



## Council Agenda Report

From: Darren Nash, Associate Planner

Subject: Oak Tree Removal Permit (OTR 16-010) - A request by James Ralls (property owner / applicant) requesting that the City Council allow the removal of two Coast Live Oak trees (16 inch dbh / 17 inch dbh) at 803 Hogan Place

Date: November 15, 2016

---

### Facts

1. The removal request has been applied for by James Ralls, owner of the property located at 803 Hogan Place. (See attached Vicinity Map, Attachment 1).
2. Both trees requested for removal are Coast Live Oak trees (*Quercus Agrifolia*), one 16-inch diameter tree and one 17-inch tree. The trees were most likely planted as landscape trees in the 1980s at the time of the construction of the house.
3. As a result of the trees causing recent damage to sidewalks, driveways, and water and sewer lines, Mr. Ralls is requesting that the trees be removed to prevent further damage.
4. Chip Tamagni of A&T Arborists has provided an arborist report that indicates that as a result of hard soil the trees were not planted deep enough, which has resulted in the root systems of the trees being shallow and growing along the surface. The roots growing at surface level have contributed to the roots lifting and cracking the adjacent sidewalk and driveway. Additionally, the roots have invaded the sewer line and caused the main water line to break. (See Arborist Report, Attachment 2). The report did not address the health of the trees themselves.
5. Planning Staff visited the site to inspect the trees. Since the trees appears healthy, the Community Development Director could not make the determination that the trees are "clearly dead or diseased beyond correction," and therefore, Section 10.01.050.C of the Oak Tree Ordinance would consider the trees "healthy" and require that the City Council make the determination of whether the trees should be removed or not, after consideration of the factors listed in Section 10.01.050.D.

### Options

1. Allow the removal of the two Coast Live Oak trees, based on the Arborist report concluding that as a result of the root systems of the trees growing at the surface, the trees will continue to damage sidewalks, driveways, and utility lines, and require six 1.5-inch diameter Coast Live Oak replacement trees to be planted on site, at the direction of the Arborist.
2. Amend the Resolution, denying the request to remove the oak tree based on findings to be stated in the City Council motion.
3. Amend the above option or refer back to staff for additional analysis.

## **Analysis and Conclusions**

### **Option 1:**

As a result of the growing characteristics of coast live oaks, and the damage that the trees are causing, Council may determine that there is enough information to allow removal of the trees, based on the arborist report. On-site replacement trees would be required as mitigation to the tree removal.

### **Option 2:**

The trees are healthy, have good aesthetic value to the neighborhood, the Council may decide to not approve the removal of the trees.

### **Option 3:**

Council may wish to approve an amended version of one of the options listed above or refer the item back to staff for additional analysis with the arborist.

## **Fiscal Impact**

There is not a direct fiscal impact to the City related to this oak tree removal request. However, oak trees can provide value to a property and be of aesthetic, cultural, and biological value to the community as a whole.

## **Recommendation**

As a result of the trees causing damage to the property, allow the removal of the trees and require replacement oak trees or payment into the Oak replacement fund.

## **Attachments**

1. Vicinity Map/Oak Tree Location Plan
2. Resolution 16-xxx - Approval of the removal of the tree
  - a. A&T Arborist Report with Photos



DRAFT RESOLUTION NO. 16-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
AUTHORIZING THE REMOVAL OF TWO OAK TREES  
AT 803 HOGAN PLACE (OTR 16-010)  
(RALLS)  
APN: 009-465-014

WHEREAS, the removal request has been applied for by James Ralls, owner of the property located at 803 Hogan Place; and

WHEREAS, both trees requested for removal are Coast Live Oak trees (*Quercus Agrifolia*), one 16-inch diameter tree and one 17-inch tree, the trees were most likely planted as landscape trees in the 1980's at the time of the construction of the house; and

WHEREAS, as a result of the trees causing recent damage to sidewalks, driveways, and water and sewer lines, Mr. Ralls is requesting that the trees be removed to prevent further damage; and

WHEREAS, Chip Tamagni of A&T Arborists has provided a report that indicates that as a result of hard soil the trees were not planted deep enough, which has resulted in the root systems of the trees being shallow and growing along the surface, which has contributed to the roots lifting and cracking the adjacent sidewalk, driveway and disrupting utility lines; and

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

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 Coast Live Oak Trees, based on the Arborist Reports (Exhibit A) concluding that as a result of hard soil and incorrect planting technique that the trees will continue to have shallow root systems that will continue to disrupt the sidewalk, driveway, and utilities;
2. Require six (6) 1.5-inch diameter oak tree replacement trees to be planted at the direction of the Arborist, or the necessary funds donated to the City's Oak Tree Replacement Fund.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 15<sup>th</sup> day of November, 2016 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Steven W. Martin, Mayor

ATTEST:

\_\_\_\_\_  
Kristen L. Buxkemper, Deputy City Clerk

RECEIVED

OCT 04 2016

City of Paso Robles  
Community Development Dept



9-30-2016

City of Paso Robles Planning Department

Cc: James Ralls

Re: Oak Tree Removal for 803 Hogan Place, Paso Robles

This report is in regard to the proposed removal of two coast live oak trees (*Quercus agrifolia*) located in front 803 Hogan Place in Paso Robles. They measure 16 and 17 inches in diameter.

Both of the trees were planted by the previous owner. As is typical for most all the subdivisions in Paso Robles, the topsoil was completely scraped off of the site. This results in hard pan being located close to or at the surface. This results in very shallow root systems. It is obvious when looking at both of these trees, they were not planted deep enough probably due to the extremely hard soil. This has also contributed to the tree's roots growing along the surface.

There has been three recent issues with the roots from these two trees. The roots invaded the septic line which caused a backup that had to be serviced. The roots lifted and cracked the concrete on the side of the driveway which had to be removed and replaced. Just recently, the roots broke the main waterline coming from the street to the home.

The owner, James Ralls is seeking to remove both of these trees before more damage occurs which is inevitable. There are new cracks in the driveway that will most likely begin heaving in the near future.

These two trees are just not suited for this site due to extremely poor soil conditions and the substandard planting that occurred in the past. Cutting roots and installing root barrier has a risk of making the trees unstable which could be a hazard.



# Exhibit A

Please consider allowing the removal of these two trees.



Area where the roots broke the water line

# Exhibit A



Concrete that was replaced at the top and the crack in the old concrete

Please feel free to contact us with any questions.

Chip Tamagni  
Certified Arborist #WE 6436-A  
California State Pest Control Advisor #75850  
Certified Hazard Risk Assessor #1209  
Cal Poly B.S. Forestry and Natural Resources Management