

TO: JAMES L. APP, CITY MANAGER

FROM: JOHN FALKENSTIEN, ACTING COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: OTR 05-008 - REQUEST TO REMOVE TWO OAK TREES (CARDINALE/MORRIS)

DATE: JANUARY 17, 2006

Needs: For the City Council to consider a request by Joe Cardinale and Dick Morris, to remove two oak trees on the property located on the south side of 4th Street, just west of Oak Street (see attached Vicinity Map, Attachment 1).

Facts: 1. An arborist report has been prepared by Jim Lewis of Davey Resource Group identifying the characteristics and the health of each tree as follows:

Tree A: 3Xstem 14-inch, 12-inch, 6-inch Blue Oak – *“This tree is showing advanced stages of rot and decay, the major portion of its crown containing mostly dead branches. I estimate this tree to be approximately 70-percent in decline.”*

Tree B: 24-inch Blue Oak – *“I found this tree to be in decline, several of the major branches in the crown showing evidence of rot and decay. I also found signs of epicormic branching. I estimate the tree to be approximately 50 to 60 percent in decline.”*

Jim Lewis’s Arborist Report is attached to this staff report as Attachment 6.

2. Trees C & D are not proposed to be removed and will be preserved. Photos of all four trees are attached as Attachment 4. Trees A & B are marked with a red band out in the field.
3. The request for the tree removals is in relation to proposed development of the 28,500 square foot R2 zoned site. The site currently consists of three existing parcels oriented in an east/west manner. The applicants have submitted Lot Line Adjustment 04-0181 requesting to orient the lots in a north/south direction (See attached Lot Line Adjustment, Attachment 3).
4. The purpose and intent of the Oak Tree Preservation Ordinance (Chapter 10.01.010.F.) states that “preservation of existing oak trees and opportunities to promote the establishment of new oak trees shall be the focus of the Planning Commission and/or City Council in conjunction with consideration of any development project or development related entitlement.”

5. Staff has been unable to make findings to approve the Lot Line Adjustment since the proposed homes would impact the oak trees on proposed Lots 2 and 3 (Trees A & B).
6. Since the request to remove the two oak trees is presented in relation to proposed future development, staff contracted with a Consulting Arborist (paid for by the applicant) for a second opinion on the health of the trees.
7. Carolyn Leach, Certified Arborist, reviewed the proposed tree removal application and disagreed with the report from Jim Lewis regarding the condition of the trees, concluding that trees A and B are in good health and worth preserving. See attached report from Carolyn Leach, Attachment 5.

Analysis

And Conclusion:

As stated in Mr. Cardinale's letter received by the City on November 22, 2005, his goal is to re-align the three existing lots in a manner that orients the lots to front onto 4th Street.

In conjunction with the Lot Line Adjustment request and intended development of the property, an Arborist Report was submitted that recommends the removal of Trees A & B, based on the trees being in poor health, beyond correction.

Since the removal of the trees is requested to provide additional area for development, Staff requested a second opinion of the health of the trees.

Carolyn Leach reviewed the trees and concluded that Trees A & B are in good health and should be preserved.

A lot line adjustment will not be approved where a newly created lot would necessitate the removal of an oak in order to build.

If the oaks are approved to be removed, the applicants would submit for building plans for homes on each lot. If the trees are not allowed to be removed, alternative site development will need to be explored.

Policy

Reference: Paso Robles Municipal Code Section 10.01

Fiscal

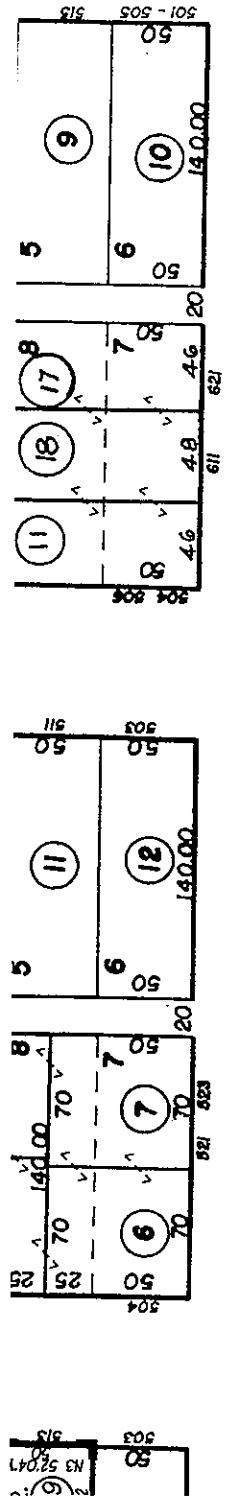
Impact: None.

- Options:**
- A. Adopt Resolution No. 06-xx denying the request to remove the two oak trees, based on the report by Carolyn Leach concluding that trees A & B are in good condition, and require the applicants to preserve the trees and develop the property in a manner that would be consistent the City's Oak Tree Ordinance and not impact the oak trees on site.
 - B. Amend, modify or reject the above options.

Attachments:

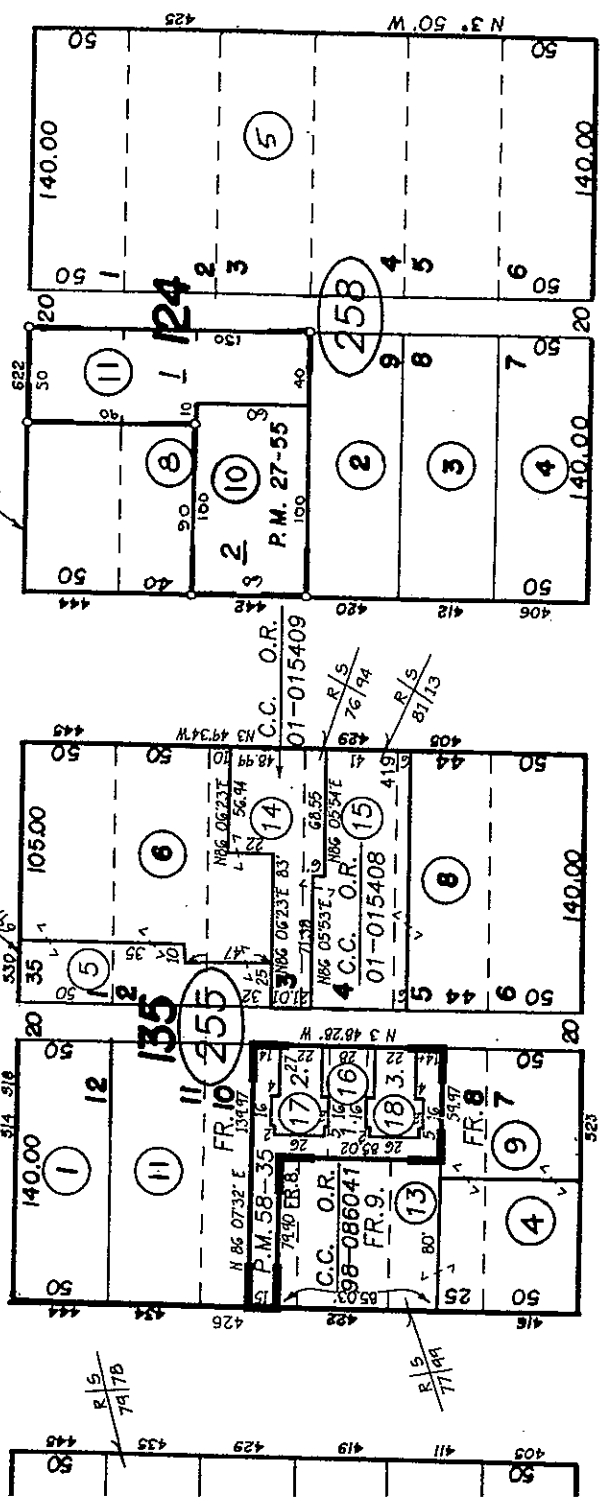
1. Vicinity Map/Tree Location map
2. Letter from Joe Cardinale
3. Photos of the trees
4. Carolyn Leach Arborist Report
5. Jim Lewis Arborist Report
6. Resolution to deny the request to remove the trees

H:\Darren\oaktree\Cardinale Report



5th ST. 8

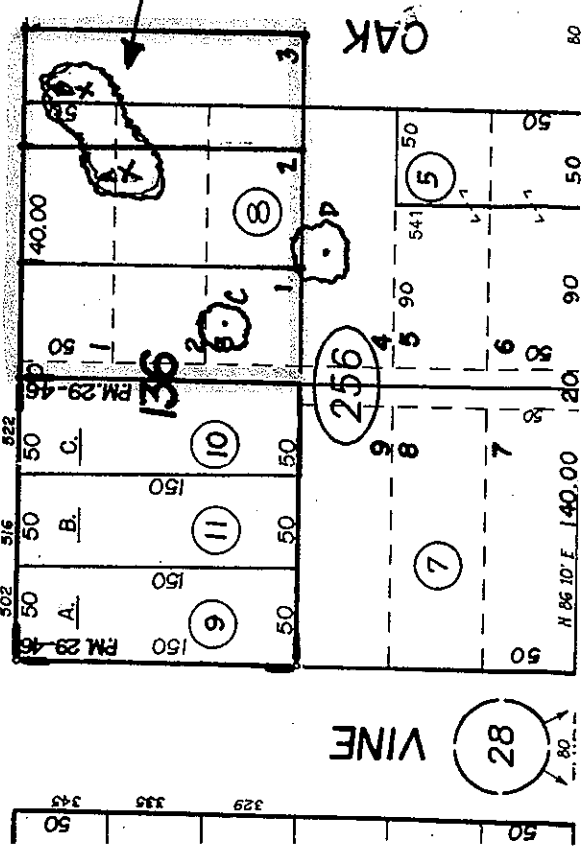
26



SPRING

4th ST. 8

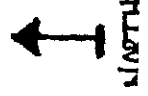
28



VINE

28

REQUEST TO REMOVE TREES
AREA



Attachment 1
Vicinity Map/Tree Location Map
OTR 05-008
(Cardinale/Morris)

Bk. A, Pg. 169.

OF PASO ROBLES
OR'S MAP COUNTY OF
SIS OBISPO CA.

November 10, 2005

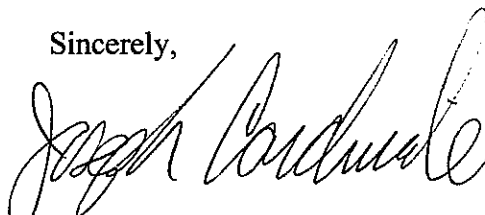
Dear City Council Members,

This request is in regards to the vacant property located on Fourth and Oak Streets, Paso Robles, California. The property has been a dumping area and eyesore for many years. Shopping carts, alcoholic beverage cans and bottles and a variety of debris have littered the area and created a hazard for the neighborhood. I have cleaned the location a number of times in the attempt to provide a safe and usable parcel. It's location is in close proximity to our bustling downtown and is zoned R-2.

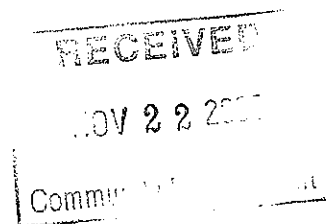
We contacted a City recommended arborist to evaluate all the trees on the property as one of the steps of improving the property. Our arborist report succinctly supports the removal of two oak trees that are found to be diseased and decayed. I have investigated other alternatives with Architects and Engineering firms and unanimously they have concluded that the best project for the neighborhood involves the removal of the diseased and decaying oak trees. By removing the oak trees it allows for a seamless development project on Fourth Street that would tie into the neighborhood from one end to the other. This project would also perfectly align with the Paso Robles Master Plan of in-fill development and density, particularly in the downtown area.

I have been through the lot line adjustment process with the alignment of the two adjoining lots. I believe you will agree that it makes sense to approve the removal of the two oak trees that are all ready in such decline, and also provide a usable and developable parcel for city residents. As a resident of Paso Robles for over 25 years, I have great respect for our traditions. If our Oak Tree Ordinance is designed to preserve our oak trees, why not remove those that are dying and decaying and replace them with new, healthy trees? I am more than willing to replace these trees on the same parcels with new, healthy oak trees. I would plant them under the recommendation of location by the City Maintenance Department at my expense. At this point, I am uncertain how to proceed forward and appreciate your favorable response to my request.

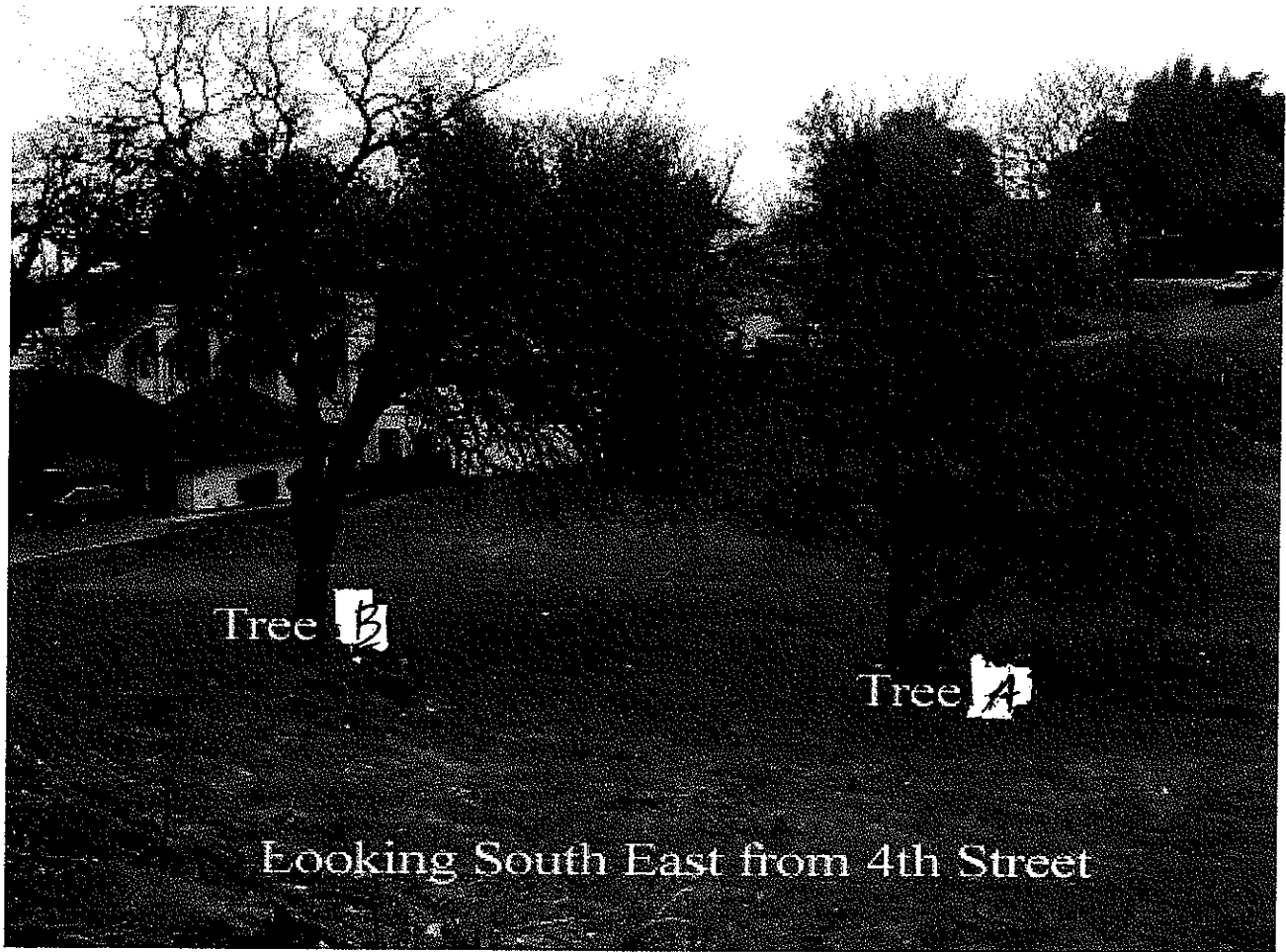
Sincerely,



Joseph Cardinale



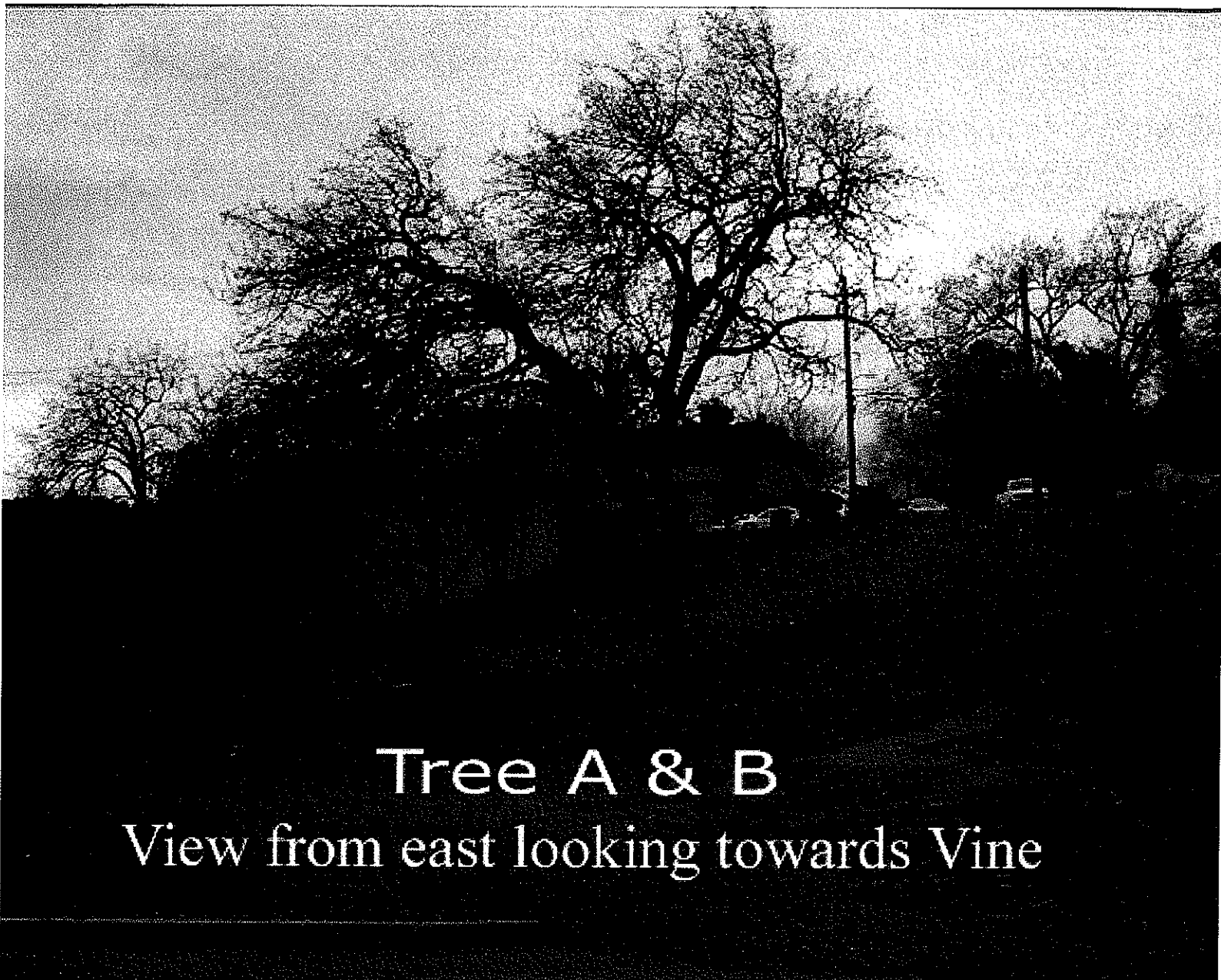
**Attachment 2
Applicant's Letter
OTR 05-008
(Cardinale/Morris)**



A black and white photograph showing a line of trees and a building, viewed from a street looking south west. The trees are silhouetted against a bright sky. A building is visible in the distance on the right side. The foreground is dark and appears to be a road or street.

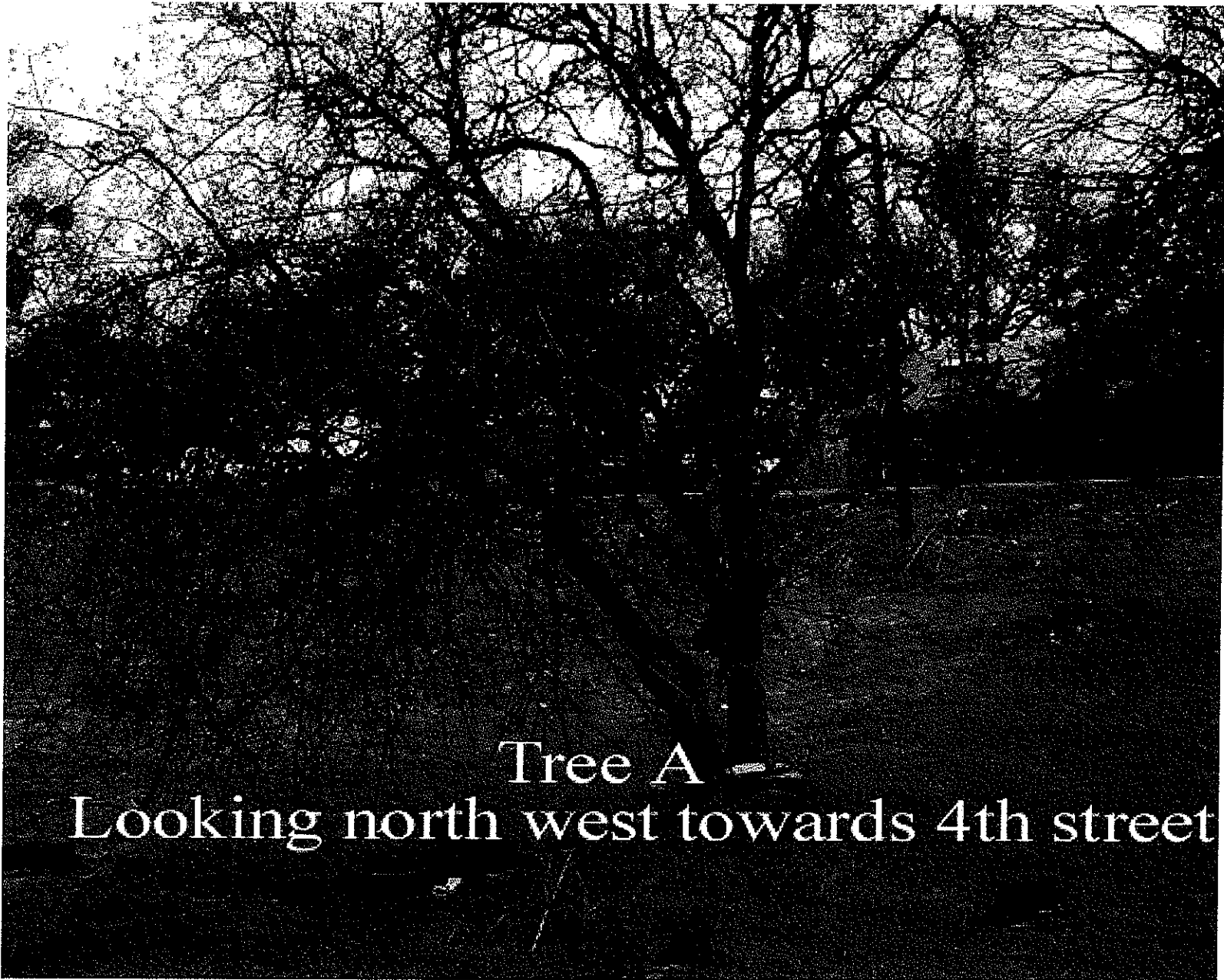
Tree B & A
Looking south west from 4th street

Attachment 3 (b)
Photos
OTR 05-008
(Cardinale/Morris)



Tree A & B
View from east looking towards Vine

**Attachment 3 (c)
Photos
OTR 05-008
(Cardinale/Morris)**



Tree A
Looking north west towards 4th street



Tree B
Looking north towards 4th street

**Attachment 3 (e)
Photos
OTR 05-008
(Cardinale/Morris)**



Tree A
Typical trash by others

Attachment 3 (f)
Photos
OTR 05-008
(Cardinale/Morris)

TREE EVALUATION REPORT

Cardinale Property
South-west corner Oak & 4th Streets
Paso Robles, California

For

City of Paso Robles
1000 Spring Street
Paso Robles, California

January 6, 2006

By

Carolyn B. Leach Consulting, LLC
444 Blume Street
Nipomo, California 93444

Phone # (805)929-9020

Attachment 4
Carolyn Leach Report
OTR 05-008
(Cardinale/Morris)

Introduction

A lot line adjustment has been requested for the vacant property located at the south-west corner of Oak Street and 4th Street, within the City of Paso Robles, California. The owners of the property, Joseph & Sheryle Cardinale, have submitted a request to the City to re-align the property lines of three contiguous lots. Along with this request, the owners have submitted a report regarding the trees, dated November 10, 2003, written by Jim Lewis of Davey Resource Group. That report recommends that several of the native oak trees on the property be removed.

According to City of Paso Robles code #10-01, protection measures are in place to preserve existing native oak trees within the City boundaries. Removal of any oak trees must follow a strict process before a removal permit is issued. Additionally, any development plans that have the potential to impact existing oak trees must undergo the review of an approved Arborist. Criteria for protection zones have been established to protect both the canopy and the roots of trees.

In reviewing the applicant's request to remove several of the trees, the City has asked for my assistance by providing a second opinion regarding the vigor and structural condition of the trees.

Tree Description

Four trees are affected by this project, three are within the property area and one is just off site. All are mature native oaks. Two are blue oaks, one is a valley oak and the fourth is a Coastal live oak.

To discuss each tree, I will be using the same letter assignment (A-D) found on the "Vicinity Map / Tree Location Map". This map has been attached to this report for clarity.

Please note that the previous Arborist's report uses a differing numbering system (#1-5) and includes a fifth tree. This additional tree is located far off site and is not considered to be affected by this applicant's request.

The trees were observed on December 30, 2005.

- Tree "A" is a blue oak (*Quercus douglasii*) with a triple trunk that measures 14" / 8" / 12" in diameter. These three trunks join at about a foot above grade with a very wide, strong crotch. The smaller of the trunks has been cut back to a stub about eight feet long, and has since sprouted much new sucker growth. The tree has an overall canopy density of 75%, which is normal for this specie. The canopy is nearly symmetrical, with slightly more growth on its south side, where it reaches down to ground level. It is growing at a normal rate, with last season's twig growth measuring from 6 to 14 inches long. The size and quantity of leaves on the ground are normal. All of next year's buds appear plump and normal. There is no tip dieback of the outer canopy.

The structural integrity of Tree "A" is very good. I found little or no decay within the trunk and main scaffold branches. Some dead branches exist within the interior of the canopy, mostly two inches in diameter or less. They most likely died when the interior leaves became overly shaded by the parts of the canopy that grew above them. The deadwood can be easily pruned away.

There is a slight wound on the top of the 8" trunk from a hand ax, and a small pocket of decay (3" wide) at its base. Since this trunk has very little limb weight, this does not pose a risk.

- Tree "B" is a blue oak with a single trunk measuring 26 inches in diameter. The main trunk forks into two trunks of equal size at 8 feet above grade. A large 14" diameter main scaffold limb was removed from the north side of this tree about two or three years ago, removing about 20% of the canopy of this tree. There is no decay visible in this cut. The remaining canopy

has a 70% density – normal for the specie. The tree is symmetrical in shape and has good branch spacing throughout the canopy. Twig growth from last season measures 3 to 20 inches long. Leaf size and quantity observed on the ground was normal. New buds were plump and numerous. The canopy spreads to within five feet of the ground on the south side of the tree. The vigor of this tree is normal.

The trunk generally appears normal, with no decay visible (or by sounding with hammer taps). The bark on the trunk is normal with the exception of three recent mechanical wounds measuring 4", 4" and 10" wide. There was no decay visible within these wounds. The tree should be able to easily withstand these injuries. Decay might, over time, start in the largest of the three wounds, and should be monitored.

The main scaffold branches have very little visible decay. There are a few smaller branches in the interior of the canopy that are dead. Again, these are from canopy shading and can easily be resolved by pruning the deadwood away.

- Tree "C" is a valley oak (*Quercus lobata*). It has a single trunk that measures 30" in diameter. This tree has very good vigor, evident by its 80% canopy density, its 4 – 18" twig growth, its leaf size and next year's bud condition.

This tree also has a small portion of its interior canopy showing dead branches. Again, this is due to competition for light and space with the nearby live branches.

The larger branches are very long and arching, with little taper along their length. This is typical for the specie, but if unchecked can result in heavy end weight that can break the branch. Careful thinning of the branch ends is the proper solution to this problem.

The lower trunk has a significant cavity at ground level that extends through the center of the trunk. The two cavity openings measure 8" and 6" wide. The trunk "sounds" hollow to about four feet above grade. Along all sides of both cavity openings are very thick layers of callas wood, measuring 12-18" wide. The callas wood formed after the cavity existed – therefore the cavity is very old. The tree has been able to tolerate the amount of strength loss that the cavity posed for many years. Although it is possible the cavity will continue to be tolerated, it is a serious concern none the less.

- Tree "D" is a Coastal live oak (*Quercus agrifolia*) with two trunks. I was unable to measure the trunks accurately due to poison oak, but they appeared to be about 24 and 28 inches in diameter.

The 24" trunk to the west is in very poor health, with much dieback and decay of major branches and portions of the trunk. Additionally, most of its foliage was a yellowish-green with very short twig growth (1 – 2"). This tree has been in poor health for many years.

A portion of the 28" trunk is similarly in decline, with off color foliage and poor growth. However, the major portion of this tree's canopy is in good health with normal foliage color and 6 – 8" new growth.

This tree is growing in the bottom of a drainage area, and likely is suffering from a root decay disease. The area was waterlogged during my inspection, and it appears there is no swale or creek to which this water can flow – this is a low spot into which other properties drain. This soil condition is not conducive to native oak trees as they become susceptible to soil borne root decaying diseases. This tree is showing distinct signs of major root problems as a result.

Loss of roots can kill the tree by reducing its ability to absorb adequate amounts of water. Additionally, loss of roots can result in an unstable root system and cause the tree to topple over.

Review and Conclusions

The previous inspection and report, written by Mr. Jim Lewis, took place in late 2003. The trees have not drastically changed in their condition during that time. The arborist states the objective of his report was to "inspect the oaks", and to assess "how the oaks should be addressed during the development of the parcel". He generally discusses his observations and provides a recommendation to remove trees #3 (referred to as "C" in this report), #4 (tree "B") and #5 ("tree "A").

Mr. Lewis states as his reason for recommending removal for trees "A" and "B" that he observed "rot and decay" in major branches. I found no evidence of significant amounts of decay. In fact, the only areas of decay are in a small percentage of the interior branches. This decay is a naturally occurring phenomenon (due to shading) and is not attributed to any weakened vigor or state of decline in the trees. This branch shedding does not spread into or infect the rest of the tree.

I found in trees "A" and "B" that all of the large supporting scaffold limbs and main trunk are nearly free of visible signs of decay.

I strongly disagree with Mr. Lewis that trees "A" and "B" should be removed.

Mr. Lewis and I do agree that tree "C" is problematic because of the decayed cavity in the lower trunk. Because there is a nearby residence, I recommend the owners have a full hazard tree inspection performed on the tree. As I stated earlier in this report, it is possible that the tree has already produced sufficient callus wood near and around the trunk cavity that will provide enough stability to the tree. My work during inspection of this tree does not constitute a full hazard tree inspection.

Mr. Lewis and I disagree, however, about the health and vigor of the canopy and major limbs. He states this tree is "in very heavy decline", while I found the tree to be in a very normal state of health with no signs of decline.

Tree decline is found when a tree is unable to produce new leaves and twigs. The first signs of decline are seen in reduced new growth, smaller leaves, and sometimes by off colored foliage. As decline progresses, dead twig ends develop, and the tree starts "dying back" from its outer and upper tips. This tree (as well as Trees "A" and "B") has very healthy twig ends, leaves, buds and outer canopy.

The presence of decayed wood does not automatically infer tree decline or a reduced state of vigor. Tree vigor can be excellent even in the presence of trunk cavities and a few dead interior branches.

These are two separate issues – tree vigor – and tree structural integrity.

Mr. Lewis and I agree as to the state of tree “D”. Because the tree is in danger of falling over, I recommend installing permanent fencing around the circumference of the outer canopy, at a distance far enough out to prevent injury should the tree fall over. This fencing should be installed as soon as possible. Additionally, soil can be removed at the base of the tree to expose the surface of the major buttress roots. This will dry out the roots and potentially stop the spread of root decay. The area should be graded to provide better drainage of surface runoff away from this tree. It should be noted that the tree may be beyond restoring if the root decay is well advanced, and these measures may prove fruitless.

To summarize my recommendations:

Tree “A”	Prune deadwood, train new branches on 8” trunk, monitor
Tree “B”	Prune deadwood, monitor
Tree “C”	Perform full hazard tree inspection to assess strength loss from lower trunk cavity, remove deadwood
Tree “D”	Fence entire area around tree to prevent injury in case of root failure, excavate soil at tree base to provide air to major buttress roots, provide positive drainage away from trunk and root area.

Please let me know if you have any additional questions.

Limiting Conditions:

All trees should be aerially inspected and pruned to remove dead wood, broken limbs, and hazardous conditions. Future inspections and pruning maintenance, at least every three years, is recommended for all trees on this site.

Information in this report covers only the trees examined and reflects the conditions of the trees at the time of inspection. There is no warranty, either express or implied, that the subject trees will not develop problems or deficiencies in the future. Sources of information used in this report are accepted as standard resources, however, the author cannot guarantee the accuracy of information provided by others. Possession of this report or a copy thereof does not imply the right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written consent of the consultant. Loss or alteration of this report invalidates the entire report. The inspection is limited to visual examination of tree location, as viewed from the ground, without dissection, excavation, probing or coring. No review of tree structural conditions or hazard potential has been provided.

Dated:

Signed:

Carolyn Leach
Registered Consulting Arborist #368



A Division of The Davey Tree Expert Company

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713 West Elwood Drive
Boise, Idaho 83706
208•338•0920
FAX: 208•338•0496

INSPECTION OF OAKS ON VACANT PARCEL OF LAND
APN 009-256-008 IN THE CITY OF PASO ROBLES

For

Dick Morris
Paso Robles, California

Prepared for:

Dick Morris, Developer
(ReMax) 711 12th Street
Paso Robles, Ca. 93446

And

John McCarthy, Civil Engineer
McCarthy Engineering
737 Orchard Drive
Paso Robles, Ca 93446

Prepared by:

Davey Resource Group
Jim Lewis, Consulting Arborist
4580 Coachman Way
Orcutt, Ca. 93455
November 10, 2003

Planning Division

JAN 10 2006

Paso Robles

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November 10, 2003

TABLE OF CONTENTS

SUBJECT	PAGE
Purpose and Intent.....	1
Observations.....	2-3
Analysis and Testing.....	4
Discussion.....	4
Conclusion.....	4
Recommendations.....	5
Appendix	

The purpose of this report is to inspect the Oaks on the vacant parcel of land (APN 009-256-008) located at the corner Oak street and 3rd Ave., (Bounded on the North by 4th Ave and the South by 3rd Ave.) The intent of the inspection is to conclude what is best for the Oaks in regards to the City of Paso Robles' "Oak Tree Preservation Plan" and how the Oaks should be dealt with during the development of the parcel for the betterment of public interest and welfare, and to meet the needs of the Preservation plan.

OBSERVATIONS

Site Description

In general, the parcel length runs North and South, and the width, East and West. The south end of the property is sloping with a North aspect. The North end of the property is also sloping but with a South aspect. The center of the property is the low area bounded by the North and South slopes. This low area is considered the flood zone running East to West beginning and continuing beyond the parcels East and West boundaries.

It appears that the property, as a vacant lot, has been used, in the past, as a "playground" by the local community. There are signs of injury to some of the Oaks as a result of this unauthorized use, signs nailed to trees, broken limbs, debris (tires, stove tops, wood, fencing) dumped near the base of a couple of the Oaks.

There are many volunteer Oak seedlings near and around the various Oaks on the parcel of land.

The Oaks

There are a total of five Oaks on the parcel that fall under the city of Paso Robles' Oak Tree Preservation Plan. Two Blue Oaks, two Coast Live Oaks, one Valley Oak. The trees are numbered as indicated on the attached map.

- D - Coast Live Oak (*Quercus agrifolia*)
- C - Valley Oak (*Quercus lobata*)
- A - Blue Oak (*Quercus douglasi*)
- B - Blue Oak (*Quercus douglasi*)

After close inspection of the site, both on September 15, 2003 and again on November 6th, 2003, I came to the following conclusion regarding the state of health and vigor of the five Oaks on site. With the exception of one Oak, the health of the other Oaks are in varying stages of decline, ranging from 50% to 90% decline.

Tree **D**-(*Quercus lobata*) 2X stem, 26" DBH each, 60' ht., located in the center of the property in the flood zone (see attached map). I found this tree to be in decline. I observed that rot and decay have found their way into many of the tree's major lateral branches. There is also evidence of mechanical injury caused by human activity in and around the tree. The overall condition of this tree is 40% to 50% in decline. Not proposed for removal

Tree **C**-(*Quercus lobata*) 38" DBH, 70' ht., located just above the flood zone on the North slope at the West boundary of the property, (see attached map). I found this tree to be in very heavy decline. I observed a great deal of rot and decay in all of the major laterals of the canopy. I also found there to be decay at the base of the tree creating a void completely through the base. I feel the overall condition of this tree to be 80% to 90% in decline. Not proposed for removal

Tree **A**-(*Quercus douglasi*) 24" DBH, 50' ht., located on the North slope, several feet above the flood zone on the East boundary (see attached map). I found this tree to be in decline, several of the major branches in the crown showing evidence of rot and decay. I also found signs of epicormic branching. I estimate this tree to be in approximately 50% to 60% decline.

Tree **B**-(*Quercus douglasi*) 3X stem 14", 12", 6" DBH, 30' ht., located on the North slope several feet above the flood zone and approximately 30' from the East property boundary. This tree is showing advanced stages of rot and decay, the major portion of its crown containing mostly dead branches. I estimate this tree to be approximately 70% in decline.

ANALYSIS and TESTING

Since no samples of rot and decay were collected at the site and forwarded to a testing laboratory for analysis, and since no tests with other instruments were administered, the specific type of decay cannot be specifically identified nor can the exact extent of decay be determined. All estimates of approximate % of decline and extent of decay were concluded from visual observation of % of dead lateral branches, smaller branches, leaves in the crown and the presence of decay on the boles. The per cent refers to the un-healthy portion of the tree.

DISCUSSION

From my observations, I feel that the history of use on this lot (human activity), the age of the trees, lack of professional care for the trees, all contribute to the present condition of health of the existing trees.

CONCLUSION

The general state of health of the trees on this parcel leads me to believe that with some of the trees there is no corrective pruning that can be done to improve the natural damage done to the trees in order to improve their long term health and vigor. There is one Oak I believe would benefit from corrective pruning to improve the structure and overall health of the tree.

RECOMMENDATIONS

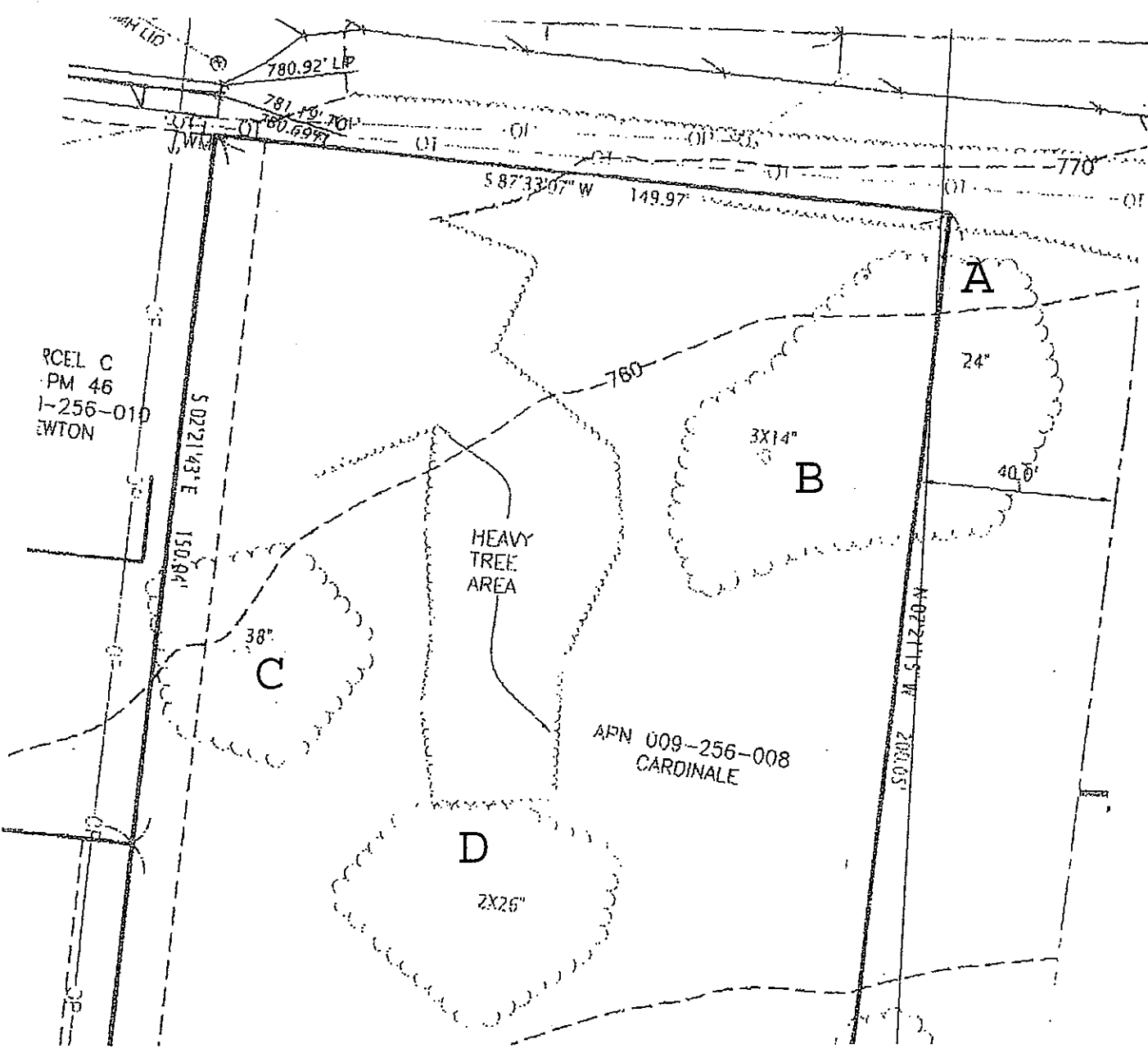
Tree D.. Since this tree is placed in a position so as not to impact or be impacted by the development of this parcel and though this tree is in decline, I suggest it remain in place as is and no pruning be done. To protect the critical root zone, I do recommend fencing be installed around this tree describing a 30' radius circle with the tree at the center of the circle. This tree would be a valuable seed source of volunteer seedlings in the future.

Tree C. This tree is in a stage of advanced decline and poses a hazard as it stands today. I recommend for the safety of people and structure, that this tree be removed before development begins. Applicants not proposing to remove at this time.

Tree A. This tree is in a moderate stage of decline, because of its location and health, it would pose a hazard to both people and structure and pruning would not enhance its' longevity, I therefore recommend this tree be removed.

Tree B. This tree is in an advanced stage of decline. Because of its' location it would pose a hazard to both people and structure. I recommend this tree be removed.

I recommend that all tree work be done under the supervision of an ISA Certified Arborist and that all work conform to ISA standards.



RCEL C
PM 46
1-256-010
EWTON

S 02°21'43" E 150.84'

HEAVY
TREE
AREA

APN 009-256-008
CARDINALE

N 02°21'15" W 200.05'

C
38"

D
2X26"

B
3X14"

A
24"

40.0'

587'33'07" W 149.97'

780.92' LP

781.18' 701'
80.6997'

770'

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
DENYING OTR 05-008 REQUESTING TO REMOVE TWO OAK TREES
(CARDINALE/MORRIS)

WHEREAS, the City has received an application submitted by Joe Cardinale and Dick Morris, to remove two (2) Blue Oak trees (with diameters totaling 56-inches) located on the south side of 4th Street, just west of Oak Street, and;

WHEREAS, the purpose and intent of the Oak Tree Preservation Ordinance states that “preservation of existing oak trees and opportunities to promote the establishment of new oak trees shall be the focus of the Planning Commission and/or City Council in conjunction with consideration of any development project or development related entitlement” ; and

WHEREAS, the request to remove of the trees is in relation to proposed development of the 28,500 square foot R2 zoned site; and

WHEREAS, Jim Lewis of Davey Resource Group has completed an Arborist Report has characterized the trees as being in poor health and recommends that the trees be removed; and

WHEREAS, since the request to remove the two trees is directly related to a proposed development, the City requested that a second arborist review the health of the trees; and

WHEREAS, Carolyn Leach, Arborist was contracted to review the health of the trees on site; and

WHEREAS, Carolyn Leach prepared a report on January 6, 2006, where the report concluded that two trees (trees A and B) are healthy and should be preserved; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby deny the request to remove the two (2) Blue Oak trees (trees A and B) based on the second opinion by Carolyn Leach concluding that trees are in good condition and should be preserved, and also since the proposed development has not been designed to preserve the existing oak trees as required by the Oak Tree Preservation Ordinance, require the applicants to preserve the trees and develop the property in a manner that would not impact the oak trees on site.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 17th day of January 2006 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk