

RESOLUTION 17-002

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
RECOMMENDING THE REMOVAL OF FOUR OAK TREES
AT 301 CRESTON ROAD
(OTR 16-013 / HAWKINS)
APN: 009-401-044**

WHEREAS, Carol Hawkins has submitted a request to remove four oak trees located at 301 Creston Road; and

WHEREAS, the trees proposed to be removed include a 7-inch diameter Blue Oak, an 8-inch diameter multi-trunk Scrub Oak, a 13-inch diameter multi-trunk Scrub Oak, and an 8-inch diameter Valley Oak; and

WHEREAS, the request for the trees to be removed is being made to accommodate future development of lots as part of Tentative Parcel Map 16-0165; and

WHEREAS, the Arborist Report (Exhibit A) has been prepared by A&T Arborists, which indicates that the four trees are in poor condition; and

WHEREAS, if the trees are approved to be removed, there are other oak trees on the lot that would be preserved; and

WHEREAS, along with the recommendation to approve Tentative Parcel Map 16-0165 the Planning Commission recommended that the City Council approve OTR 16-013; and

Section 1 – Findings: Pursuant to Paso Robles Municipal Code section 10.01.050.E., and based on the entire record including all written and oral evidence presented, the Planning Commission finds as follows:

1. Having considered the factors outlined in Section 10.01.050.E. of the Paso Robles Municipal Code, and the information provided by the Arborist in Exhibit A, the Planning Commission finds that allowing the removal of the trees to accommodate future development of Tentative Parcel Map 16-0165, would result in a better project.

Section 2 - Approval: Oak Tree Removal (OTR) 16-013 is recommended for approval subject to the following:

1. Authorize the removal of Tree No. 10 (7-inch Blue Oak), Tree No. 11 (8-inch multi-trunk Scrub Oak), Tree No. 12 (13-inch multi-trunk Scrub Oak), and Tree No. 13 (8-inch Valley Oak) based on the trees being in poor health, as indicated in the Arborist Report, attached as Exhibit A;
2. Require six (6) 1.5-inch diameter oak replacement trees (or fewer replacement trees adding up to 9-inches) to be plated at the direction of the Arborist.

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Arborist Report
B	Tree Protection Plan

PASSED AND ADOPTED THIS 10th Day of January 2017 by the following Roll Call Vote:

AYES: Commissioners Donaldson, Barth, Agredano, Davis, Brennan and Chairman Rollins

NOES: Commissioner Burgett

ABSENT:

ABSTAIN:



CHAIRMAN BOB ROLLINS

ATTEST:



WARREN FRACE, PLANNING COMMISSION SECRETARY

<p>A & T ARBORISTS P.O. BOX 1311 TEMPLETON, CA 93465 (805) 434-0131</p>	
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**Tree Preservation Plan
For**

301 Creston Road

**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 # _____

Project Description: This project involves a lot split for 301 Creston Road. This property currently has a single family home which will become lot one. The property will be divided to add three more lots and a guest house. There are several species of oak trees on the property including valley oaks (*Quercus lobata*), coast live oaks (*Quercus agrifolia*), blue oaks (*Quercus douglasii*), and scrub oaks (*Quercus dumosa*). There are 14 oaks potentially impacted in the immediate project area. There are another dozen that are inherently protected by others in the same area. There are also at least 60 more in the steep hillside extending down to Union Road to the north. These trees will all be saved as no development is planned anywhere near them. The trees planned for removal include tree #10, a seven inch diameter blue oak, trees #11 and #12, eight and 13 inch diameter multi-trunk scrub oaks, and one valley oak with an eight inch diameter. Tree #10 is in the middle of the proposed road, #11 and #12 will be within the building envelope for lot #2, and tree #13 is close to a retaining wall. It should be noted that tree #13 is has been topped for clearance of the 70 kv lines overhead.

Specific Mitigations Pertaining to the Project: Tree fencing must be up and per plan prior to any grading. The engineer explained the over-excavation for the guest unit will not go past the foundation so the impact will be minimal, however, this grading shall be monitored. Tree #9 will have the new driveway pass within the critical root zone. Grading shall be limited to no more than six inches of cut within the critical root zone. Tree #14 may need some clearance pruning prior to grading.

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. In the field oak trees to be removed have red tape attached to the tag while saved trees in the impact area have yellow tape. Drip lines will be outlined on the plans.

If pruning is necessary for road 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 during a given season.

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>
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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 **City of Paso Robles** 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 on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t 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:

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

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.

Chip Mulch: All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

Trenching Within Critical Root Zone: All trenching within the critical root zone of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading contractor(s) must take place prior to work start.

Grading Within The Critical Root Zone: Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

Exposed Roots: Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.

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.

Existing Surfaces: The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.

Construction Materials And Waste: No liquid or solid construction materials 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
- all grading and trenching identified on the spreadsheet
- any other encroachment the arborist feels necessary

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.

Pruning Class IV pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

Utility Placement: All utilities, sewer and storm drains shall be placed down the roads and driveways and when possible outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over roots larger than 3 inches in diameter.**

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.

Exhibit A

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

Exhibit A

TREE PROTECTION SPREAD SHEET

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE COND.	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	GAESTH. VALUE	FIELD NOTES	NS EW	LTSI H-M-L-N	USEFUL LIFE EXP.
1	LO	<i>Q. agrifolia</i>	7	4	A	0%	NONE	F	NO		good		10/10	none	100
2	LO	<i>Q. agrifolia</i>	8	4	A	0%	NONE	F	NO		fair		8/8	none	100
3	VO	<i>Q. lobata</i>	9	3	A	0%	NONE	F	NO		fair		12/16	none	100
4	VO	<i>Q. lobata</i>	18	4	I	10%	GR	F,M	YES		good		15/15	none	100
5	LO	<i>Q. agrifolia</i>	14	4	A	0%	NONE	F	NO		good		20/15	none	100
6	VO	<i>Q. lobata</i>	9	3	A	0%	NONE	F	NO		fair		8/8	none	100
7	VO	<i>Q. lobata</i>	10	3	A	0%	NONE	F	NO		fair		12/10	none	100
8	LO	<i>Q. agrifolia</i>	8	4	A	0%	NONE	F	NO		fair		10/10	none	100
9	VO	<i>Q. lobata</i>	3x22	3	I	25%	GR	F,M	YES		good		20/24	none	80
10	BO	<i>Q. doug</i>	7	3	R	100%	GR	NONE	NO		poor		7/7		
11	SO	<i>Q. dumosa</i>	4x8	3	R	100%	GR	NONE	NO		fair		12/8		
12	SO	<i>Q. dumosa</i>	10x13	3	R	100%	GR	NONE	NO		fair		15/14		
13	VO	<i>Q. lobata</i>	8	2	R	100%	GR	NONE	NO		fair		14/12		
14	BO	<i>Q. doug.</i>	7	3	A	0%	NONE	F	NO		fair		9/9	none	70

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH
 2 = TREE TYPE: COMMON NAME IE W.O. = WHITE OAK
 3 = SCIENTIFIC NAME
 4 = TRUNK DIAMETER @ 4ft
 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 = PRESCRIBED PRUNING: CLASS 1-4
 12 = AESTHETIC VALUE
 13 = FIELD NOTES
 13 = NORTH SOUTH/ EAST WEST CANOPY SPREAD
 14 = CANOPY SPREAD
 15 = LONG TERM SIGNIFICANT IMPACTS: HIGH, MEDIUM, LOW, NONE
 16 = USEFUL LIFE EXPECTANCY

**TENTATIVE PARCEL MAP
PR 16-0165**

THIS IS A SUBDIVISION OF LAND IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA, DESCRIBED AS FOLLOWS: PART OF SAN LUIS OBISPO COUNTY PARCEL MAP NO. 16, 1989, AS RECORDED IN PUBLIC RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA, BOOK 4, PAGE 14. THIS MAP IS A TENTATIVE PARCEL MAP PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, CHAPTER 34, SECTIONS 42600-42620, CIVIL CODE, CALIFORNIA, AND THE SUBDIVISION MAP ACT, CHAPTER 34, SECTIONS 42600-42620, CIVIL CODE, CALIFORNIA, AND THE SUBDIVISION MAP ACT, CHAPTER 34, SECTIONS 42600-42620, CIVIL CODE, CALIFORNIA.

11.17.2016



VICINITY MAP
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LEGAL DESCRIPTION
PART OF SAN LUIS OBISPO COUNTY PARCEL MAP NO. 16, 1989, AS RECORDED IN PUBLIC RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA, BOOK 4, PAGE 14. THIS MAP IS A TENTATIVE PARCEL MAP PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, CHAPTER 34, SECTIONS 42600-42620, CIVIL CODE, CALIFORNIA, AND THE SUBDIVISION MAP ACT, CHAPTER 34, SECTIONS 42600-42620, CIVIL CODE, CALIFORNIA, AND THE SUBDIVISION MAP ACT, CHAPTER 34, SECTIONS 42600-42620, CIVIL CODE, CALIFORNIA.

OWNER:
SUNSHINE REALTY, INC.
10000 S. RIVER ST.
SANTA ANA, CA 92705

APPLICANT:
SUNSHINE REALTY, INC.
10000 S. RIVER ST.
SANTA ANA, CA 92705

PREPARED BY:
FIRST AMERICAN TITLE COMPANY
10000 S. RIVER ST.
SANTA ANA, CA 92705

PLACED ZONE DESIGNATION:
MAP NO. 16-0165-000
OFFICIAL DATE: NOVEMBER 16, 2015

LEGEND:

- EXISTING CONTOUR
- EXISTING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- PROPOSED CENTERLINE AS NOTED
- PROPOSED LOT LINE
- PROPOSED BUILDING ENVELOPE
- EXISTING LOT
- PROPOSED LOT
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE

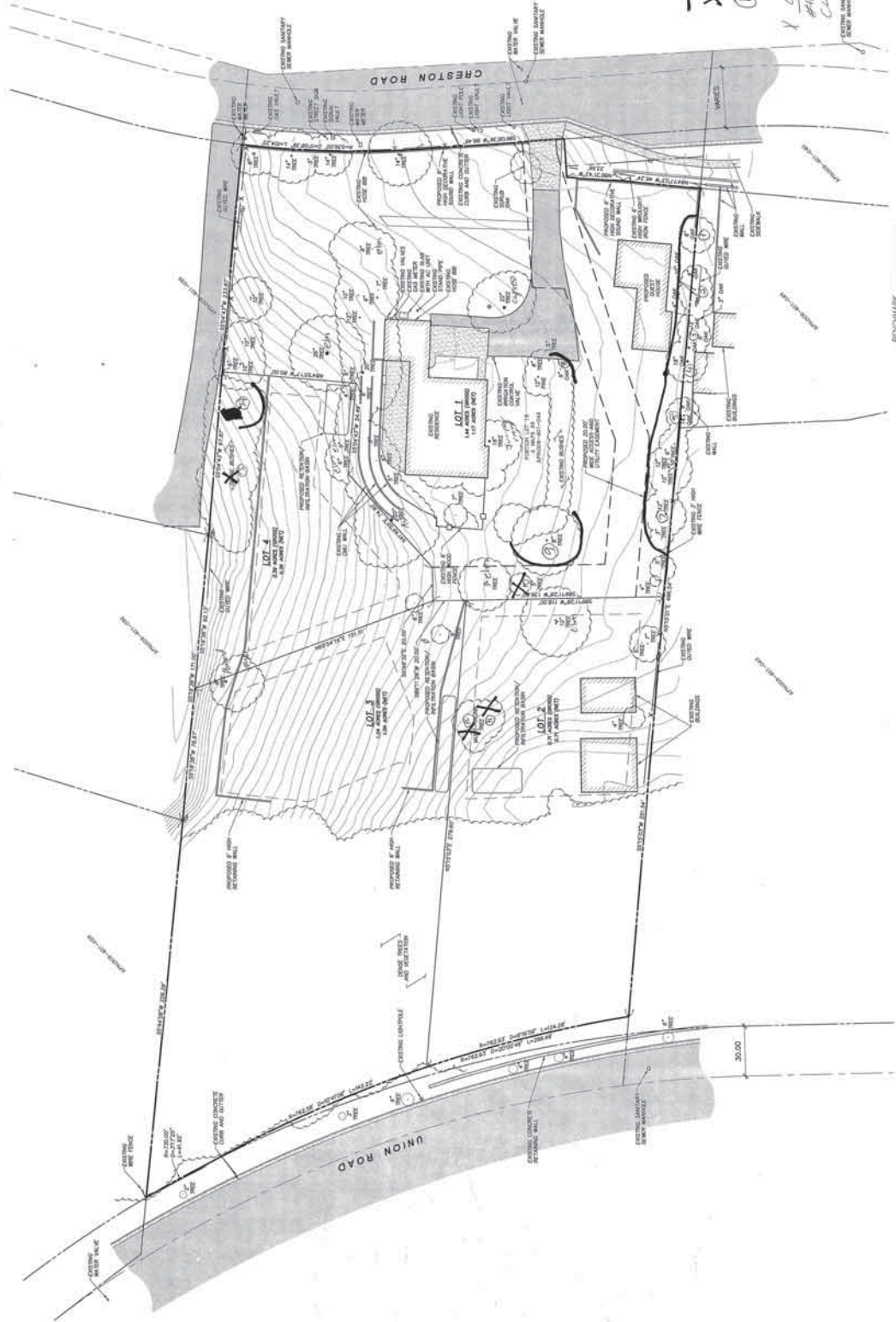


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odgho omni

Sheet Number
1 OF 1



X = Fences
○ = Road cut
○ = Tree #
Handwritten signature and notes

PROPOSAL:
SUNSHINE REALTY, INC.
10000 S. RIVER ST.
SANTA ANA, CA 92705

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TENTATIVE PARCEL MAP
SCALE: 1" = 30'