SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/15/2011

TO: _____

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2010-00059 SLETLAND- MUP for the removal of 19 trees located off Doris Ave. in Los Osos. APN: 074-141-002.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

_____

_____

_____

Date	Name	Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

DRC2010-00059 SLETELAND, HOL
MINOR USE PERMIT
REMOVAL OF 19 TREES

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

EST/ LSOS
AS CAZ LCP RSF

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
- ☑ Tree Permit
- ☐ Plot Plan
- ☐ Zoning Clearance
- ☐ Site Plan
- ☐ Minor Use Permit
- ☐ Variance
- ☐ Other
- ☐ Conditional Use Permit/Development Plan
- ☐ Surface Mining/Reclamation Plan
- ☐ Curb, Gutter & Sidewalk Waiver
- ☐ Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

☑ Landowner Name MORRO COAST AUDUBON SOCIETY Daytime Phone 805-772-1991
Mailing Address PO BOX 1507, MORRO BAY, CA Zip Code 93443
Email Address:

☑ Applicant Name SAME AS ABOVE Daytime Phone
Mailing Address Zip Code
Email Address:

☑ Agent Name HOLLY SLETELAND Daytime Phone (805) 239-3928
Mailing Address 4849 SEE RANCH LN, TEMPLETON, CA Zip Code 93465
Email Address

PROPERTY INFORMATION

Total Size of Site: 40,000 SQFT Assessor Parcel Number(s): 074-141-002
Legal Description: CUESTA BY THE SEA BLOCK 16 LOTS 1-20
Address of the project (if known): 1798 DORIS AVE, LOS OSOS, CA 93420
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: LOVR TO PINE; RIGHT ON PINE & LEFT ON BINSCARTH. PROPERTY BETWEEN DORIS & DONNA
Describe current uses, existing structures, and other improvements and vegetation on the property:
NONE

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): THIN & PRUNE TREES

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Holly Sleteland Date 3/28/11

FOR STAFF USE ONLY

Reason for Land Use Permit:

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Type of project: ☐ Commercial ☐ Industrial ☐ Residential ☑ Recreational ☐ Other OPEN SPACE EASEMENT

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site: SITE WILL BE OPEN TO PUBLIC FOR PASSIVE RECREATION IF HAZARDS CAN BE REDUCED

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☑ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: WETLAND? South: RESIDENTIAL
East: RESIDENTIAL West: OPEN LOT

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____% Other (specify) _____
Total area of all paving and structures: _____ ☐ sq. feet ☐ acres
Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres
Number of parking spaces proposed: _____ Height of tallest structure: _____
Number of trees to be removed: 19+ Type: EUCALYPTUS / DATE PALM / MYOPORUM
Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: ☐ On-site well ☐ Shared well ☑ Other NONE
☐ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☐ Individual on-site system ☑ Other NONE
☐ Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CALFIRE

For commercial/industrial projects answer the following: N/A
Total outdoor use area: _____ ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following: N/A
Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: .92 acres
   Moderate slopes of 10-30%: _____ acres
   Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☑ Yes ☐ No
   If yes, please describe: WETLAND ON/ADJACENT TO PROPERTY
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☑ No
   If yes, please describe: WETLAND ON/ADJACENT TO PROPERTY
4. Has a drainage plan been prepared? ☐ Yes ☑ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☑ No
   If yes, please explain: _____
6. Has a grading plan been prepared? ☐ Yes ☑ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☑ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☑ No
9. Can the proposed project be seen from surrounding public roads? ☑ Yes ☐ No
   If yes, please list: BINSCARTH, DORIS, DONNA

Water Supply Information N/A

1. What type of water supply is proposed?
   ❑ Individual well ❑ Shared well ❑ Community water system
2. What is the proposed use of the water?
   ❑ Residential ❑ Agricultural - Explain _____
   ❑ Commercial/Office - Explain _____
   ❑ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
   ❑ Yes ❑ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
   ❑ Yes ❑ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?

Bacteriological?	❑ Yes	❑ No
Chemical?	❑ Yes	❑ No
Physical	❑ Yes	❑ No
Water analysis report submitted?	❑ Yes	❑ No

8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ❑ Well Driller's Letter ❑ Water Quality Analysis ❑ OK or ❑ Problems
   ❑ Will Serve Letter ❑ Pump Test _____ Hours_____G.P.M.
   ❑ Surrounding Well Logs ❑ Hydrologic Study ❑ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information N/A

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
   ❑ Yes ❑ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ❑ Yes ❑ No
4. Has a piezometer test been completed?
   ❑ Yes ❑ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
   ❑ Yes ❑ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used: N/A

1. Is this project to be connected to an existing sewer line? ❑ Yes ❑ No
   Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ❑ Yes ❑ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☐ Domestic ☐ Industrial ☐ Agricultural ☑ Other, please explain? FIREWOOD, MULCH
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☑ Yes ☐ No WILL OFFER MATL'S TO PUBLIC FREE OF CHARGE

Community Service Information N/A

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
5. Are services (grocery/other shopping) within walking distance of the project? ☐ Yes ☐ No
   If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
   VACANT LOT
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☑ No
   If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☑ No
   If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information N/A

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? ☐ Yes ☐ No
   If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
   ☐ Yes ☐ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☐ No
   If yes, please explain: _____
   (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? ☐ Yes ☐ No
   If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☐ No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☐ No
    If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
    ☐ Yes ☐ No If yes, please describe: _____

Agricultural Information N/A

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☐ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☐ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
   FENCE, SIGN, SMALL TRAIL (PERMITS NOT REQ'D)
2. Will the development occur in phases? ☑ Yes ☐ No
   If yes describe: TREE WORK WILL BE DONE FIRST
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☑ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☑ Yes ☐ No
   If yes, please describe: MUST REMAIN UNDEVELOPED

Energy Conservation Information N/A

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

   *The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   TREE TRIMMING & REMOVAL WILL BE PERFORMED AFTER NESTING SEASON - AUG/SEPT; COAST LIVE OAKS WILL BE PLANTED WHEN RAINY SEASON BEGINS

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☑ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property?
   ☐ Yes ☑ No
   If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): NOT AWARE OF ANY OTHER PERMIT REQMTS

   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

Background

The State Coastal Conservancy (SCC) transferred title for the property located at 1798 Doris Ave in Los Osos, at the corner of Binscarth, to Morro Coast Audubon Society (MCAS) on September 2, 2010. The transfer included a grant award of $20,000 to facilitate limited public access improvements, reduction of liability from hazardous trees and protection of the natural resources. The parcel is square in shape, measuring 400 feet on all sides. It currently has no improvements.

Large blue gum eucalyptus trees (*Eucalyptus globulus*) dominate much of the property. SCC received a permit from the County in 2006 to remove many of the large eucalyptus, but the permit was appealed to the Coastal Commission and subsequently denied due to a procedural error. SCC resorted to having the trees heavily pruned instead, but much of the canopy that had been removed has since regenerated. The northern part of the property harbors a portion of a small wetland, surrounded by a combination of native and non-native vegetation. The majority of the wetland lies on the property to the north.

Goals & Objectives

The goals of the project are as follows:

1) Protect sensitive resources on the property
2) Reduce potential for falling trees to harm homes, cars or pedestrians
3) Provide improved access to the public
4) Improve property aesthetics for the surrounding community

The first two goals are the primary focus of this project application, as the proposed tree pruning and removal is designed to reduce the volume of eucalyptus debris falling into the wetland, improve conditions for restoration of native vegetation and significantly reduce hazards to life and property on the lot itself, as well as on adjacent properties and roads. The tree thinning project should also improve property aesthetics, as a number of dead, broken and downed limbs are slated for removal as well. Large, "heritage" eucalyptus will be left in place and shaped by professional arborists to enhance their beauty and improve their vigor.

The long term goal of both SCC and MCAS is to develop a "pocket park" which protects and restores the sensitive resources, while providing access and education to the public. The project currently proposed will create favorable conditions to implement the balance of the project, including erecting a 3' post and rail fence around the perimeter of the property, formalizing the informal access trails which currently cross the property, installing an interpretive sign to educate the public about the importance of wetlands and installing a bench for visitors to pause and enjoy the scenery. The current project will also significantly improve conditions for subsequent restoration to take place, by increasing light to the area and reducing the alleopathic and smothering effects of fallen eucalyptus debris.

Proposed Methodology & Schedule

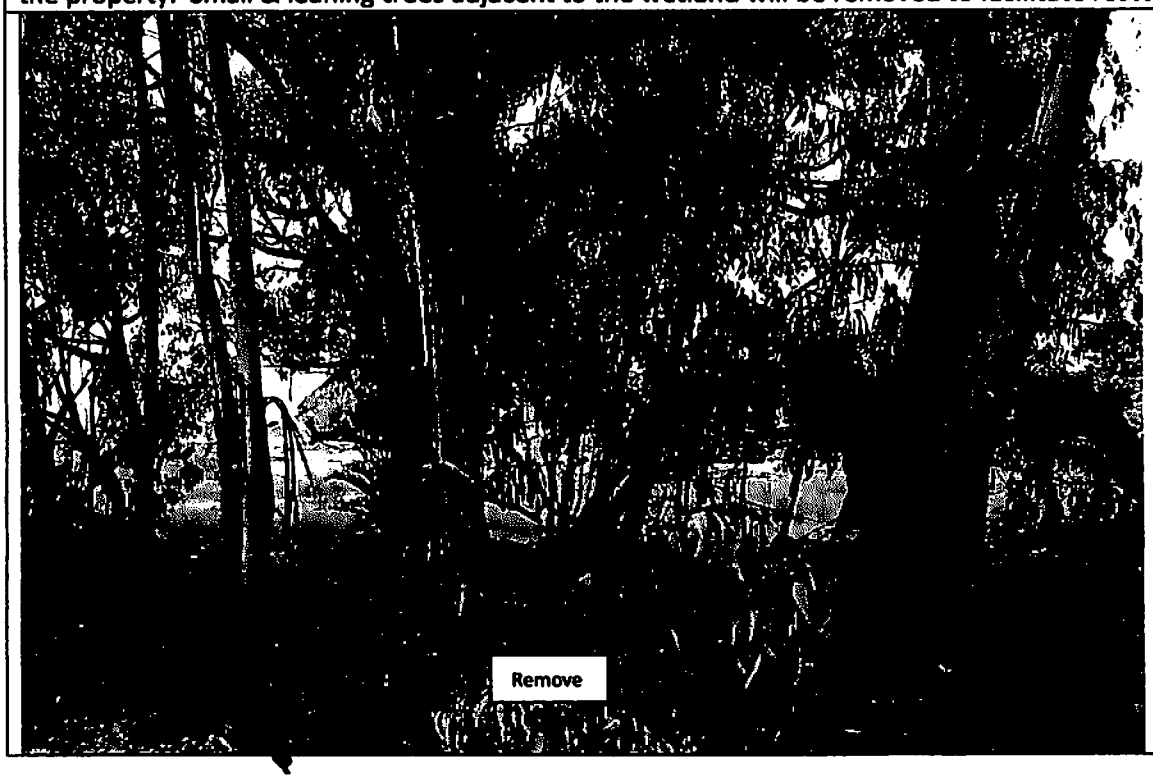
MCAS has had consultations with three different certified arborists (Blair McCormick-McCormick's Tree, Ron Rinell–Bunyon Brothers, Chuck Woodard-County Parks) about the best way to reduce hazards associated with falling limbs and trees. The trees of greatest immediate concern are located along Binscarth and Doris Avenue. The canopies, and in some cases the trunks, are leaning heavily toward the light of the adjacent streets and homes. There are also trees leaning toward the wetland and the interior that are of concern from a pedestrian safety and resource protection and standpoint. The project proposes to remove at least 19 trees, 3 of which are at or under 8 inches in diameter and 1 is dead. One of the trees is a Date Palm (Phoenix dactylifera) and one is a Myoporum (Myoporum laetum), both of which are non-native and considered invasive. The largest tree proposed for removal may be in the County right-of-way and permission from the County may be required. Approval for the removal of 11

additional eucalyptus trees is being requested to improve conditions for restoration, but the work may be delayed until additional funding can be obtained.

The proposed project is tentatively scheduled for late summer / early fall. MCAS is currently conducting bird surveys on the property and has noted the presence of a pair of red-shouldered hawks. The large heritage eucalyptus tree on the corner of Binscarth and Doris harbors a large nest from prior years that may be used again. Surveys will be conducted prior to final scheduling of the tree work to insure there are no occupied nests on the property. All felling and pruning of large trees will be performed by a certified arborist over a 2-3 day period. The California Conservation Corps (CCC) will be enlisted to fell the smaller trees and cut wood into firewood lengths over a 5-7 day period. Smaller branches will be chipped for mulch. Wood and mulch will be made available to the public, as well as used on site. Any materials which are not used within 6 months of the completion of the project will be disposed of by the applicant.

Above is an example of a healthy, well shaped tree that will be retained, but all dead limbs will be removed. In addition, some of the canopy overhanging the wetland will be removed to reduce debris fall into the wetland and promote restoration. Small misshapen trees as shown below will be removed and debris cleaned up.

A non-native and invasive date palm and jubata grass will be removed (above). Both are propagating on the property. Small & leaning trees adjacent to the wetland will be removed to facilitate restoration.



Many of the trees along Doris are leaning heavily and pose an imminent hazard of breaking limbs on passing cars or pedestrians. There is already evidence of branch failure. The branches will mostly be trimmed back, although some of the smaller trees will be removed.

Morro Coast Audubon Society

Doris & Binscarth Tree Survey

Doris / Binscarth Tree Survey

WP	Tag No	Diameter	Type	Status	Remove	Comments
3	301	32.3	Blue gum eucalyptus	Alive	No	Cluster of 6 smaller trunks - 23, 25,26,17,12" dbh
4	302	8.6	Blue gum eucalyptus	Alive	Yes	Canker or wound on trunk
5	Not tagged	6.7	Date Palm	Alive	Yes	NonNative & propagating on the property
6	Not tagged		Coast live oak	Alive	No	Only native tree on the property!
7	303	17.7	Blue gum eucalyptus	Alive	No	
8	304	56.7	Blue gum eucalyptus	Alive	No	Prune limb extending over Binscarth
9	305	71.3	Blue gum eucalyptus	Alive	No	Prune limb extending over Binscarth
10	306	30.2	Blue gum eucalyptus	Alive	Yes	County tree? Close to road & leaning; Remove 6&12" dbh side trunks at minimum
11	307	95.5	Blue gum eucalyptus	Alive	No	
12	308	87.9	Blue gum eucalyptus	Alive	No	Very large tree at corner of Binscarth & Doris; Hawk nest
13	309	10.0	Blue gum eucalyptus	Alive	Yes	Remove smaller 7&4"dbh side trunks between large
13	310	29.6	Blue gum eucalyptus	Alive	No	Remove smaller 7"dbh side trunk
14	311	9.6	Blue gum eucalyptus	Alive	Yes	
15	312	17.1	Blue gum eucalyptus	Alive	No	Remove 8&3"side trunks
15	313	18.6	Blue gum eucalyptus	Alive	No	Prune limbs over Doris
16	314	19.9	Blue gum eucalyptus	Alive	No	Remove large 17"dbh base side branch; limbs on Doris
17	315	13.1	Blue gum eucalyptus	Alive	Yes	Smaller, misshapen tree
18	316	13.2	Blue gum eucalyptus	Alive	Yes	3-5" dbh side trunks; multitrunk, misshapen tree
19	317	15.1	Blue gum eucalyptus	Alive	Yes	Leaning heavily
20	318	22.1	Blue gum eucalyptus	Alive	No	Remove 17" dbh side trunk
21	319	40.9	Blue gum eucalyptus	Alive	No	
23	320	21.6	Blue gum eucalyptus	Alive	Yes	Leaning heavily
23	321	23.9	Blue gum eucalyptus	Alive	No	Trim dead wood
24	322	12.7	Blue gum eucalyptus	Alive	Yes	Leaning heavily; small tree
25	323	9.4	Blue gum eucalyptus	Alive	Yes	Leaning heavily; small tree
26	324	9.2	Blue gum eucalyptus	Alive	Yes	Multi trunks 5-8"dbh; Lots of dead wood
27	325	11.2	Blue gum eucalyptus	Alive	Yes	Smaller, 3-5" multitrunk, misshapen tree
28	326	52.8	Blue gum eucalyptus	Alive	No	Beautiful tree; prune dead wood; limbs over wetland
29	327	19.8	Blue gum eucalyptus	Alive	Yes	Leaning into wetland
30	328	15.4	Blue gum eucalyptus	Alive	Maybe	If funding permits; in wetland area
31	329	23.2	Blue gum eucalyptus	Alive	Maybe	If funding permits; in wetland area
32	330	15.6	Blue gum eucalyptus	Alive	No	
33	331	27.4	Blue gum eucalyptus	Alive	No	

32	332	34.2	Blue gum eucalyptus	Alive	No	
33	333	18.5	Blue gum eucalyptus	Alive	Maybe	If funding permits; open interior
33	334	25.9	Blue gum eucalyptus	Alive	Maybe	If funding permits; open interior
34	335	20.4	Blue gum eucalyptus	Alive	Maybe	If funding permits; open interior
35	336	13.1	Blue gum eucalyptus	Dead	Yes	
36	337	25.2	Blue gum eucalyptus	Alive	No	
37	338	22.9	Blue gum eucalyptus	Alive	Maybe	If funding permits; open interior
38	339	13.3	Blue gum eucalyptus	Alive	Maybe	If funding permits; open interior
39	340	14.6	Blue gum eucalyptus	Alive	Maybe	If funding permits; open interior
40	341	24.2	Blue gum eucalyptus	Alive	No	
41	342	27.8	Blue gum eucalyptus	Alive	No	
42	343	19.6	Blue gum eucalyptus	Alive	Maybe	If funding permits; open interior
43	344	11.1	Blue gum eucalyptus	Alive	Maybe	If funding permits; open interior
44	345	10.7	Blue gum eucalyptus	Alive	Maybe	If funding permits; cluster 8,9,8,7"dbh trees
45	346	11.5	Blue gum eucalyptus	Alive	No	
46	347	8.1	Blue gum eucalyptus	Alive	Yes	Almost dead
47	348	13.7	Blue gum eucalyptus	Alive	Yes	Smaller, misshapen tree
48	349	11.3	Blue gum eucalyptus	Alive	Yes	Smaller, misshapen tree
49	350	11.9	Blue gum eucalyptus	Alive	Yes	Smaller, misshapen tree

Request for CDP Exemption
Hazardous Tree Removal Project
1798 Doris Ave., Los Osos, CA
APN No. 074-141-002
Owner: State of CA

Contacts: Timothy Duff, Project Manager
State Coastal Conservancy
510-286-3826

Deborah Barker, Resources Coordinator
Coastal San Luis Resource Conservation District
805-772-4391

Project Description

Removal or trimming of seven 60-foot to 80-foot tall oversized, overgrown eucalyptus trees that pose an imminent and significant public safety hazard to nearby homeowners in Los Osos located along Binscarth Avenue between Doris and Donna Avenues (see attached parcel map).

Sandy soils, relatively shallow root systems, consistent exposure to steady onshore winds, lack of wind breaks, together with the top-heavy canopies of these massive trees, combine to make them a serious and imminent threat to the safety of adjacent homeowners, as well as to drivers, bikers and pedestrians, along this stretch of Binscarth Avenue.

The seven trees proposed to be removed or trimmed are located within the first row of trees fronting Binscarth Avenue. Numerous other trees that surround these seven trees will remain untouched as they do not pose an imminent threat to the safety of adjacent homeowners based on an evaluation of them by a certified arborist, or are not located on the subject property.

In recognition of the sensitive resources in the project area, only hand tools will be used. Tree roots will not be removed from downed trees. Downed wood will be cut to sizes that can be readily removed from the site by members of the public seeking free fire wood. All large pieces of downed wood remaining on the project site will be removed by the applicant within six months following completion of the project.

Description of Services and Preliminary Cost Estimate

Tree No. 1 (Corner of Doris and Binscarth)
Remove or trim tree 50%
Cost: $1,000

Tree No. 2
Remove tree
Cost: $3,600

Tree No. 3
Remove tree or trim 50%
Cost: $2,250

Tree No. 4
Remove tree
Cost: $1,260

Tree No. 5
Trim 40%-50%
Cost: $2,340

Tree No. 6 (Corner of Donna and Binscarth)
Remove tree
Cost: $1,800

Cost:	**$12,250**
+2% admin./overhead:	**245**
Total	**$12,495**

McCormick's Tree

3031 Wood Drive, Cambria, Ca 93428

(805)927-1749

Tax I.D. 77-043-0161 • CONTRACTOR'S LIC.#727825

CERTIFIED ARBORIST #9068

Blair McCormick

E-Mail: Blairtree@Charter.net

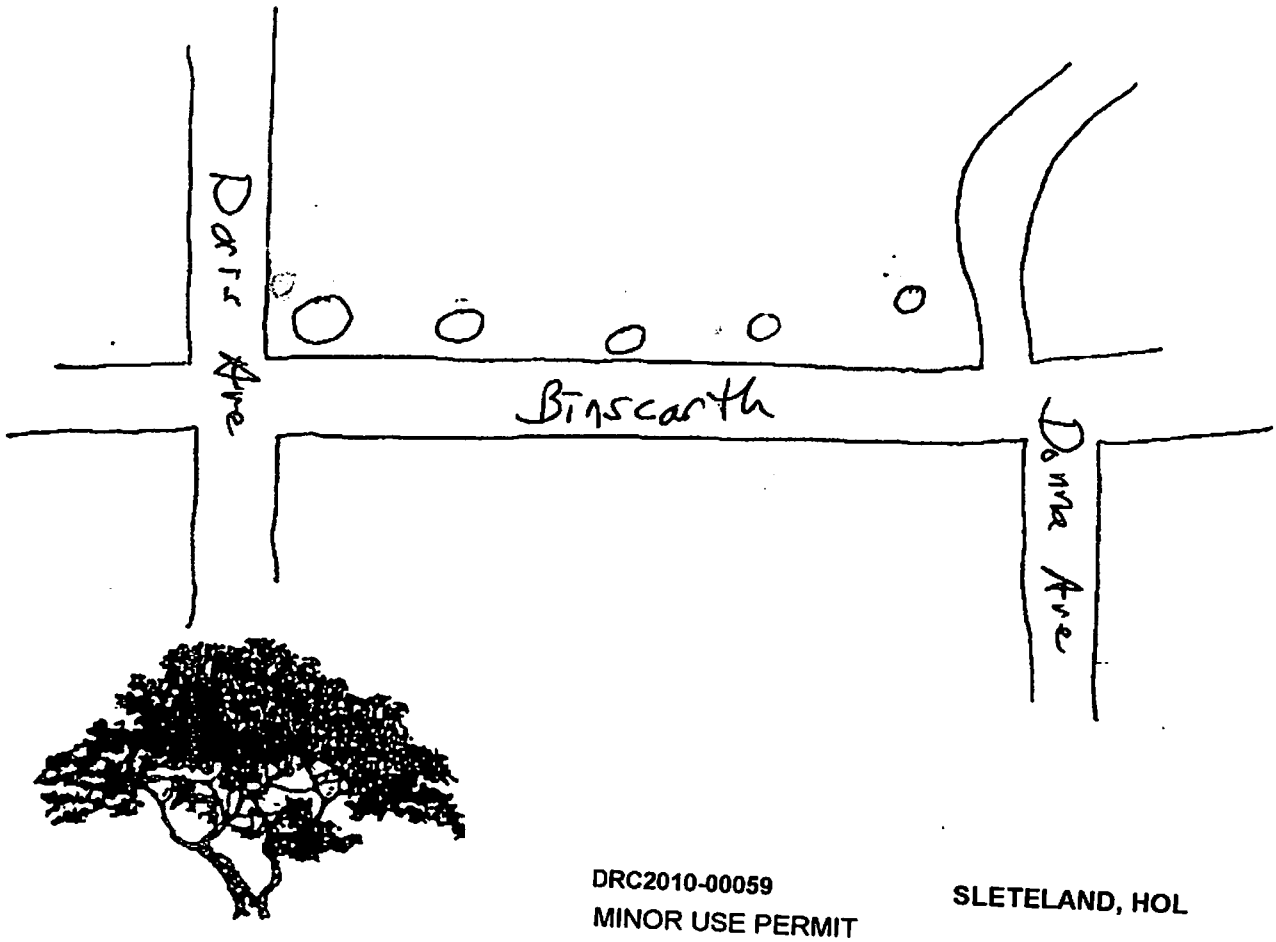
ATTN Tim

5.25.06

Coastal Conservancy
1330 Broadway, 11th Floor
Oakland, CA. 94612-2530

510-286-1015
FX 510-286-0470

Property in Los Osos Lots 20+1 on Binscarth



DRC2010-00059
MINOR USE PERMIT
REMOVAL OF 19 TREES

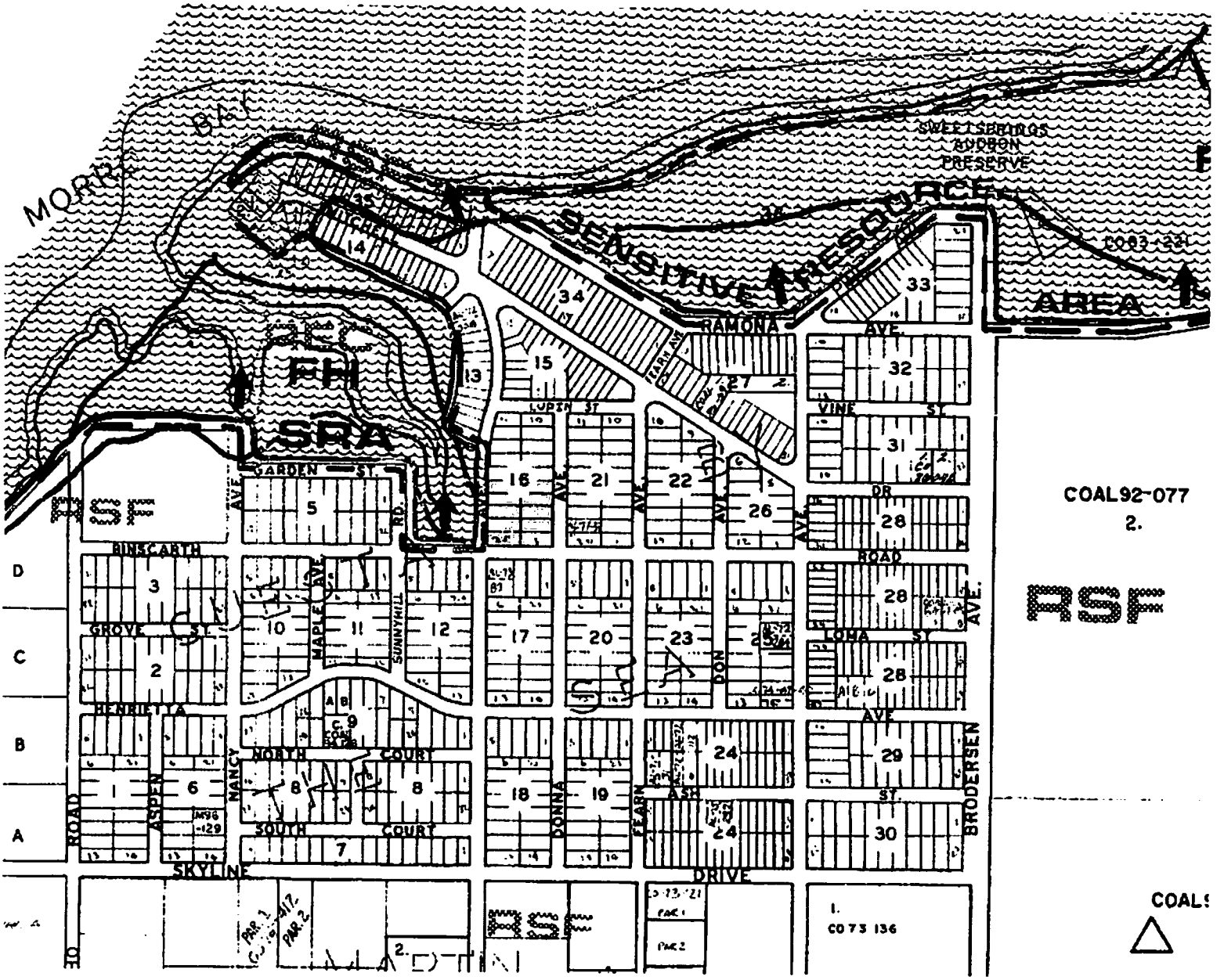
SLETELAND, HOL

EST/ LSOS
AS CAZ LCP RSF

Liability & Worker's Compens

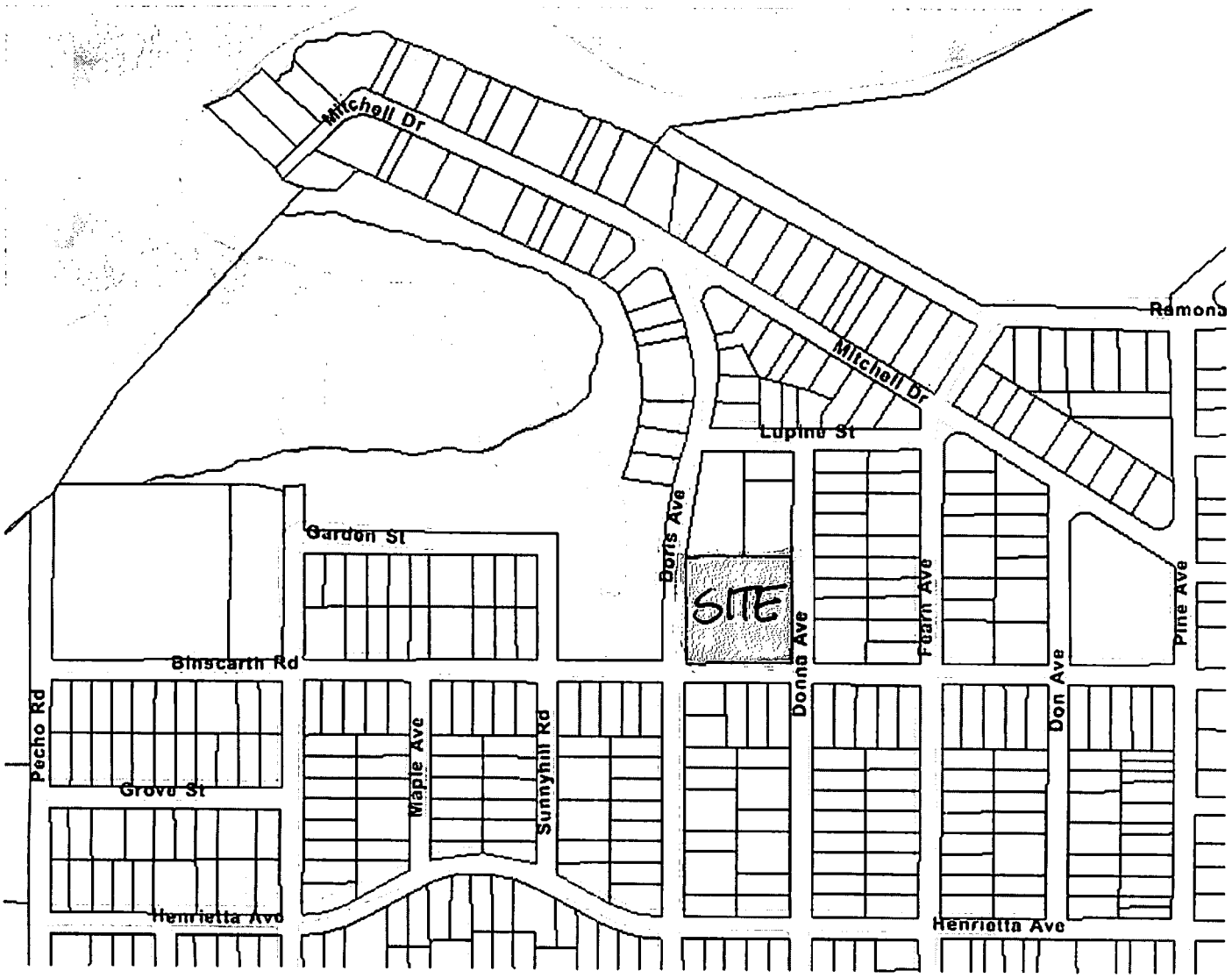
FROM : 27 2297 May. 25 2006 09:22AM P1

REVISIONS	
I.S.	DATE
04-397	03-10-04
05-123	10-03-05
NA	11-18-10



MORRO BAY
SWEETSPRINGS AUDBON PRESERVE
SENSITIVE RESOURCE AREA
FH
SRA
RSF
RAMONA AVE.
VINE ST.
LUPIN ST.
GARDEN ST.
RINSCARTH
GROVE ST.
HENRIETTA
NORTH COURT
SOUTH COURT
SKYLINE DRIVE
ROAD
ASPEN
NANCY
MAPLE AVE.
SUNNYHILL RD.
DONNA
FEARN
DON
LOMA ST.
ASH ST.
BRODERSEN AVE.
COAL92-077
2.
COAL
CO 73 136

SITE


Mitchell Dr
Mitchell Dr
Ramona
Lupine St
Garden St
Boris Ave
SITE
Donna Ave
Fearn Ave
Pine Ave
Don Ave
Binscarth Rd
Pecho Rd
Grove St
Maple Ave
Sunnyhill Rd
Henrietta Ave
Henrietta Ave

Parcel Summary Report For Parcel # 074-141-002

4/14/2011
3:38:22PM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

Role	Name and Address
OWN	CALIF STATE OF

Address Information

Status	Address
P	01798 DORIS AV LSOS

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
CSTBYSEA	0016	0001	Los Osos	Estero	RSF	LCP	AS	Y	L3	
CSTBYSEA	0016	0002	Los Osos	Estero	CAZ			Y	L3	
CSTBYSEA	0016	0003	Los Osos	Estero				Y	L3	
CSTBYSEA	0016	0004	Los Osos	Estero	RSF	LCP	AS	Y	L2	
CSTBYSEA	0016	0005	Los Osos	Estero	CAZ			Y	L2	
CSTBYSEA	0016	0016	Los Osos	Estero	RSF	LCP	AS	Y	L2	
CSTBYSEA	0016	0017	Los Osos	Estero	CAZ			Y	L2	
CSTBYSEA	0016	0018	Los Osos	Estero	RSF	LCP	AS	Y	L3	
CSTBYSEA	0016	0019	Los Osos	Estero	CAZ			Y	L3	
CSTBYSEA	0016	0020	Los Osos	Estero				Y	L3	

Parcel Information

Status	Description
Active	000.92AC VACANT

Notes

Tax Districts
SAN LUIS COASTAL UNIFIED SCHOOL

Parcel Summary Report For Parcel # 074-141-002

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County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
NO. 02 ROAD-CO/SUPVR
LOS OSOS-ZONE B COMM. SERVICE
AREA NO. 21 COUNTY SERVICE
LOS OSOS-ZONE J COMM. SERVICE
LOS OSOS-ZONE K COMM. SERVICE
LOS OSOS COMM. SERVICE

Case Information

Case Number:	Case Status:	
DRC2010-00059	REC	Primary Parcel
Description:		
REMOVAL OF 19 TREES		
ZON2006-00214	AUT	Primary Parcel
Description:		

Parcel Summary Report For Parcel # 074-141-002

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

LOCATION: ALONG BINSCAIRTH. SIX EUCALYPTUS (GLOBULUS SP.) WERE MARKED FOR INSPECTION (TREE INSPECTED FROM WEST TO EAST). ALL TREES ARE GROWING IN SANDY SOIL ALONG THE SOUTH SIDE OF AN UNDEVELOPED LOT. THE LOT IS FORESTED WITH SIMILAR TREE SPECIES. ON THE SOUTH SIDE OF THE TREES, (DOWN WIND FROM THE DIRECTION OF PREVAILING WINDS AND WINTER STORM GUSTS), IS A PAVED ROAD (BINSCAIRTH). ACROSS THE ROAD ARE HIGH VOLTAGE ELECTRIC UTILITY LINES AND HOUSES. DUE TO THEIR SIZE AND GROWTH PATTERN, ALL TREES EXCEPT #1 ARE TARGETING ROAD, ELECTRIC LINES, AND HOUSES. THE 1ST TREE IS LOCATED ADJACENT TO LARGER MATURE TREE (#2) AND HAS PHOTOTROPIC LEAN OVER ROAD ONLY. 2ND TREE IS VERY LARGE AND MATURE. MAIN STEM IS STRAIGHT AND THERE IS NO INDICATION OF DECAY AT THE BASE. THE TREE HAS LARGE SCAFFOLD LIMBS EVENLY DISTRIBUTED. THE CANOPY IS FULL AND HAS GOOD VIGOR WITH THE EXCEPTION OF ONE SMALL AREA OF DIEBACK. REMOVAL OF ADJACENT TREES MAY EXPOSE THE LARGE CANOPY OF THIS TREE TO ADDITIONAL WIND LOADING. THE 3RD TREE HAS LARGE ALTERNATE LEADERS JOINED AT A CROTCH NEAR THE BASE OF THE TREE. ONE LEADER HAS BROKEN AWAY FROM THE REST OF THE TREE REVEALING A DECAY SITE AT THE BASE OF THE TREE. THE 4TH TREE HAS A PHOTOTROPIC LEAN OVER TARGETS RESULTING FROM ITS POSITION BENEATH THE LARGER ADJACENT TREES. IN ADDITION, TO ITS LEAN, IT HAS DEVELOPED A POOR STRUCTURE. THE 5TH TREE HAS DEVELOPED LEAN TOWARDS TARGETS DUE TO NATURAL WIND LOADING. TREE HAS ALTERNATE LEADERS AND IS ADJACENT TO TREE WITH DECAY AT BASE (6TH TREE) THAT WILL BE REMOVED. 6TH TREE HAS LEAN TOWARDS TARGETS AND INDICATION OF DECAY AT BASE. THESE TREES ARE A NON-NATIVE AND INVASIVE SPECIES AND AS SUCH ARE APPROPRIATE REMOVAL CANDIDATES UNDER THE COUNTY'S TREE PROTECTION ORDINANCE. HOWEVER, THE TREES ARE VERY LARGE AND MATURE, AND THEIR REMOVAL MAY INITIATE INQUIRIES FROM AREA RESIDENTS. TREES #1, 3, 4, 5 AND 6 MEET THE COUNTY'S CRITERIA FOR REMOVAL AS INDIVIDUAL TREES. TREE #2 DOES NOT MEET THE CRITERIA INDEPENDENTLY. HOWEVER, REMOVAL OF ADJACENT TREES WILL INCREASE THE EXPOSURE OF THIS LARGE TREE TO WINTER STORM GUSTS, AND MAY ALTER SOIL CONDITIONS ENOUGH TO INCREASE THE POTENTIAL FOR THIS TREE TO UPROOT. FOR THIS REASON, ALL SIX TREES MEET THE CRITERIA FOR REMOVAL UNDER THE COUNTY'S TREE PROTECTION ORDINANCE. AS IS THE CASE WITH ALL LARGE TREES IN THE URBAN ENVIRONMENT, THE HAZARD POTENTIAL CAN BE REDUCED THROUGH EXTENSIVE CROWN REDUCTION PRUNING. IN THIS CASE, HOWEVER, THE PRUNING REQUIRED WOULD LIKELY EXCEED INDUSTRY STANDARDS FOR THE REMOVAL OF FOLIAGE, AND WOULD NECESSITATE AN ONGOING, LONG TERM MANAGEMENT PLAN. I RECOMMEND THAT THE COUNTY AUTHORIZE REMOVAL FOR ALL SIX TREES, AND LEAVE THE DETERMINATION OF SPECIFIC MAINTENANCE REQUIREMENTS UP TO THE PROPERTY OWNER AND THEIR TREE CARE SERVICE PROVIDER.