

SAN LUIS OBISPO
Protections in place:

	Oak Tree Retention/ Replacement Provisions	Oak Protection During Construction	Heritage Tree Protection	Riparian Vegetation Protections	Oak Canopy Retention Provisions	Oak Woodland Area Conservation
General Plan Language	The Environment element calls for adoption of a tree removal ordinance	None	The Environment element calls for adoption of a Heritage Tree ordinance	None	None	Environment Plan encourages large scale oak replacement program
Specific Ordinance	Zoning Ordinance requires a tree removal permit in some zones. Trees over 8" dbh must be replaced in coastal zone. The Subdivision ordinance requires a tree inventory plan/ replacements	None	None	None	None	None
Voluntary Guidelines	Removed trees should be replaced and natural regeneration encouraged. Clumps of natural vegetation and scattered openings should be retained, along with down logs and brush.	Tree root damage should be avoided by limiting heavy equipment, grading changes, and root cutting. Landscaping and irrigation should be avoided.	None	None	None	None

Documents reviewed:

Date of Review: July 2003

Open Space Element
 Conservation Element

Grading and Erosion Ordinance
 Roads/Sidewalk Tree Ordinance

X Land Use Element
 X Zoning Ordinance
 X Subdivision Ordinance

 Tree Removal Ordinance
 X Voluntary Guidelines
 X Other County Codes: Coastal Zone Land Use

Summary of Oak Protection Policies:

<p>Environment Plan, 1974</p>	<p>The Environment Plan calls for recognizing the value of natural vegetation, including a resolution to preserve native trees and plant cover wherever possible. Large-scale replacement programs should be instituted where trees have been removed to replace vegetation lost to construction projects (1). Each area general plan should be evaluated to determine whether proposed densities and uses are compatible with existing vegetation (2). The County's Land Use Element should incorporate changes in area general plans to protect key areas of vegetation. Whenever possible, development should be directed toward those areas where plant communities have been obliterated, rather than undisturbed areas. Specific plans should require development plans to include detailed mapping of existing trees and plant cover, with sizes and types of trees and reasons for removal (3). The Subdivision Ordinance should be revised to place a stronger emphasis on plant conservation (4). The Planning Commission should deny subdivision applications if excessive or unnecessary damage to trees or ground cover is proposed. Conditional use permits should include conditions for preservation of natural vegetation on the site wherever and require for subdivision and property permit to assure compliance with clearing and tree preservation standards (5). The County should adopt a tree removal ordinance with separate levels of restrictions for urban and rural areas and a special designation for protecting Heritage Trees (6). All new County road projects should include extensive plans for vegetation replacement with native species. Roads should be designed to avoid areas of dense tree cover whenever possible. Trees lost to road construction should be replaced (7).</p>
<p>Zoning and Land Use, Title 22</p>	<p>TREE REMOVAL: A tree removal permit is required within urban, village, or other specific areas (22.05.062). Applications for ministerial land use permits must show size, species and condition of each tree proposed for removal, purpose, and size and species of replacement trees. Trees located within residential land use categories on sites with residential uses, public utility right-of-way, in a hazardous condition; with trunks measuring less than 8" dbh; or removed for agriculture are exempt. Applications may be approved when trees are dead, diseased or hazardous; crowded; interfering with utilities, structures or right-of-way; obstructing improvements that cannot be reasonably designed; inhibiting sunlight needed for solar heating or cooling; in conflict with an approved fire safety plan; or to be replaced by a tree that will provide equal or better shade, screening, solar efficiency or visual amenity within a ten-year period, as verified in writing by a professional (22.05.064).</p>
<p>Coastal Zone Land Use</p>	<p>TREE REMOVAL AND REPLACEMENT: A tree removal permit required within urban, or other specific areas. Applications for ministerial land use permits must show location of trees existing on the site in or within 50' of proposed</p>

<p>Title 23</p>	<p>grading or construction, which are 8” or larger dbh. Trees to be removed must be noted (23.02.030 ix). Minor use permits and development plans require a Tree Inventory Plan that locates all trees, size and species and trees to be removed and replacement trees. Where no trees are to be removed, the limits of the wooded area may be designated by the outline of the canopy (23.02.035). Construction or remodel (including grading or tree removal) for a single-family dwelling on an existing lot are excluded. A tree removal permit is required before removal of any existing trees except when subject to minor use permit (for riparian vegetation, with a land use permit, in any sensitive resource area) or where tree cutting will cumulatively remove more than 6,00 square feet of vegetation. A permit is not required for trees less than 8” dbh, for agricultural cultivation, for orchard management, in an emergency, or with an approved land use permit or subdivision. Applications must contain size, species and condition of each tree to be removed; purpose and size and species of replacement trees. Applications may be approved when tree is dead, diseased or hazardous; crowded; interfering with utilities, structures or right-of-way; obstructing improvements that cannot be designed; inhibiting solar access; in conflict with an approved fire safety plan; or to be replaced by a tree that will provide equal or better shade, screening, solar efficiency or visual amenity within a ten-year period. Any tree removed must be replaced, in a location on the site and with a species common to the community. Tree removal within public view corridors must be minimized. New development must incorporate design techniques and methods that minimize the need for tree removal (23.05.064).</p>
<p>Subdivision Ordinance Chapter 21</p>	<p>TREE REMOVAL: Tentative parcel maps must show designated building sites in order to minimize grading and tree removal for proposed parcels greater than 10,000 square feet (21.02.046). The map must be accompanied by a Tree Inventory Plan that locates all trees, size and species, trees proposed for removal. The plan must include replacements (21.02.048).</p>
<p>Encroachment Transportation/ Tree Removal Permits, 13.08</p>	<p>TREE REMOVAL: Any person desiring a permit to remove a roadside tree in the county right of way must file a written application that includes information on the trees to be removed or trimmed, location, estimated time to complete the removal or trimming, and the necessity for removing or trimming roadside <i>tree</i> or trees (13.08.030).</p>
<p>Native Tree Management Guidelines, 1997</p>	<p>TREE REPLACEMENT: Landowners should use reasonable means to replace trees, develop reliable sources of replacement stock, and encourage natural regeneration. Clumps of natural vegetation and scattered openings should be retained, along with down logs and brush. Overcrowded trees should be thinned and diseased trees treated. Trees near structures should be pruned. Brush should be removed from under dip lines for fire prevention. Slash should be treated</p> <p>TREE PROTECTION: Trees should be protected during construction by avoiding root compaction through limiting heavy equipment and grading changes. Root cutting during road, foundation and septic construction should be limited. Landscaping and irrigation within the drip line should be avoided.</p>

Contact Information:

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County Contacts:

- No contacts
- Policies provided by county staff
- Policies discussed with county staff
- Policy inventory confirmed by county staff