on the property, however the canopy and CRZ extend into the proposed lots in some areas (see maps in Appendix D).

APPENDIX C – Oak Tree Protection Plan

OAK TREE PROTECTION PLAN

Paso Robles

Pre-Construction Tree Protection and Removal

The project manager, construction manager, and equipment operators will be briefed by an environmental monitor. Monitor will describe oak tree protection and removal practices during a morning safety or planning meeting prior to the start of construction.

All trees over 4 inches dbh within 50 feet of the construction zone will be identified, marked and numbered with metal tags. Information about each tree will be collected, including the following: date, species, number of stems, diameter at breast height (dbh) of each stem, critical root zone (CRZ) diameter, canopy diameter, tree height, health, habitat notes, and nests observed. Before construction begins, markings will distinguish trees that are to be removed, impacted, or fully protected. Tree removal will be planned to minimize impacts to adjacent trees. Tree impacts include any activity under the canopy or within the CRZ (CRZ = one foot of radius from trunk for every inch dbh of tree). Fully protected trees will have no impact within 1.5 times the diameter of the canopy or CRZ, whichever distance is greater. The site will be checked for compliance by the environmental monitor. Grading, cutting and filling on property that has oak trees but which is planned to occur at least five feet beyond the CRZ of any oak trees of six inches or greater dbh shall not occur unless there is a monitor present to insure that grading occurs in accordance with approved plans and without encroachment into areas within five feet of the CRZ of any oak tree(s) of six inches or greater dbh.

Trees to Remove - No trees are proposed for removal

Trees to Impact - Trees 23, 30, 37, 41, 42

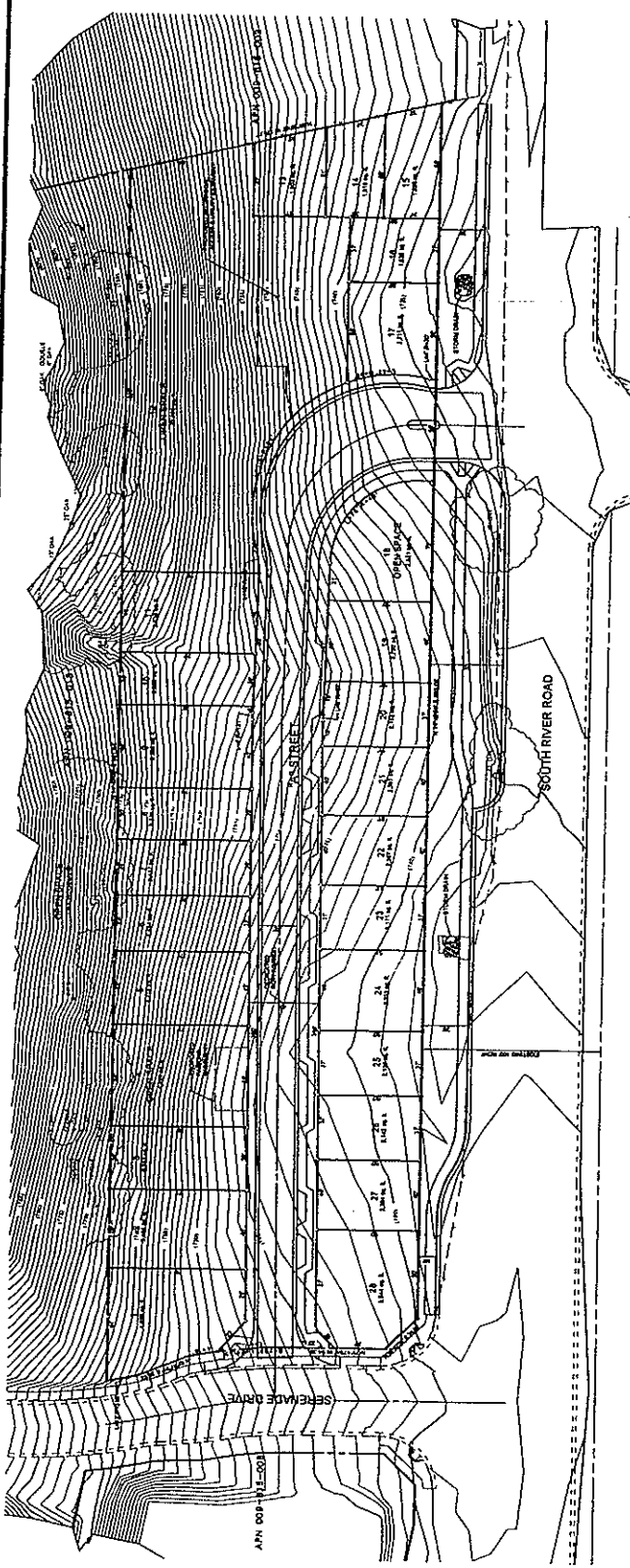
- Impacts are any disturbance within the diameter of the tree canopy or CRZ, including pruning, grading, parking, driving under or near, trenching, storing material, or adding fill.
- Tag each of the trees with two permanent numbered metal tags on two sides of the tree placed approximately 4.5 feet above ground.
- Install orange construction fencing between the construction zone and the tree to indicate limits of disturbance planned for each tree (Figure 1).

Trees to Fully Protect - Trees 1-22, 24-29, 31-36, 38-40

- Trees to be fully protected will have orange construction fencing placed at the outer edge of the drip-line or CRZ (whichever distance is greater).
- If grading, cutting or filling is approved for areas within five feet of the CRZ of a protected oak, the work shall be supervised by a Certified Arborist from the City's list of approved Arborists.

The environmental monitor will document pre-construction tree protection activities. An oak tree database will be maintained throughout the construction period that will contain all information related to oak tree impacts and removals.

APPENDIX D – Site Plans
Vesting Tentative Tract Map 2654
and
Preliminary Grading, Drainage, and Utility Plan for Tract Map 2654
(Maps provided by EDA)



PROJECT DATA

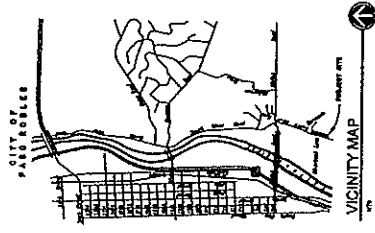
1. PROJECT ADDRESS: SOUTHWEST CORNER OF BENDON DRIVE & SOUTH RIVER ROAD
2. TRACT SIZE: 60.00 ACRES
3. ZONING: RESIDENTIAL
4. LAND USE: RESIDENTIAL
5. ADVANCE OF FINAL: CITY OF PABO ROBLER
6. ELEC. FACILITY: NONE
7. TELEPHONE: NONE
8. TOTAL NET AREA: 60.00 ACRES
9. TOTAL GROSS AREA: 60.00 ACRES
10. TOTAL IMPROVEMENTS: NONE
11. GROSS LOT AREAS:

LOT 11	1,432 SQ. FT.
LOT 12	1,432 SQ. FT.
LOT 13	1,432 SQ. FT.
LOT 14	1,432 SQ. FT.
LOT 15	1,432 SQ. FT.
LOT 16	1,432 SQ. FT.
LOT 17	1,432 SQ. FT.
LOT 18	1,432 SQ. FT.
LOT 19	1,432 SQ. FT.
LOT 20	1,432 SQ. FT.
LOT 21	1,432 SQ. FT.
LOT 22	1,432 SQ. FT.
LOT 23	1,432 SQ. FT.
LOT 24	1,432 SQ. FT.
LOT 25	1,432 SQ. FT.
LOT 26	1,432 SQ. FT.
LOT 27	1,432 SQ. FT.
LOT 28	1,432 SQ. FT.
LOT 29	1,432 SQ. FT.
LOT 30	1,432 SQ. FT.
12. GROSS LOT AREAS:

LOT 11	1,432 SQ. FT.
LOT 12	1,432 SQ. FT.
LOT 13	1,432 SQ. FT.
LOT 14	1,432 SQ. FT.
LOT 15	1,432 SQ. FT.
LOT 16	1,432 SQ. FT.
LOT 17	1,432 SQ. FT.
LOT 18	1,432 SQ. FT.
LOT 19	1,432 SQ. FT.
LOT 20	1,432 SQ. FT.
LOT 21	1,432 SQ. FT.
LOT 22	1,432 SQ. FT.
LOT 23	1,432 SQ. FT.
LOT 24	1,432 SQ. FT.
LOT 25	1,432 SQ. FT.
LOT 26	1,432 SQ. FT.
LOT 27	1,432 SQ. FT.
LOT 28	1,432 SQ. FT.
LOT 29	1,432 SQ. FT.
LOT 30	1,432 SQ. FT.

LEGEND

- BOUNDARY
- PROPOSED LOTLINE
- EXISTING LOTLINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING TOE OF PAVEMENT OF ROAD
- PROPOSED TOE OF PAVEMENT OF ROAD
- EXISTING ROAD STRIPES
- PROPOSED ROAD STRIPES
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING FENCE

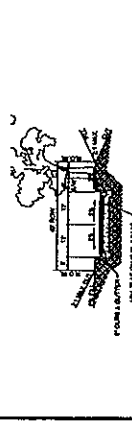
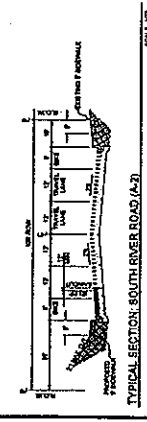
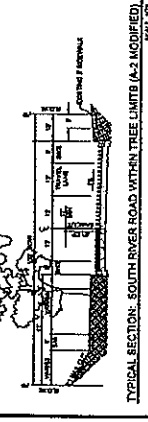
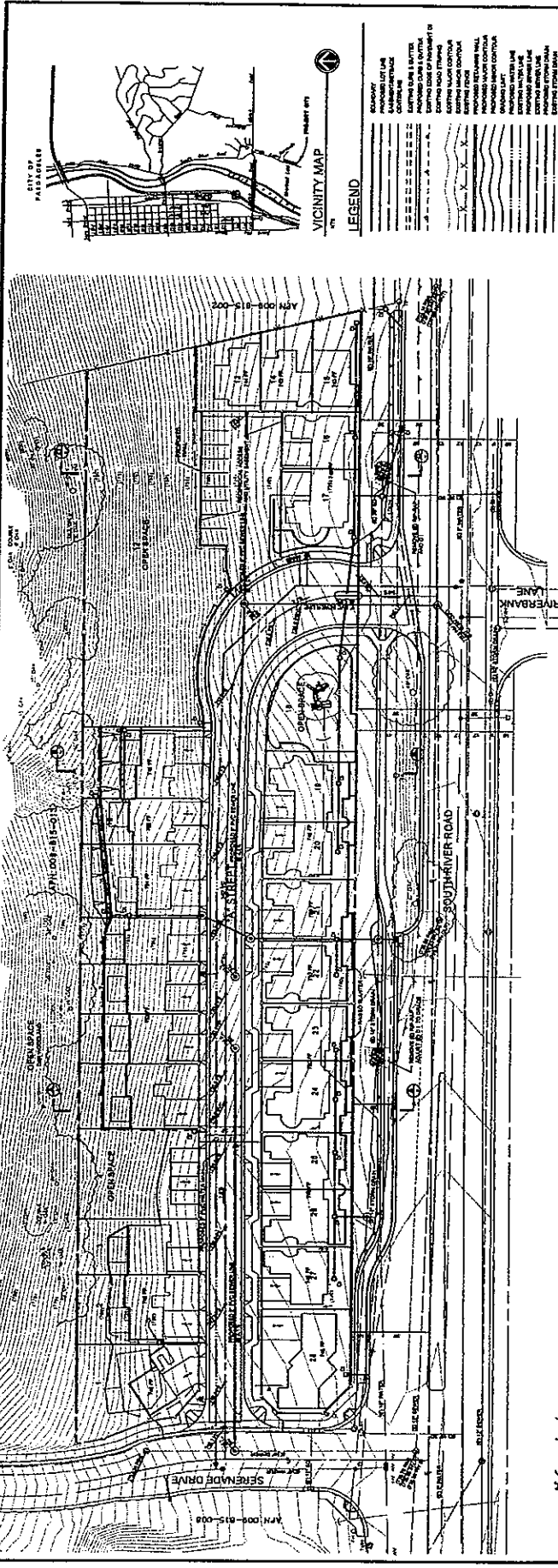


**VESTING TENTATIVE
TRACT MAP 2854**

LEGAL DESCRIPTION OF PARCEL, LOT PARCEL MAP NO. 186-04-18, IN THE CITY OF PABO ROBLER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

PREPARED FOR:
CARRIZO VALLEY
CARRIZO VALLEY DEVELOPMENT
1000 HOLBURN STREET
CARRIZO VALLEY, CA 94001
PROJECT MANAGER:
GLENN FROST
PROJECT ENGINEER:
ERIC PROFFER





ESTIMATED EARTHWORK QUANTITIES:
10,000 C.Y. CUT; 10,000 C.Y. FILL WITH 15%
COMPACTION FACTOR APPLIED TO FILL.

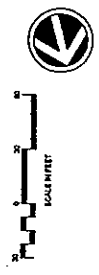
**PRELIMINARY GRADING
DRAINAGE & UTILITY PLAN**
FOR
TRACT MAP 2854

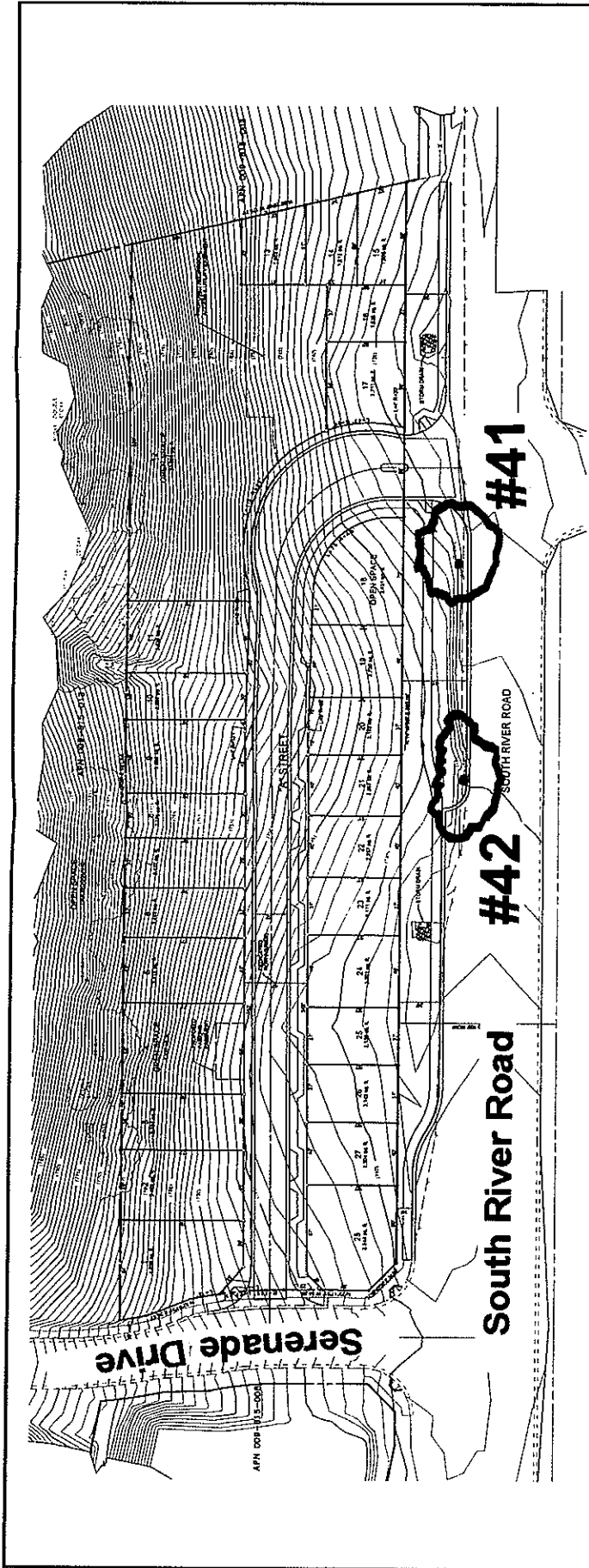
LEGAL DESCRIPTION:
BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. P196-03, IN
THE CITY AND COUNTY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF
CALIFORNIA.

PREPARED FOR:
CAMERON DEVELOPMENT
3000 S. MAIN ST.
SAN LUIS OBISPO, CA 95471
(805) 746-2444

PROJECT MANAGER:
GALOSH BUDER
10380 N. HWY. 101
SUITE 100
PASEO GRANDE

DRAWN BY:
eda
INCORPORATED
2455 SHAWAN BLVD., SUITE 200, SAN JOSE, CA 95128
(415) 761-6861





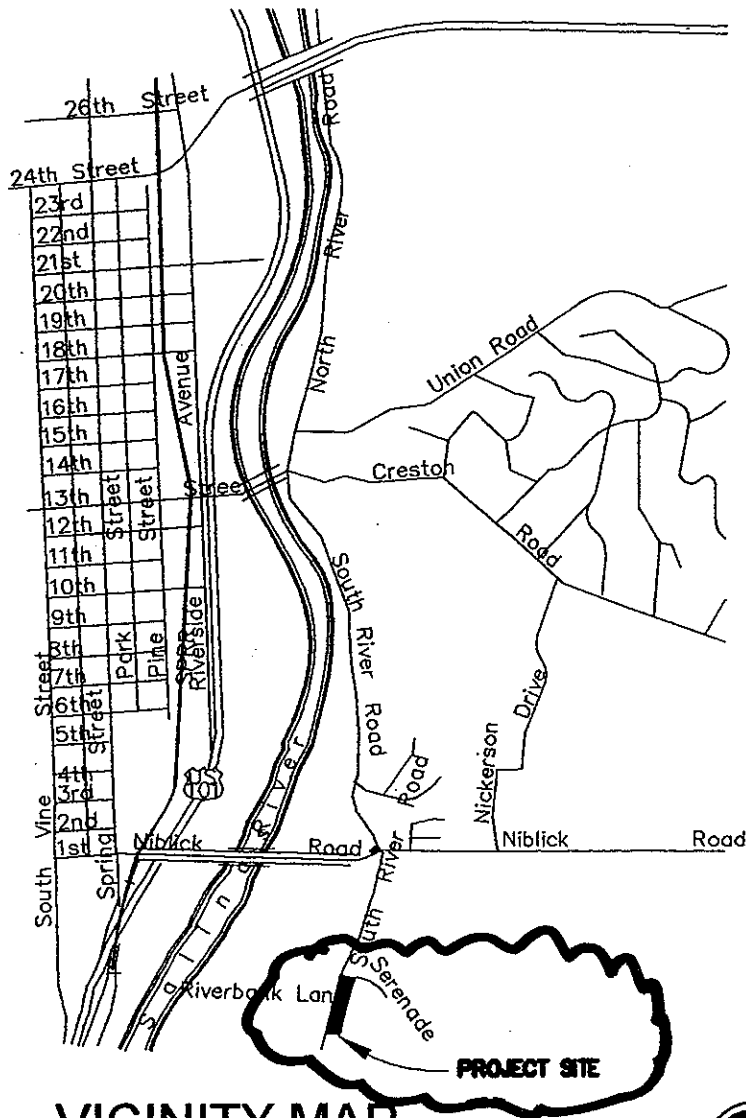
**Tentative Tract 2654
Request to Remove Two Valley Oak Trees
To Accommodate Improvements to
South River Road**

LEGEND

[Symbol]	BOUNDARY
[Symbol]	PROPOSED LOT LINE
[Symbol]	EXISTING LOT LINE
[Symbol]	EXISTING CENTERLINE
[Symbol]	PROPOSED CENTERLINE
[Symbol]	PROPOSED CURB & GUTTER
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	EXISTING SIDEWALK OR DRIVEWAY
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING DRIVEWAY CONTROL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING FENCE CONTROL



CITY OF
PASO ROBLES



VICINITY MAP

NTS



**Tentative Tract 2654
Cameron Financial**

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING THE REMOVAL OF TWO OAK TREES ADJACENT TO
TRACT 2654 (CAMERON FINANCIAL)

WHEREAS, the City has received an application submitted by Cameron Financial to develop a 2.8 acre parcel on South River Road which will result in the removal of two (2) valley oak trees (52 inches and 42 inches in diameter) located within the right of way of South River Road; and

WHEREAS, the removal of the trees is in conjunction with Tentative Tract 2654, an application to develop the property into twenty (24) multi-family units; and

WHEREAS, the trees are located within the right of way and will need to be removed in order to accommodate the required improvements to South River Road; and

WHEREAS, Althouse and Meade have prepared an Arborist Report, dated January 2005, which recommends removal of the trees based on their health and the planned road improvements.

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

1. Authorize the removal of two (2) valley oak trees, 52-inch and 42-inch in diameter, within the right of way of South River Road, adjacent to Tentative Tract 2654;
2. Require the applicant to plant replacement trees of a total equivalent diameter of 24 inches. The replacement trees shall be planted in a location that is appropriate for the species of tree as determined by a horticulture professional.
3. No trees will be removed prior to approval of plans for improvements to South River Road.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 16th day of August 2005 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk