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January 10, 2017
Rincon Project Number: 16-03127

City of San Luis Obispo
Community Development Department
919 Palm Street
San Luis Obispo, CA 93401-3218
Attention: Rachel Cohen, Associate Planner

Subject: Arborist Report for the 71 Palomar Avenue Project for the City of San Luis Obispo

Dear Ms. Cohen:

This Arborist Report was prepared for the City of San Luis Obispo's 71 Palomar Avenue Project. The proposed project involves implementation of a 33-unit multi-family residential project on a property located on a 1.32-acre parcel at 71 Palomar Avenue. The property currently contains the Master List Historic Sandford House, a secondary residential building, a remodeled garage with adjacent carport, expansive lawns, and many mature trees. The project would rehabilitate, relocate, and reuse the historic Sandford House, remove non-historic structural elements, remove almost all of the trees on the site, and replant trees. Figure 1 illustrates the location of the trees and location of the project components.

A separate arborist report was prepared by A&T Arborists (dated June 8, 2016) for the 71 Palomar Avenue Project. This report is not associated with that June 2016 report and is a separate report providing analysis based on data collected by Rincon Consultants. Tree numbers from the A&T report are generally consistent with the numbers in this report.

City of San Luis Obispo's Tree Ordinance

Per Section 12.24.090 E of the City's Municipal Ordinance, removal of trees for projects with a development permit is allowed assuming the following documentation is provided:

- a. A site plan showing the location and species of any tree proposed for removal,
- b. All information to support the reason for removal,
- c. Any other pertinent information

Heritage Trees

Per Section 12.24.160 Heritage Trees, any healthy tree within the city limits may be proposed as a heritage tree. Also per the ordinance, heritage trees shall be trees with notable historic interest or trees of an unusual species or size. Heritage trees are protected and maintained by the city. The City's Heritage Tree Page

(<http://slocity.maps.arcgis.com/apps/Solutions/s2.html?appid=74e2e5bf9e534eaabf95b0917da8bbc7>) maps trees that have been proposed and designated as heritage trees by the City. No



tree located on the project site has been designated by the City as a heritage tree. It should be noted that this is a voluntary program.

Methodology

Rincon’s International Society of Arboriculture (ISA) certified arborist, Stephanie Lopez, was on site September 15, 2016 to collect data for the trees at the 71 Palomar site. The trees were not evaluated for heritage status. A proposal for heritage tree designation was not submitted to the city by the applicant at the time of the survey. All trees located within the study area were mapped and visually evaluated for health based on the criteria in Table 1. The evaluation was conducted for the above ground portion of the trees only.

Table 1: Overall Condition Rating Criteria

Rating	Structure
Excellent	In addition to attributes of a ‘good’ rating, the tree exhibits a well-developed root flare and a balanced canopy. Provides shading or wildlife habitat and is aesthetically pleasing.
Good	Trunk is well developed with well attached limbs and branches; some flaws exist but are hardly visible. Good foliage cover and density, annual shoot growth above average. Provides shading or wildlife habitat and has minor aesthetic flaws.
Fair	Flaw in trunk, limb and branch development are minimal and are typical of this species and geographic region. Minimal visual damage from existing insect or disease, average foliage cover and annual growth.
Poor	Limbs or branches are poorly attached or developed. Canopy is not symmetrical. Trunk has lean. Branches or trunk have physical contact with the ground. May exhibit fire damage, responses to external encroachment/obstructions or existing insect/disease damage.
Dead	Trunk, limbs or branches have extensive visible decay or are broken. Canopy leaves are non-seasonally absent or uniformly brown throughout, with no evidence of new growth.

In addition, the following information was gathered:

- Scientific and common name,
- Geographic location of each tree using a Trimble® Geo 7x handheld GPS with integrated rangefinder.
- Diameter of all trees at 54 inches above natural grade (i.e., Diameter at Breast Height [DBH]) using an English unit diameter tape or caliper. Trees were considered multiple trunks if a split occurred at or below DBH. Where deformity occurs at DBH, measurement was taken immediately below or above deformity, as close to 54 inches above natural grade as possible.
- Visual estimation of tree height and canopy spread; and
- General health observations.

Tree numbers correspond directly to those in the A&T Arborists report for trees #1-49. Data was collected for 59 trees. This number of trees varies from the A&T Arborists report because data was collected for recently planted trees and oak tree saplings/volunteers. Table 2, below, provides a summary of the data collected for all 59 trees.



Table 2: Tree Data Summary

Tree ID #	Common Name	Scientific Name	Height (Feet)	Canopy Width (Feet)	# of Trunks	DBH (Inches)	DBH (Inches)	DBH (Inches)	DBH (Inches)	Overall Health	Remove?	Notes
1	Canary Island Palm	<i>Phoenix canariensis</i>	50	25	1	38				Good	N	Ivy at base of trunk, but healthy
2	Norfolk Island Pine	<i>Araucaria heterophylla</i>	90	40	1	30				Fair	Y	Lower branches of canopy in competition with neighboring canopies
3	Pittosporum	<i>Pittosporum sp</i>	25	20	2	9	10.5			Good	Y	
3A	Pittosporum	<i>Pittosporum sp</i>	20	10	1	11				Good	Y	
4	Norfolk Island Pine	<i>Araucaria heterophylla</i>	60	35	1	29				Good	N	Some tip die back on branches
5	Willow	<i>Salix sp</i>	15	15	3	4	2	3		Fair	Y	Sparse canopy
6	Pittosporum	<i>Pittosporum sp</i>	25	30	4	7	8	7	7	Good	Y	
7	Mexican Fan Palm	<i>Washingtonia robusta</i>	50	15	1	19				Good	N	
8	Avocado	<i>Persea americana</i>	10	10	2	4	9			Poor	Y	
9	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	55	30	1	49				Fair	Y	Previously topped, poorly attached new growth, unsightly
10	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	55	30	1	45				Poor	Y	Previously topped, poorly attached new growth, unsightly
11	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	55	25	1	20				Poor	Y	Previously topped, poorly attached new growth, unsightly
12	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	50	30	1	32				Poor	Y	Previously topped, poorly attached new growth, unsightly
13	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	55	35	1	26				Poor	Y	Previously topped, poorly attached new growth, unsightly
14	Canary Island Pine	<i>Pinus canariensis</i>	55	15	1	18				Fair	Y	Dead fronds in canopy, canopy in competition with other canopies



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Tree ID #	Common Name	Scientific Name	Height (Feet)	Canopy Width (Feet)	# of Trunks	DBH (Inches)	DBH (Inches)	DBH (Inches)	DBH (Inches)	Overall Health	Remove?	Notes
15	Canary Island Pine	<i>Pinus canariensis</i>	45	20	1	17				Good	Y	
16	Atlas Cedar	<i>Cedrus atlantica</i>	35	25	1	16				Good	Y	
17	Gray Pine	<i>Pinus sabiniana</i>	35	25	1	12.5				Good	Y	Canopy in competition with other canopies
18	Atlas Cedar	<i>Cedrus atlantica</i>	35	20	1	13.5				Good	Y	
19	Deodar Cedar	<i>Cedrus deodara</i>	40	35	1	15				Fair	Y	
20	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	50	20	1	43				Poor	Y	Previously topped, poorly attached new growth, unsightly
21	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	55	25	1	32				Poor	Y	Previously topped, poorly attached new growth, unsightly
22	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	60	25	1	51				Poor	Y	Previously topped, poorly attached new growth, unsightly
23	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	40	20	1	23				Poor	Y	Previously topped, poorly attached new growth, unsightly
24	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	60	25	1	38				Poor	Y	Previously topped, poorly attached new growth, unsightly
25	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	50	20	1	30				Poor	Y	Previously topped, poorly attached new growth, unsightly
26	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	55	25	1	36				Poor	Y	Previously topped, poorly attached new growth, unsightly
27	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	50	25	1	38				Poor	Y	Previously topped, poorly attached new growth, unsightly
28	Privet	<i>Ligustrum lucidum</i>	20	20	1	11				Fair	Y	Black fungus and insect holes on trunk
29	Privet	<i>Ligustrum lucidum</i>	25	30	4	5	6	8	5	Fair	Y	Black fungus and insect holes on trunk



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Tree ID #	Common Name	Scientific Name	Height (Feet)	Canopy Width (Feet)	# of Trunks	DBH (Inches)	DBH (Inches)	DBH (Inches)	DBH (Inches)	Overall Health	Remove?	Notes
30	Shamel Ash	<i>Fraxinus udhei</i>	45	35	1	26				Good	Y	
31	Ash	<i>Fraxinus udhei</i>	50	25	1	19.5				Fair	Y	Sparse canopy
32	Ash	<i>Fraxinus udhei</i>	50	45	1	16.5				Good	Y	
33	Blue gum Eucalyptus	<i>Eucalyptus saligna</i>	55	40	1	18				Fair	N	Previously topped
34	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	60	40	1	38				Fair	Y	Previously topped, poorly attached new growth, unsightly
35	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	80	35	1	43				Poor	Y	Previously topped, poorly attached new growth, unsightly
36	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	75	45	1	44				Poor	Y	Previously topped, poorly attached new growth, unsightly
38	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	80	35	1	46				Poor	Y	Previously topped, poorly attached new growth, unsightly
38	Blue Gum Eucalyptus	<i>Eucalyptus globulus</i>	75	55	1	72				Poor	Y	Previously topped, poorly attached new growth, unsightly
39	Olive	<i>Olea europaea</i>	35	35	1	19				Fair	Y	Major branch removed previously
40	Myoporum	<i>Myoporum sp</i>	15	10	2	3	3			Dead	Y	Standing dead
42	Myoporum	<i>Myoporum sp</i>	20	20	2	4	3			Poor	Y	Splitting bark on trunk
42	Olive	<i>Olea europaea</i>	35	35	2	18	15			Good	Y	
43	Stone Pine	<i>Pinus pinea</i>	35	40	1	27				Poor	Y	Stressed
44	Olive	<i>Olea europaea</i>	30	40	1	16	9			Fair	Y	
45	Olive										Y	Removed, not present
46	Narrow – leafed peppermint	<i>Eucalyptus nicholii</i>	25	25	1	17				Fair	Y	
47	Acacia	<i>Acacia sp</i>	30	35	1	11				Fair	Y	



Table 2: Tree Data Summary

Tree ID #	Common Name	Scientific Name	Height (Feet)	Canopy Width (Feet)	# of Trunks	DBH (Inches)	DBH (Inches)	DBH (Inches)	DBH (Inches)	Overall Health	Remove?	Notes
48	Monterey Pine	<i>Pinus radiata</i>	35	25	1	13				Good	Y	
49	Coast Live Oak	<i>Quercus agrifolia</i>	15	20	1	6				Poor	Y	Broken stem, trunk splitting
50	Coast Redwood	<i>Sequoia sempervirens</i>	10	10	1	3.5				Good	Y	Recently planted
51	Coast Redwood	<i>Sequoia sempervirens</i>	10	10	1	3				Good	Y	Recently planted
52	Coast Redwood	<i>Sequoia sempervirens</i>	10	10	1	3				Fair	Y	Recently planted
53	Coast Redwood	<i>Sequoia sempervirens</i>	10	10	1	3				Fair	Y	Recently planted
54	Coast Redwood	<i>Sequoia sempervirens</i>	10	10	1	3				Fair	Y	Recently planted
55	Coast Redwood	<i>Sequoia sempervirens</i>	10	10	1	3				Fair	Y	Recently planted
56	Coast Redwood	<i>Sequoia sempervirens</i>	10	10	1	3				Fair	Y	Recently planted
57	Coast Redwood	<i>Sequoia sempervirens</i>	10	10	1	3				Good	Y	Recently planted
58	Coast Live Oak	<i>Quercus agrifolia</i>	5	5	1	3				Fair	Y	Sapling, under privet canopy
59	Coast Live Oak	<i>Quercus agrifolia</i>	10	10	1	4				Good	Y	Sapling



Observations

The tree survey was conducted in September of 2016 when flowers and fruit of trees were not evident. Species of trees were determined based on the plant material that was present at the time of the survey..

Trees #50-59 were recently planted or are saplings/volunteers and data had not been collected on them previously. Tree #45, an olive tree, was not observed and was assumed removed.

The majority of the trees are in fair to poor condition. Some of them are stressed due to lack of water, competition with neighboring trees, pests, or have been topped and now have limbs with poor connection to the trunks. Observations of health for each tree are noted in Table 2.

Tree Removals and Plantings

The removal or retention of trees noted in Table 2 is based on the current design plans prepared by Summers/Murphy and Partners dated June 16, 2016. Based on that plan, four (4) trees will be retained onsite and 55 (12 of which are small, 6 inches or less DBH), will be removed. The Conceptual Landscape Plan shows that over 30 trees will be planted on the property as part of the proposed project.

The City's tree ordinance does not require mitigation plantings for trees that are removed, nor does it recommend a planting ratio for replacement plantings. The tree ordinance provides the director, the tree committee, the architectural review commission or the city council the ability to require replacement trees and may require a bond ensuring that the replacement trees shall be planted and maintained per the tree regulations.

While the City's tree ordinance allows for mitigation plantings for trees that are removed, the ordinance does not establish a regulatory requirement for mitigation plantings, nor does it recommend a planting ratio for replacement plantings. The City Arborist has recommended removal of the trees per the IS-MND and determined that the 2:1 replacement planting would be sufficient mitigation for this project. .

Conclusion

The proposed project would remove 55 trees and replant over 30 trees. There are currently no designated heritage trees on the site. Rincon did not evaluate the trees for heritage status because no such proposal was provided by the applicant.

Tree Protection Recommendations

Standard practices for protecting trees during construction are recommended for those trees that will be retained on site. The Critical Root Zone (CRZ) should be protected during construction to ensure that the construction activities will not negatively impact the trees. The Critical Root Zone is the extent of the dripline of the tree's canopy and 5-foot buffer.

- Fencing should be established at the perimeter of the CRZ for the duration of the project. The fencing should be temporary, a minimum of 4-feet high, and constructed of durable material with stationary posts set at no greater than 10-foot intervals. The fencing should effectively: 1) keep the foliage, crown, branch structure and trunk clear from direct contact and damage by equipment, materials or disturbances; 2)



preserve roots and soil in an intact and non-compacted state; and 3) easily identify the CRZ.

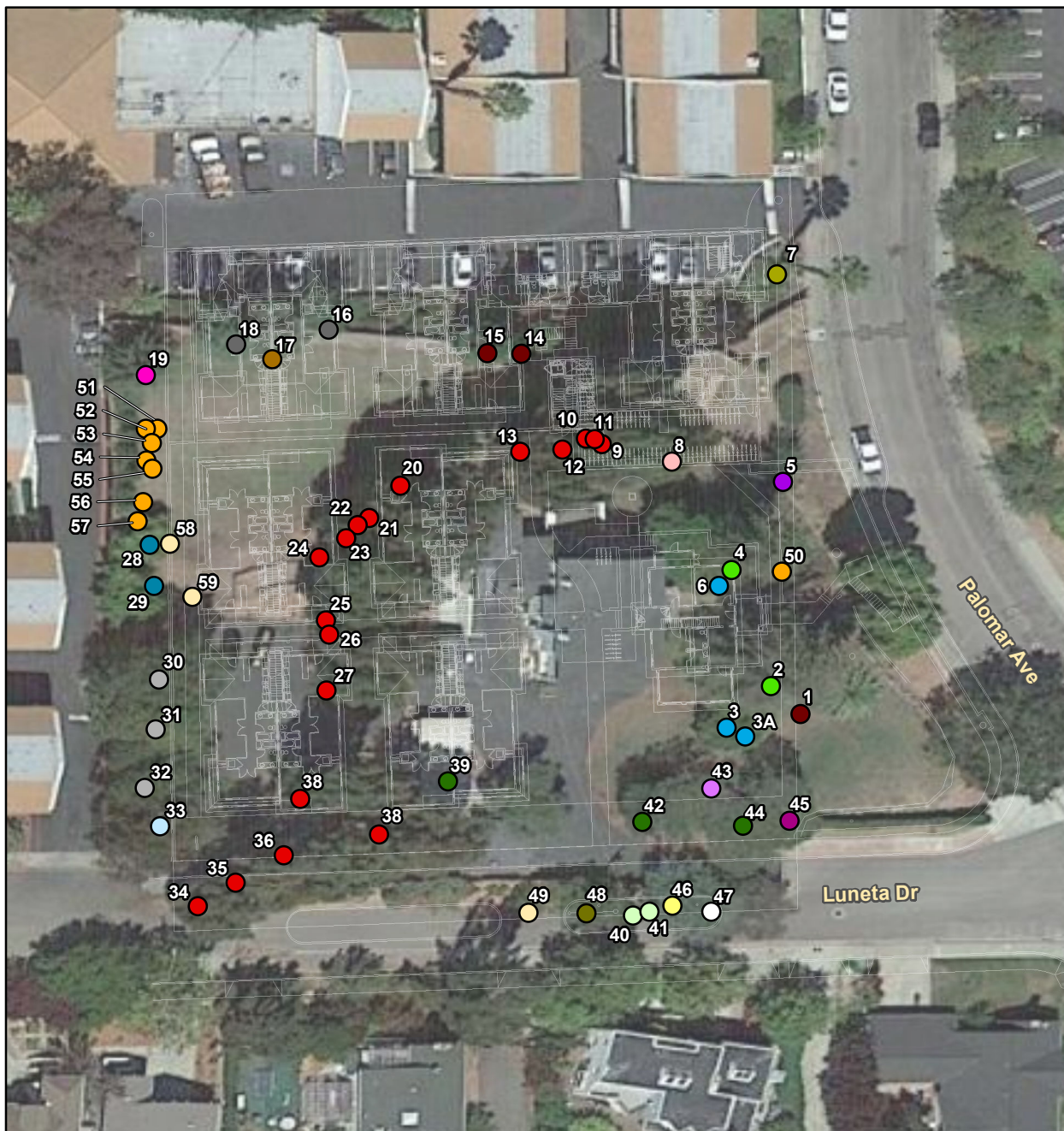
- If work needs to occur within the CRZ, a certified arborist should be on site to monitor the activities and advise about impacts to the CRZ in order to avoid negative effects to the trees' health and stability.

A site specific tree protection plan will be required by the city. The Tree Protection Plan will be completed by a certified arborist and approved by the city arborist on the trees to be retained before any work commences.

Thank you for the opportunity to work on this important project. If you have questions please contact us at 805-547-0900.

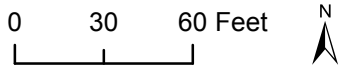
Sincerely,
RINCON CONSULTANTS, INC.

Stephanie Lopez
Certified Arborist #WE-10-442A, TRAQ



Tree Species

- | | | | |
|-----------------------|----------------------------|-----------------------|-----------------|
| ○ Acacia | ○ Coast Live Oak | ● Monterey Pine | ● Privet |
| ○ Ash | ● Coast Redwood | ○ Myoporum | ○ Stone Pine |
| ○ Atlas Cedar | ● Deodora Cedar | ● Norfolk Island Pine | ○ Willow |
| ○ Avocado | ● Gray Pine | ● Olive | ● olive removed |
| ● Blue Gum Eucalyptus | ○ Narrow-leaved Eucalyptus | ○ Blue Gum Eucalyptus | |
| ● Canary Island Palm | ● Mexican Fan Palm | ● Pittosporum | |



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Tree Locations

Figure 1
 Rincon Consultants, Inc.