

TO: JAMES L. APP, CITY MANAGER

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: OTR 10-005 - REQUEST TO REMOVE TWO OAK TREES AT 3600 DRY CREEK ROAD (SANTA CRUZ BIOTECHNOLOGY, INC.)

DATE: JUNE 1, 2010

Needs: For the City Council to consider a request by Matt Mullin, on behalf of Santa Cruz Biotechnology to remove two oak trees in conjunction with the construction of a new 40,000 square foot warehouse building.

Facts:

1. The site is located at 3600 Dry Creek Road, See Attached Aerial Photo of site (Attachment 1).
2. In October 2001, the Planning Commission approved PD 01-009, allowing the approval of the existing 63,700 square foot building for Santa Cruz Biotech (Building 1).
3. In January 2005, the Planning Commission approved PD 04-022, a Master Plan allowing for the construction of Building 2, which currently exists, and for the entitlement of four additional buildings to be built in the future, Buildings 3-6. (See Attachment 2, the Master Plan associated with PD 04-022).
4. The request at this time is to build a 40,000 square foot warehouse building in the same location as Building 6 of the Master Plan (See Attachment 3, Proposed Site Plan). However, the proposed building is larger than the building shown on the Master Plan, and would require the removal of two oak trees.
5. The subject oak trees are both Valley Oaks (*Quercus lobata*). Tree 1 is 34-inches in diameter and Tree 2 is 36-inches in diameter. See the attached vicinity map that indicates the location of the trees (Attachment 1).
6. As indicated in the attached letter from Matt Mullin (Attachment 4), the request for the removal of the trees is in order to accommodate the new building. It is important to the operation of Santa Cruz Biotech that the loading docks of the existing building and the new warehouse building are across from each other to allow for efficient operation between the two buildings.

7. Chip Tamagni of A&T Arborists prepared an Arborist Report evaluating the trees (Attachment 5). The report indicates that the Trees 1 and 2 are mature trees that have cavities, but overall the condition of the trees is normal for their age. The report indicates that Tree 1 is rated a 4, on a scale of 1-10 (10 being best), and Tree 2 rated a 3. The report also indicates a third tree (Tree 3, a 32-inch Blue Oak) that will be avoided with this project.
8. The project was reviewed by the Development Review Committee (DRC) on May 24, 2010, where the DRC approved the project as proposed, subject to the City Council approving the oak tree removals. In the event that Council does not approve the tree removals, the project will need to be redesigned to accommodate the trees.
9. Planning Staff did go out to the site to review the trees, since the tree shows signs of growth the Director could not make the determination that the tree is “clearly dead or diseased beyond correction,” and therefore, Section 10.01.050.C of the Oak Tree Ordinance would consider the tree “healthy” and require that the City Council make the determination of whether the tree should be removed or not, after consideration of the factors listed in Section 10.01.050.D.

**Analysis
And**

Conclusion: According to Section 10.01.050.D, there are several factors that the City Council needs to review when considering the removal of a “healthy” oak tree. These factors along with Staff’s analysis of each factor are listed below:

- D. *If a request is being made to remove one or more healthy oak trees for which a permit to remove is required, the director shall prepare a report to the City Council, outlining the proposal and his recommendation, considering the following factors in preparation of his recommendation.*
 1. *The condition of the oak tree with respect to its general health, status as a public nuisance, danger of falling, proximity to existing or proposed structures, interference with utility services, and its status as host for a plant, pest or disease endangering other species of trees or plants with infection or infestation;*
The Arborist Report (Attachment 3) indicates that the subject trees are mature, have cavities and have a 40 year life expectancy. The report concludes that the need for the removal of the trees is in order to accommodate the building.
 2. *The necessity of the requested action to allow construction of improvements or otherwise allow reasonable use of the property for the purpose for which it has been zoned. In this context, it shall be the burden of the person seeking the permit to demonstrate to the satisfaction of the director that there are no reasonable alternatives to the proposed design and use of the property. Every reasonable effort shall be made*

to avoid impacting oak trees, including but not limited to use of custom building design and incurring extraordinary costs to save oak trees;

The site is large enough that the building could be designed elsewhere on the site in a location that avoids the trees, or by construction multiple buildings, as shown by the proposed master site plan that was approved with PD 04-022 (Attachment 2). In this case the applicant is requesting that the City Council allow removal of the two trees since the proposed location of the building is important to allow for efficient loading and unloading activities between the two buildings.

3. *The topography of land, and the potential effect of the requested tree removal on soil retention, water retention, and diversion or increased flow of surface waters. The director shall consider how either the preservation or removal of the oak tree(s) would relate to grading and drainage. Except as specifically authorized by the planning commission and city council, ravines, stream beds and other natural water-courses that provide a habitat for oak trees shall not be disturbed;*

The removal of the trees would not result in negative effects on soil retention, water retention or surface water flows for the neighborhood.

4. *The number, species, size and location of existing trees in the area and the effect of the requested action on shade areas, air pollution, historic values, scenic beauty and the general welfare of the city as a whole;*

There are other oak trees on the site consisting of native trees to the site, and oak trees planted with Phase I of the Santa Cruz Biotech project.

5. *Good forestry practices such as, but not limited to, the number of healthy trees the subject parcel of land will support.*

As described above, there are other oak trees located on the site that will remain and be preserved. There would be sufficient area to plant replacement trees in other areas of the site.

The primary reason for the request to remove the two oak trees is to allow for the construction of a new warehouse building for Santa Cruz Biotech. As indicated in Matt Mullin's letter, it is essential to the operation of the business that the new building be placed in proximity to Building 1 with the position of the loading docks of each building oriented across from each other.

It will be up to the City Council to determine if the applicant's request to remove the trees is warranted based on factor No. 2 above "*to allow construction of improvements or otherwise allow reasonable use of the property for the purpose for which it has been zoned*". Matt Mullin has indicated in his attached letter that other locations on site were considered, but are not feasible based on the size of the proposed building and the need to have the new building adjacent to Building 1 to allow for efficient shipping and receiving functions between the buildings.

If the City Council allows for the removal of the two trees, the applicant is prepared to plant the necessary replacement oak trees as required by the Oak Tree Ordinance. If Council does not approve the removal request, the applicant will need to redesign the project to preserve the oak trees.

Policy

Reference: Paso Robles Municipal Code Section 10.01.010 (Oak Tree Ordinance)

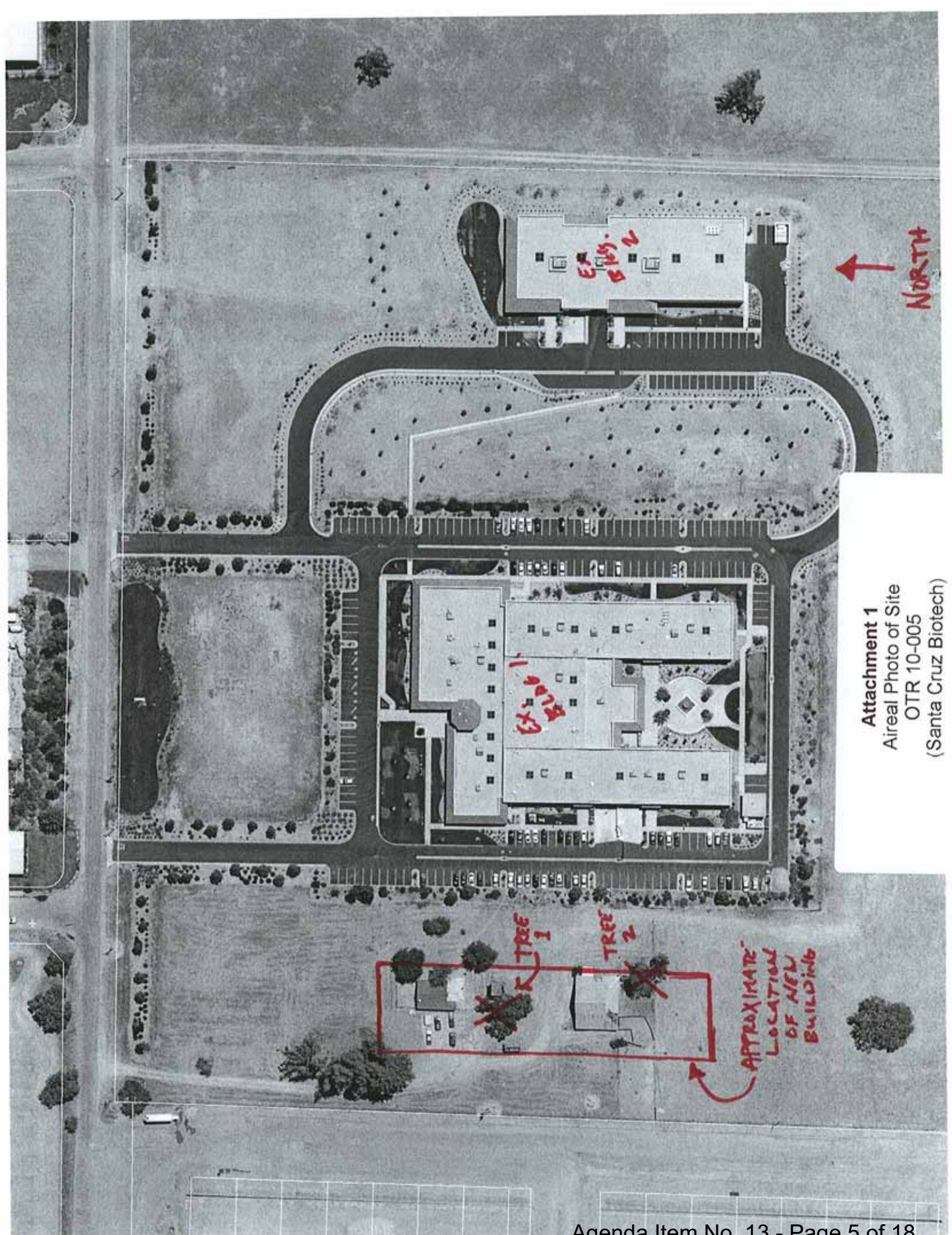
Fiscal

Impact: None.

- Options:**
- A. Adopt Resolution No. 10-xx approving OTR 10-005, allowing the removal of two Valley oak trees based on the trees conflicting with the location of the new building and therefore allowing reasonable use of the property for the purpose in which it is zoned, and require twelve (12) 1.5-inch diameter Valley Oak replacement trees to be planted at the direction of the Arborist, or payments made to the City's oak tree replacement fund.
 - B. Amend, modify or reject the above options.

Attachments:

1. Aerial Photo of Site
2. PD 04-022 Master Plan
3. Proposed Site Plan
4. Matt Mullin Letter
5. Arborist Report
6. Resolution to approve the removal of the trees



Attachment 1
Aerial Photo of Site
OTR 10-005
(Santa Cruz Biotech)

PROPOSED NEW UNIVERSITY
OPTION

27 FEET
TYPICAL

10'
MIN.

EXISTING CAR TREES
TO REMAIN, TYP.

TREE
1

TREE
2

3
24,000 SF

4
24,000 SF

1
69,700 SF

5
19,000 SF

810

815

810

805

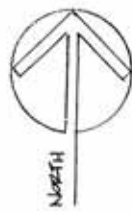
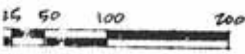
800

795

790

785

780



SITE PLAN - PRELIMINARY
1" = 100' 0"

CONCEPTUAL MASTER PLAN

Attachment 2
PD 04-022 Master Plan
OTR 10-005
(Santa Cruz Biotech)

ENLARGED SITE PLAN
SEE SHT. 2

PROPOSED ACCESS
DRIVEWAY & PARKING
AREA

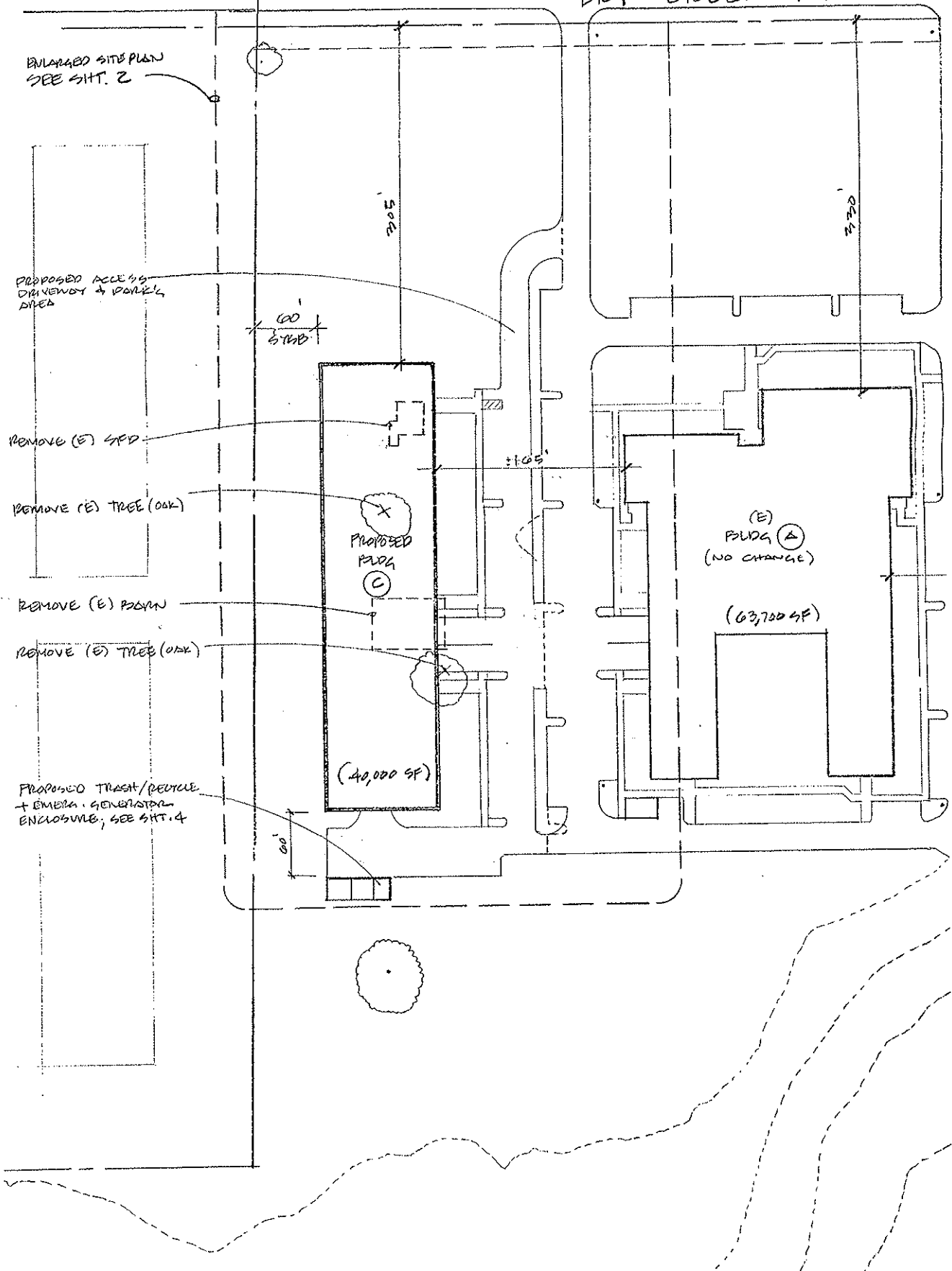
REMOVE (E) SPD

REMOVE (E) TREE (OAK)

REMOVE (E) POCKET

REMOVE (E) TREE (OAK)

PROPOSED TRASH/RECYCLE
& EMERGENCY GENERATOR
ENCLOSURE, SEE SHT. 4



Attachment 3
 Proposed Site Plan
 OTR 10-005
 (Santa Cruz Biotech)

Paso Robles
May 06 2010
Planning Division

May 6, 2010

Mr. Ron Whisenand
Community Development Director
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

RE: Design Review Committee and Oak Tree Removal Permit
Stephenson Living Trust
3600 Dry Creek Road
APN 025-431-007

Dear Mr. Whisenand:

Planned Development Permit No. 04-022 was approved by the City of Paso Robles on January 11, 2005 and allowed development of a phased project consisting of five (5) industrial buildings to create an industrial campus. These five new buildings were in addition to the original, primary industrial building approved under PD 01-009 (Building 1), which is the anchor building within this industrial campus. Immediately following approval of PD 04-022 and the issuance of subsequent building permits, Building 2 was constructed.

The property owners, Stephenson Living Trust, are now proposing to construct a third structure in its six building industrial campus. Building 3 is an approximately 40,000 square foot warehouse that will be located between Building 1 and the western property line. The location of Building 3 is in an area denoted on the site plan for PD 04-022 as a future building site for this campus.

This large, industrial campus is somewhat unique in that Santa Cruz Biotechnology, Inc. is the sole tenant on the property and it will be the sole occupant of all three buildings following construction of Building 3. This is not a speculative project that is being proposed for some future, unknown tenant. Rather, Building 3 is designed exclusively for, and will be occupied solely by, Santa Cruz Biotechnology to accommodate the expansion of its current operations on the property.

Like most businesses trying to survive the current "Great Recession," Santa Cruz Biotechnology has taken steps to endure. Of course, improving efficiencies, reducing costs, and being fiscally conservative are measures that Santa Cruz Biotechnology has implemented. Santa Cruz Biotechnology has also made strategic decisions to considerably expand its marketplace presence

Attachment 4
Matt Mullin Letter
OTR 10-005

2 • Santa Cruz, CA 95060

*Design Review Committee and Oak Tree Removal Permit
Stephenson Living Trust
3600 Dry Creek Road*

public view by parapet walls. Enclosed trash facilities will be placed to the rear (south) of the building. An enclosed backup emergency electrical generator is adjacent to the trash enclosure.

The building grounds and parking lot will be fully landscaped with a combination of trees, shrubs, and groundcover. Most, if not all, landscape trees will be 24" box specimens. The shrubs and vines will be predominantly 5-gallon in size. Drought tolerant species have been emphasized in this plan. Landscape material to the north of the building, along with rows of trees lining the interior driveway leading to the building, will soften the appearance of the building as viewed from Dry Creek Road and neighboring property. Landscaping around the building will help reduce solar gain within the structure and shade trees in the parking areas will reduce thermal buildup in the parking lots. A neutral colored concrete (medium brown) will be used in the sidewalks and hardscape zones.

In order to construct Building 3, two valley oak trees (*Quercos lobata*) will have to be removed and an Oak Tree Removal Permit must be obtained. Unfortunately, the removal of these two oak trees is unavoidable. Santa Cruz Biotechnology always envisioned a building in this general location, as shown under PD 04-022. The hope has always been that a building could be constructed in this area that would not necessitate the removal of any of the three oak trees in this part of the property. Again, unfortunately, this was not possible. While two oak trees are proposed for removal, the largest and healthiest oak tree present on this portion of the property will not be impacted by this project.

The location of Building 3 is integral to the current functions occurring within Building 1. Santa Cruz Biotechnology's Shipping and Receiving departments are in the rear, western portion of Building 1. With the addition of Building 3, Santa Cruz Biotechnology's product inventory and laboratory supplies will be consolidated within these two buildings, which will greatly improve operational efficiencies. Given its geographical separation, Building 2 is impractical for warehousing inventory that is sold and shipped on a day-to-day basis. Instead, Building 2 will be used for long term product storage and manufacturing support. Buildings 1 and 3 will house Santa Cruz Biotechnology's products that are available for immediate sale and distribution. This integral relationship between warehousing of products (Building 3) and the daily shipment of customer orders (Building 1) makes this area of Santa Cruz Biotechnology's industrial campus the centralized hub of the movement of goods and products to and from Santa Cruz Biotechnology.

A & T Arborists prepared a Tree Preservation Plan evaluating the three oak trees present on this portion of the property (Attachment 5). The report rated the trees affected by this project as 3 and 4, respectively, and found they are nearing the end of their respective lifecycles. Moreover, the report acknowledges that there is no way to shift the proposed building to avoid the removal of the two trees. The Tree Preservation Plan calls for mitigating the removal of these two trees (combined 80-inches of diameter) with 20 inches of replacement trees. Each replacement tree

*Design Review Committee and Oak Tree Removal Permit
Stephenson Living Trust
3600 Dry Creek Road*

must be a minimum of 1.5 inches in diameter. The landscape plan herein incorporates the recommended replacement tree mitigation. A total of 19 valley oaks are included in the plan and will provide over 150% of the mitigation recommended by A & T Arborists and required by code.

Alternatives to the proposed building envelope were considered to avoid removing any oak tree. Given the size of this building, it is not possible to shift the building so as to avoid the necessity of removing the two oak trees. This was confirmed by the report prepared by A & T Arborists. Moving the building to the west would encroach into the required side yard set back. Shifting the building to the north would make the project completely impractical due to the necessity of having warehoused products in very close proximity to the shipping and receiving functions on campus. Shifting the building to the east is not possible because of the circulation needed for trucks to maneuver in and out of the loading berths. A shift to the east would also substantially increase the amount paving and site disturbance than what is currently proposed.

The report by A & T Arborists recognizes the 50 +/- coast live oaks (*Quercus agrifolia*) already planted by the property owners and how well these oaks have been maintained. Though not required under either PD 04-022 nor PD 01-009, these 50, 24-inch box oak trees were planted on the property to help offset the potential loss of an oak tree(s) due to future disease or development. This was not intended as a mitigation measure should an future oak tree removal permit be sought, rather it was done as an effort to preserve the historical presence of oak trees on the property.

The report by A & T Arborists additionally acknowledges the good stewardship of the land and vegetation by the property owners. The owners place a high value on the presence of trees on their property. This is evidenced by the fact that in addition to the 50 oak trees planted, over 200 trees have been installed throughout the property. In anticipation of the necessity of additional warehouse space to be proposed on this portion of the property, more than 100 trees have been planted along the western property line to soften a future building's profile along Dry Creek Road. A mixture of London Plane, Afghan Pine, and African Cypress were planted along the western property line.

The proposed location of Building 3 is essential for this project to be realized. Any efficient, successful business must have its product inventory on hand and available to fulfill customers' orders. Santa Cruz Biotechnology is no exception to this rule. Building 3 provides necessary storage space to stock Santa Cruz Biotechnology's products adjacent to its shipping department.

We believe the realization of this project will be a valuable asset to the city of Paso Robles by providing quality development, the creation of new jobs, and further diversification of the economic character of the city. We are excited this next phase of development in Santa Cruz

*Design Review Committee and Oak Tree Removal Permit
Stephenson Living Trust
3600 Dry Creek Road*

Biotechnology's industrial campus will further enrich the Airport District and will add to the economic vitality of the City of Paso Robles.

If you require any additional information, or if you have any questions, please don't hesitate to call.

Sincerely,

A handwritten signature in blue ink that reads "Matt Mullin". The signature is written in a cursive style with a period at the end.

Matt Mullin

Submittal Materials:

1. Development Application and Filing Fee
2. Oak Tree Removal Permit and Filing Fee
3. Project Plans (3 full sized, 2 plan reductions)
4. Materials/Color Board
5. A & T Arborists Report

A & T ARBORISTS

P.O. BOX 1311 TEMPLETON, CA 93465 (805) 434-0131



Tree Preservation Plan For

Santa Cruz Biotech Expansion

Prepared by A & T Arborists and Vegetation Management

Chip Tamagni
Certified Arborist #WE 6436-A

Steven Alvarez
Certified Arborist #WE 511-A

Tract # _____

PD # _____

Building Permit # _____

Attachment 5
Arborist Report
OTR 10-005
(Santa Cruz Biotech)

Paso Robles
MAY 06 2010
Planning Division

Project Description: This project involves the expansion of the Santa Cruz Biotech facility to include a warehouse building to the north of the existing building. There are three oaks in the vicinity with two being valley oaks (*Quercus lobata*) and the other a blue oak (*Quercus douglasii*). The blue oak will be completely avoided and the two valley oaks will require removal. Both of the proposed removals are mature trees and have cavities that are normal in this stage of their lives. Both trees probably have 40 years left in their lifecycle. The blue oak that is to remain has been pruned in the past few years and is in relatively good health with no apparent cavities present. There doesn't appear to be any shifting of the proposed building that would allow the two trees to remain. The following pictures are of trees #1 and #2:



The owners of Santa Cruz Biotech have proven to be great stewards of their property on Dry Creek Road. They have planted close to 50 coast live oaks, 50 London plane trees, and hundreds of shrubs and smaller trees. Most all the live oaks are thriving and many are close to 12-15 feet tall with full canopies and good trunk taper which reflect the care they have been given. The owners have even considered trying to move the large trees but due to their age, they most likely would not survive. The landscaping plan will incorporate the mitigation trees on the project site. Total removal diameter is 80 inches, therefore, 20 inches of replacement trees will be required that must be a minimum of 1.5 inches in diameter.

Specific Mitigations Pertaining to the Project: Fencing shall be placed at the edge of the critical root zone for tree three. All standard mitigations listed below shall apply.

The term "critical root zone" or CRZ is an imaginary circle around each tree. The radius of this circle (in feet) is equal to the diameter (in inches) of the tree. For example, a 10 inch diameter tree has a critical root zone with a ten foot radius from the tree. Working within the CRZ usually requires mitigations and/or monitoring by a certified arborist.

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 and in the field with an aluminum tag. Tree protection fencing is shown on the grading plan. Both critical root zones and drip lines are outlined on the plans.

If pruning is necessary for building, road or driveway clearance, removal of limbs larger than 6 inches in diameter will require a city approved permit along with a deposit paid in

advance (to the City of Paso Robles). The city will send out a representative to approve or deny the permit. Only 25% of the live crown may be removed.

Tree Rating System

A rating system of 1-10 was used for visually establishing the general health and 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 class IV 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 and problems.
6	Healthy tree that probably can be left in its natural state.
7-9	Has 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).

Aesthetic quality on the spreadsheet is defined as follows:

- **poor** - tree has little visual quality either due to severe suppression from other trees, past pruning practices, location or sparse foliage
- **fair** - visual quality has been jeopardized by utility pruning/obstructions or partial suppression and overall symmetry is average
- **good** - tree has good structure and symmetry either naturally or from prior pruning events and is located in an area that benefits from the trees position
- **excellent** - tree has great structure, symmetry and foliage and is located in a premier location. Tree is not over mature.

The following mitigation measures/methods must be fully understood and followed by anyone working within the critical root zone of any native tree. Any necessary clarification will be provided by us (the arborists) upon request.

It is the responsibility of the **owner or project manager** to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.

Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed.

Fencing: The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with posts 8 feet on center) 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 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. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

<p>Tree Protection Zone No personnel, equipment, materials, and vehicles are allowed Do not remove or re-position this fence without calling: A & T Arborists 434-0131</p>

Soil Aeration Methods: Soils within the critical root zone 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.

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 are off limits unless pre-approved by the arborist.

Construction Materials And Waste: No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.

Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these 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. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.

- pre-construction fence placement inspection

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.

Landscape: All landscape within the critical root zone shall consist of 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. It is the owner's responsibility to notify the landscape contractor regarding this mitigation.

Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.

The included spreadsheet includes trees listed by number, species and multiple stems if applicable, scientific name, 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, monitoring), construction impact (trenching, grading), recommended pruning, aesthetic value and individual tree notes along with canopy spread.

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

TREE PROTECTION SPREAD SHEET Llamas

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS	LTSI
1	VO	<i>Q. lobata</i>	34	4	R	100%	GR	NONE	NO		good	cavity/conk	EW	
2	VO	<i>Q. lobata</i>	36	3	R	100%	GR	NONE	NO		fair	cavity/past failure	EW	
3	BO	<i>Q. doug.</i>	32	4	A	0%		FENCING	NO		excel.		30x50	none
4														
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH
 2 = TREE TYPE: COMMON NAME IE: W.O. = WHITE OAK
 3 = SCIENTIFIC NAME
 4 = TRUNK DIAMETER @ 4'6"
 5 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT
 6 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL
 7 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE
 8 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING, FILL
 9 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING.
 10 = ARBORIST MONITORING REQUIRED: YES/NO
 11 = DESCRIBED PRUNING: CLASS 1-4
 12 = AESTHETIC VALUE
 13 = FIELD NOTES
 14 = CANOPY SPREAD
 15 = LONG TERM SIGNIFICANT IMPACTS: HIGH, MEDIUM, LOW, NONE

RESOLUTION NO. 10-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING THE REMOVAL OF TWO OAK TREES AT 3600 DRY CREEK ROAD
(SANTA CRUZ BIOTECHNOLOGY, INC.)

WHEREAS, Matt Mullin, on behalf of Santa Cruz Biotechnology, has submitted a request to remove two Valley Oak trees, at the Santa Cruz Biotech site located at 3600 Dry Creek Road; and

WHEREAS, the Community Development Director could not make the determination that the tree is “clearly dead or diseased beyond correction,” and therefore, Section 10.01.050.C of the Oak Tree Ordinance would consider the tree “healthy” and require that the City Council make the determination of whether the tree should be removed or not, after consideration of the factors listed in Section 10.01.050.D; and

WHEREAS, Chip Tamagni of A & T Arborists submitted an Arborist Report indicating that the trees are mature, and in normal condition for their age; and

WHEREAS, Mat Mullin has provided a letter indicating that the removal of the trees is necessary in order to allow for the construction of a new building; and

WHEREAS, the proposed placement of the building would maximize the efficiency of the new building with the existing building as oppose to other locations on site that would save the trees, but not meet the needs of Santa Cruz Biotech; 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 two (2) Valley Oak trees based on allowing Santa Cruz Biotech to construct the building on site at a location that would maximize the function of the buildings and therefore allow the reasonable use of the property for the purpose for which it has been zoned;
2. Require twelve (12) 1.5-inch diameter Valley Oak replacement trees to be plated at the direction of the Arborist.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 1st day of June 2010 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Duane Picanco, Mayor

ATTEST:

Lonnie Dolan, Deputy City Clerk