CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

Original: September 16, 2015
Updated: March 7, 2018
2nd Update: September 21, 2018

David Brown
President
SCM Avila Beach Partners, LLC
115 W. Canon Perdido Street
Santa Barbara, California 93101

Subject: The Cottages at Point San Luis Project: Tree Inventory Report

Dear Mr. Brown:

This Tree Inventory Report provides the results of a survey of trees associated with the proposed Cottages at Point San Luis Project (proposed project), including trees along all roads leading to the project site (original survey area). This report was updated in March 2018 to include an impact analysis relevant to an updated site plan dated February 2018. This report has since been updated to include an inventory of trees and impact analysis associated with (1) a new storm drain and several pedestrian footpath alternatives located to the west of the proposed project and (2) standard County Fire Department (CAL FIRE) fuel modification zones measured from the edge of all proposed occupied structures. These two project components fall partially within the "supplemental survey area," which was assessed in September 2018.

BACKGROUND

The proposed project is located on top of the bluffs north of Avila Beach Road, with access from Ana Bay Road to the east and Wild Cherry Canyon Road to the west (Figure 1; all figures are presented in Attachment A). Ana Bay Road intersects with Avila Beach Road and would provide site access near the existing San Luis Bay Inn. Wild Cherry Canyon Road was initially studied as a secondary access route to the proposed development and the trees located along this route are presented in this report; however, this route is no longer part of the proposed project and current site plans do not include any improvements in this area. As such, the majority of the trees presented in this report would not be directly affected by the proposed project. The project site is currently accessed via a gravel road off of Ana Bay Road. This road will provide access to the proposed project and will be widened to meet San Luis Obispo County (County) Public Works and Fire Department standards.

This tree inventory plan was prepared in order to satisfy Measure G of the County's Master Development Plan Amendment.[1] LSA also referenced provisions and policies of the County's Site

[1] As identified in SWCA's letter to Ryan Hostetter, County of San Luis Obispo; subject: Preliminary Application Review, Seaside Garden Cottages Project; dated: August 19, 2013.

Development Standards for trees[2] (Ordinance), the California Fire Code (CFC)[3] and CAL FIRE's San Luis Obispo County Fire Department's Standard 4: Access Roads and Driveways[4] (County fire regulations).

The original survey area included all trees within the approximate development envelope (building envelope) and a 100-foot corridor (50 feet on either side of the centerline) of the access roads as indicated by the black line on Figure 2. The supplemental survey area includes all areas between the building envelope and Wild Chery Canyon, as well as a buffer area north of the building envelope to account for potential fuel modification areas (refer to the green dashed line on Figure 2).

The precise designs of the proposed storm drain, utilities, pedestrian foot path located west of the building footprint, and fuel modification areas (refer to Figure 2) are subject to refinement, and the precise number of trees required to be trimmed or removed may change during final project design. Furthermore, it is difficult to definitively quantify all potential detrimental effects (based on draft project component designs) that often manifest over a period of many years following construction or development activities conducted near the root zones of individual trees. Sometimes the trees can adapt or recover, and other times they cannot. Therefore, while not identifying the extent of specific impacts to any particular tree, this tree inventory report uses a conservative approach to identify the extent to which individual trees may need to be removed, trimmed, and/or protected based on assumed impacts to maintain fire apparatus clearance, road maintenance, and the construction limits of the proposed project.

Prior to project development or issuance of a grading permit, a qualified arborist will review the trees that are within or immediately adjacent to the final project disturbance limits. An Oak Tree Impact and Mitigation Plan shall be prepared and implemented based on the arborist's review to compensate for all project-related impacts to oak trees. Measures to be included in the Oak Tree Impact and Mitigation Plan are outlined herein.

METHODS

LSA certified arborist, Timothy Milliken (International Society of Arboriculture Certification #WE5539A), conducted the tree survey within the original survey area on May 25, 2015. Trees within the original survey area were mapped and assessed in the field. The individual surveyed trees in this area were assigned a number and mapped on an aerial photo of the site (Figure 3). A follow-up survey of the original survey area was conducted in September 2018 to map and assess eight oak trees located within and adjacent to the refined development envelope. Detailed tree data recorded in the original survey area are presented in Table B-1 of Attachment B.

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[2] County of San Luis Obispo Coastal Zone Land Use Ordinance, Title 23 of the County Code; Chapter 5 – Site Development Standards – Tree Removal (§23.05.060), Tree Removal Permit Required (§23.05.062), and Tree Removal Standards (§23.05.064).

[3] Section 503.2.1 of the California Fire Code.

[4] Standard 4 amends section 503.2.1 with additional County requirements that access roads shall: have a minimum road width of 24 feet, and provide a 10 foot fuel modification zone on each side of the road (road width + 10 feet on each side of the road).

On September 7, 2018, LSA Biologist Bo Gould conducted a tree survey within the supplemental survey area. Trees were mapped and assessed in the field. The individual surveyed trees in this area were assigned a number and mapped on an aerial photo of the site (Figure 4). Detailed tree data recorded in the supplemental survey area are presented in Table B-2 of Attachment B.

The County fire regulations combined with current project site plans provided the parameters upon which to categorize trees in the survey areas that may need trimming or removal.

Tree Assessment

Trees were assessed individually in the field. The stand of mature coast live oak woodland located within the original survey area near the southeastern edge of the building envelope was identified as a collective resource and trees were not assessed individually. Similarly, not all trees within the mature coast live oak woodland to the northwest of building envelope were assessed individually as this area will be protected as a sensitive habitat area. All other trees within the survey areas were individually assessed according to species, trunk diameter at breast height (DBH; in inches as measured 4.5 feet above natural grade), and condition. If an individual tree had multiple trunks, the diameters of all the trunks were totaled. The health and structural condition of each tree was classified as follows:

- Good – Trees observed to be in good health and structure, with no outward sign of rot or disease, and may have potential for longevity on site;
- Fair – Trees observed to be in moderate health and/or have structural defects that can be corrected with proper tree care; or
- Poor – Trees observed to be in declining health or with significant structural defects that cannot be mitigated. Trees in this category are expected to continue to decline.

Tree Ordinance

The tree ordinance lists the conditions upon which a tree removal permit might be required. Information collected during the tree assessment is sufficient to determine the need for a tree removal permit. All trees over 5 inches in DBH, with the exception of the groves of mature oak woodland to be protected in place (as described above), were assessed. Although no trees were tagged or otherwise marked in the field, each tree's location is indicated on the tree maps (Figures 3 and 4).

County Fire Regulations

Trees adjacent to the access road were assessed for fire apparatus clearance per the dimensions provided in the County fire regulations (unobstructed vertical clearance of not less than 13 feet 6 inches and a minimum access road width of 24 feet with a 10 foot fuel modification zone on each side of the road). During this assessment, the arborist visually estimated the horizontal and vertical clearance of trees and their branches from the edges of the access road within the tree survey area. The results of this assessment provide the general location of trees that may need to be trimmed or removed in order to achieve the clearance mandated by County fire regulations. Note that coast live oak trees that fall within the identified fuel modification zones will likely not require clearance or

trimming, as this species is exceptionally fire resistant and the densities of the tree canopies within such areas are relatively sparse.

RESULTS

Original Survey Area

A total of 177 trees were assessed within the original survey area as summarized in Table 1 and depicted on Figure 3. In addition to the trees along the access roads, a small stand of mature coast live oak trees is present near the central survey area, north of the access road. This stand of coast live oak woodland was identified as a collective resource and the trees were not assessed individually as they will be protected in place (refer to Figure 3E). Eight trees located outside of this woodland are within or near the refined development boundaries, and these trees were assessed individually (refer to Trees 170-177 shown on Figure 3E and described in Table B-1). All tree species inventoried within in the original survey area are native to the region. These trees include toyon (*Heteromeles arbutifolia*), coast live oak (*Quercus agrifolia*), arroyo willow (*Salix lasiolepis*), and blue elderberry (*Sambucus nigra* subsp. *caerulea*). Toyon and blue elderberry are generally considered shrubs; however, this species can sometimes reach tree-like proportions such as on the project site. Attachment B contains the survey data on trees observed within the survey area including: tree ID number, species name (common and scientific), DBH, and notes.

Table 1: Summary of Trees in the Original Survey Area

Tree Species	Trees within Original Survey Area	Potential Impact
Toyon (*Heteromeles arbutifolia*)	3	3
Coast live oak (*Quercus agrifolia*)	172	18
Arroyo willow (*Salix lasiolepis*)	1	1
Blue elderberry (*Sambucus nigra* subsp. *caerulea*)	1	1
Grand Total	**177**	**23**

Potential Impacts

Approximately 17 trees were identified to have probable impacts related to the access road (refer to Figure 3D and Table B-1), and approximately 6 trees have potential to be removed within the development limits (refer to Figure 3E and Table B-1). Trees along the access road may be impacted in order to provide fire apparatus clearance as mandated by County fire regulations (minimum road width of 24 feet with a 10 foot fuel modification zone on each side of the road, and unobstructed vertical clearance of 13 feet 6 inches). These impacts are exempt from County tree removal permit requirements. Depending on the size of construction related equipment (i.e., scrapers, dump trucks, etc.) and the final development limits, several trees will likely require additional trimming or removal beyond the County fire code regulations.

The removal of one or more individual trees may be needed to accommodate required access road improvements for the proposed project, and up to 6 trees will likely be removed within the development limits based on the current site plans. The proposed project will likely require a tree

removal permit due to the removal of individual trees required for construction related reasons (i.e., retaining wall construction, placement of proposed structures) which are not associated with improvements mandated by County fire regulations, which as noted above, are exempt from County tree removal permit requirements. No loss of oak woodland acreage is anticipated within the original survey area.

Trees To Protect

A stand of coast live oak woodland is present within the central survey area just north of the proposed access road. The limit of the wooded area is designated by an outline of the canopy on Figure 3E. These trees are not planned to be impacted and should be protected as outlined in the section below, titled *Tree Protection Measures*.

Supplemental Survey Area

A total of 106 coast live oak trees were surveyed within the supplemental survey area, as summarized in Table 2 and depicted on Figure 4. In addition to a small grove of oak trees to the northeast of the building footprint and the oak trees between the proposed building footprint and Wild Cherry Canyon, a woodland consisting of mature coast live oak trees is present to the northwest of the proposed building footprint. This stand contains many mature heritage oak tree specimens and was identified as a collective resource; not all trees were assessed individually as they will be protected in place. No other native or nonnative trees were observed in the supplemental survey area.

Table 2: Summary of Trees in the Supplemental Survey Area

Tree Species	Trees within Supplemental Survey Area	Potential Impact[1]		
		Pathway Alternative 1	Pathway Alternative 2	Pathway Alternative 3
Coast live oak (*Quercus agrifolia*)	106	7	18	8

[1]Coast live oak trees within the preliminary fuel modification zones, as shown on Figure 4, are not anticipated to be impacted. The numbers of trees presented are those that may need to be trimmed or removed for construction of the storm drain and each identified pathway alternatives. The final designs of these features are subject to landowner approval and refinement.

Potential Impacts

Between 7 and 18 mapped coast live oak trees were identified to have probable impacts related to the preliminary storm drain alignment and each identified pathway alternative. Trees within these impact areas may be affected by direct trimming or removal, or construction activities (e.g., trenching, excavation, or slope contouring) within the root zones. A total of five trees are located within the identified storm drain alignment, so between 2 and 13 of the trees within the proposed impact limits are associated with the pathway alternatives.

While several additional trees are located within the preliminary fuel modification zones, these coast live oak trees are not anticipated to require clearance or trimming as this species is

exceptionally fire resistant and the densities of the tree canopies within such areas are relatively sparse.

Trees To Protect

A woodland consisting of mature coast live oak trees is present to the northwest of the proposed building footprint. This stand contains many mature heritage oak tree specimens and was identified as a collective resource; not all trees were assessed individually as they will be protected in place (refer to Figure 4, sheet 3, trees 83-106). In addition, coast live oak trees that fall outside of the final storm drain and pathway alignments should be protected as outlined in the section below titled *Tree Protection Measures.*

CONCLUSIONS

The proposed project may require direct impacts to up to 41 trees associated with access road clearance trimming and the proposed storm drain and pedestrian footpath alignments located to the west of the building envelope. With the exception of Pathway Design Alternative 2, direct removal of oak trees would be associated with individual trees rather than oak woodlands. All major stands of mature oak woodland within the survey areas would be protected in place.

Prior to development, the general contractor and the project arborist will determine (based on the size of construction equipment, nature of work, and refined limits of the project) which trees will need trimming and/or removal. An Oak Tree Impact and Mitigation Plan shall be prepared and implemented, based on the arborist's review, to compensate for all project-related impacts to oak trees. Measures to be included in the Oak Tree Impact and Mitigation Plan are outlined herein.

To off-set impacts related to potential tree removal or damage to individual oak trees, LSA recommends on-site tree replacement in accordance with current County policies. Because portions of the project parcel boundary may not be suitable for oak tree planting, off-site planting and/or preservation may be warranted.

The tree planting should be monitored for successful establishment of installed trees. Establishment will be considered successful if 50 percent of the numbers of total plantings (if required by the County) have become established, with no significant intervention[5] for at least two years.

TREE PROTECTION MEASURES

The following standard recommendations are made to protect retained trees during project construction.

Tree Avoidance. The proposed project should avoid impacts to as many trees as feasible. The

[5] Significant intervention in the context of this performance standard is considered to include new plantings and on-going regular in excess of watering necessary to establish a planting (e.g., twice monthly or more frequently through the dry season). Periodic watering to assist established trees during drought or excessive heat is not considered to meet the "substantial intervention" standard for this project.

proposed project plans should incorporate placement of tree protection fencing outside of the drip line of protected trees (as depicted on Figure 3E). Preserved trees on the project site should be avoided during the construction phase by following best management practices as outlined in the following paragraphs.

Tree Maintenance during Construction, Root Zones. Tree roots often extend far beyond the canopy dripline. Excavation work within the dripline of avoided trees shall not be allowed.

Tree Protection Fencing. Prior to the start of construction, Tree Protection Fencing (TPF) should be installed around the stands of coast live oak woodland and individual oak trees in proximity to ground disturbance areas. The TPF should be maintained during the entire development process to prevent direct damage to trees and their growing environment. The TPF should consist of blaze orange barrier fencing supported by metal "T bar" fence posts. The TPF should be placed at a distance that is at or outside of the drip lines of avoided trees. The TPF should be installed as part of the site preparation before construction or tree removal/trimming begins and should be installed under the supervision of a qualified arborist. The TPF should not be altered in any way that would increase the encroachment on the avoided trees during construction activities.

Use of Heavy Equipment. Heavy machinery should not be allowed to operate (excavation, grading, drainage and leveling) or park within the drip line of avoided trees unless approved by a qualified arborist.

Storage of Construction Materials and Debris. Fill materials should not be placed against the trunks of avoided trees. Disposal or depositing of oil, gasoline, chemicals or other harmful materials within the drip line is prohibited. Fueling should also take place outside of and away from the TPF.

Incidental Damage to Protected Trees. The attachment of wires, signs, and ropes to any protected tree is strictly prohibited. Workers may be allowed to rest under trees, but they must not injure trees by any means.

Trimming. All pruning of protected trees shall be performed by a licensed contractor familiar with International Society of Arboriculture pruning guidelines and shall comply with the guidelines established by the International Society of Arboriculture; Best Management Practices; Tree Pruning and any special conditions as determined by a certified arborist. A certified arborist shall coordinate all activities involving protected trees.

SUMMARY

- A total of 283 trees were individually assessed within the survey areas;
- The project may require trimming or removal of individual trees, but is not anticipated to adversely affect oak woodland habitat;
- Approximately 17 trees adjacent to the proposed access road were identified as having the potential to be impacted for fire apparatus clearance or during construction (including trimming and removal);

- Between 7 and 18 mapped coast live oak trees were identified as having the potential to be impacted by the preliminary storm drain alignment and each identified pathway alternative.
- Up to 6 mapped coast live oak trees within the approximate development limits have potential to be removed during construction activities.
- Precise tree impacts will be identified and quantified during a pre-construction arborist survey and meeting with the general contractor/engineer.
- A tree removal permit is likely to be required from the County due to construction-related tree impacts.
- All stands of coast live oak woodland in proximity to the development limits shall be protected during construction with a tree protection zone marked by tree protection fencing.
- The County's Coastal Zone Land Ordinance and Local Coastal Program policies require revegetation plans for development projects with impacts to trees and native vegetation within the coastal zone; impacted native trees should be replaced at a minimum ratio of 1:1 and the revegetation effort should be monitored to ensure consistency with the County and Local Coastal Program policies;
- Recommended mitigation for removal of native trees includes the planting and maintaining (until established) trees on site as follows or otherwise required by County;
    - 1:1 minimum replacement ratio of one tree planted for each tree removed (plant the same species as those removed). Higher ratios are warranted for the removal of heritage oak trees (36 inches DBH or greater, as required by the County). The survival of replacement trees should be monitored for successful establishment.

LSA appreciates the opportunity to provide this Tree Inventory Report to you, and we are available to answer questions regarding it if needed. Please feel free to contact us if you have questions or comments.

Sincerely,

LSA ASSOCIATES, INC.

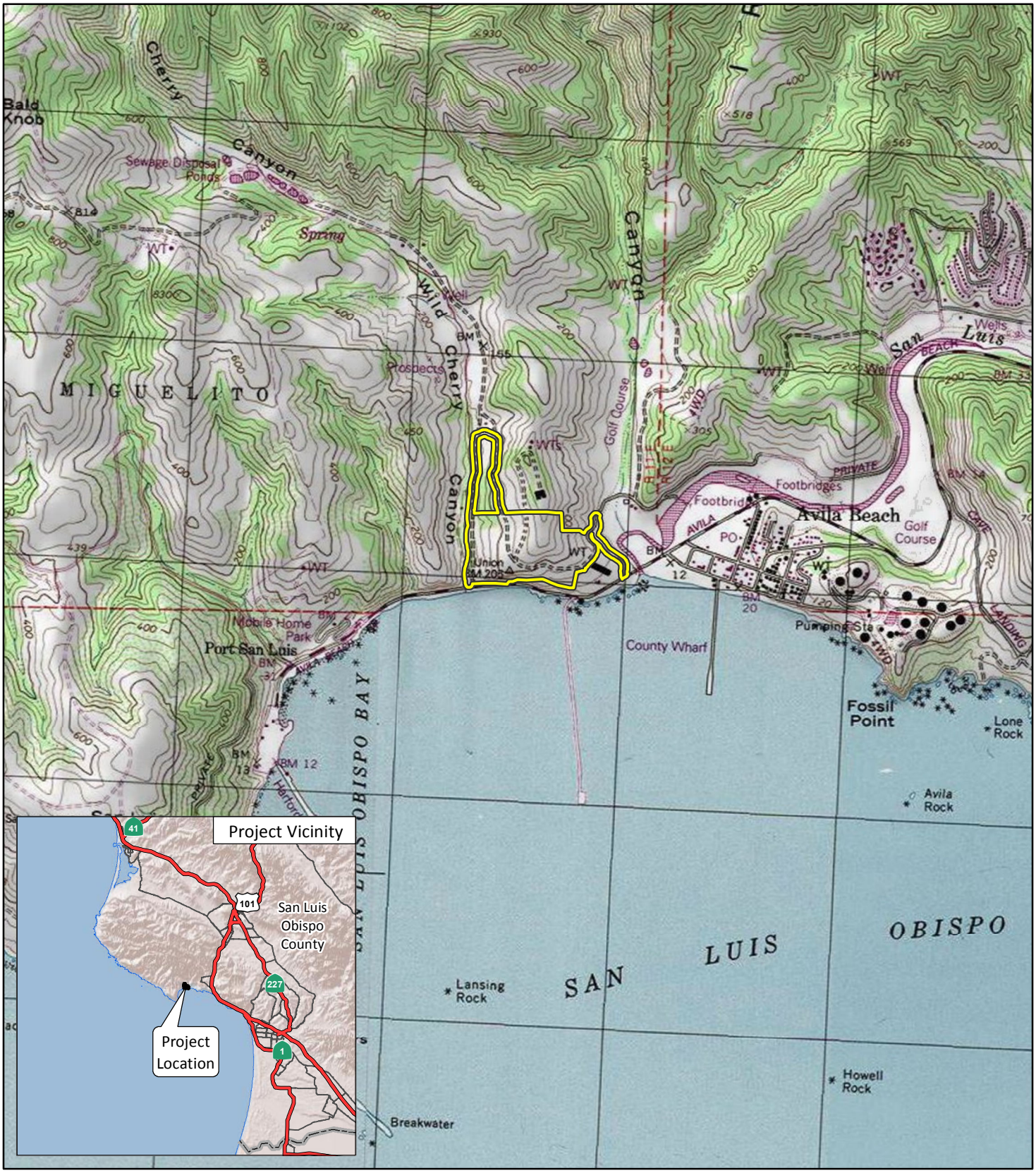
Timothy Milliken
International Society of Arboriculture (ISA)
Certified Arborist WE-5539A

Bo Gould
Biologist

Attachment A: Figures
Figure 1: Regional and Project Location
Figure 2: Project Overview Map
Figure 3: Tree Survey Map – Original Survey Area
Figure 4: Tree Survey Map – Supplemental Survey Area
Attachment B: Tree Data Tables

ATTACHMENT A

FIGURES



LSA

LEGEND

Overall Survey Area

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FEET

SOURCE: USGS 7.5' Quad - Pismo Beach (1994)

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FIGURE 1

The Cottages at Point San Luis

Project Location

LSA

LEGEND

- Original Survey Area (35.70 acres)
- Approximate Project Parcel Boundary (22.20 acres)
- Temporary Impact Area (0.55 acres)
- Approximate Development Boundary (6.78 acres)
- Roadway Improvement Footprint (1.65 acres)
- Supplemental Survey Area (15.76 ac)
- Proposed Storm Drain*
- Pathway Design Alternative 1*
- Pathway Design Alternative 2*
- Pathway Design Alternative 3*

*Final design is subject to landowner approval and refinement.

Preliminary Fuel Modification Zones **

- Clearing Zone - 30 ft from structures
- Thinning Zone - 100 ft from structures

** Features shown are approximations based on topographic and aerial measurements. This figure depicts standard CAL FIRE fuel modification buffers measured from the edges of the proposed building footprint.

N

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FEET

SOURCE: Google (2017), Appleton Partners, LLP (2017)

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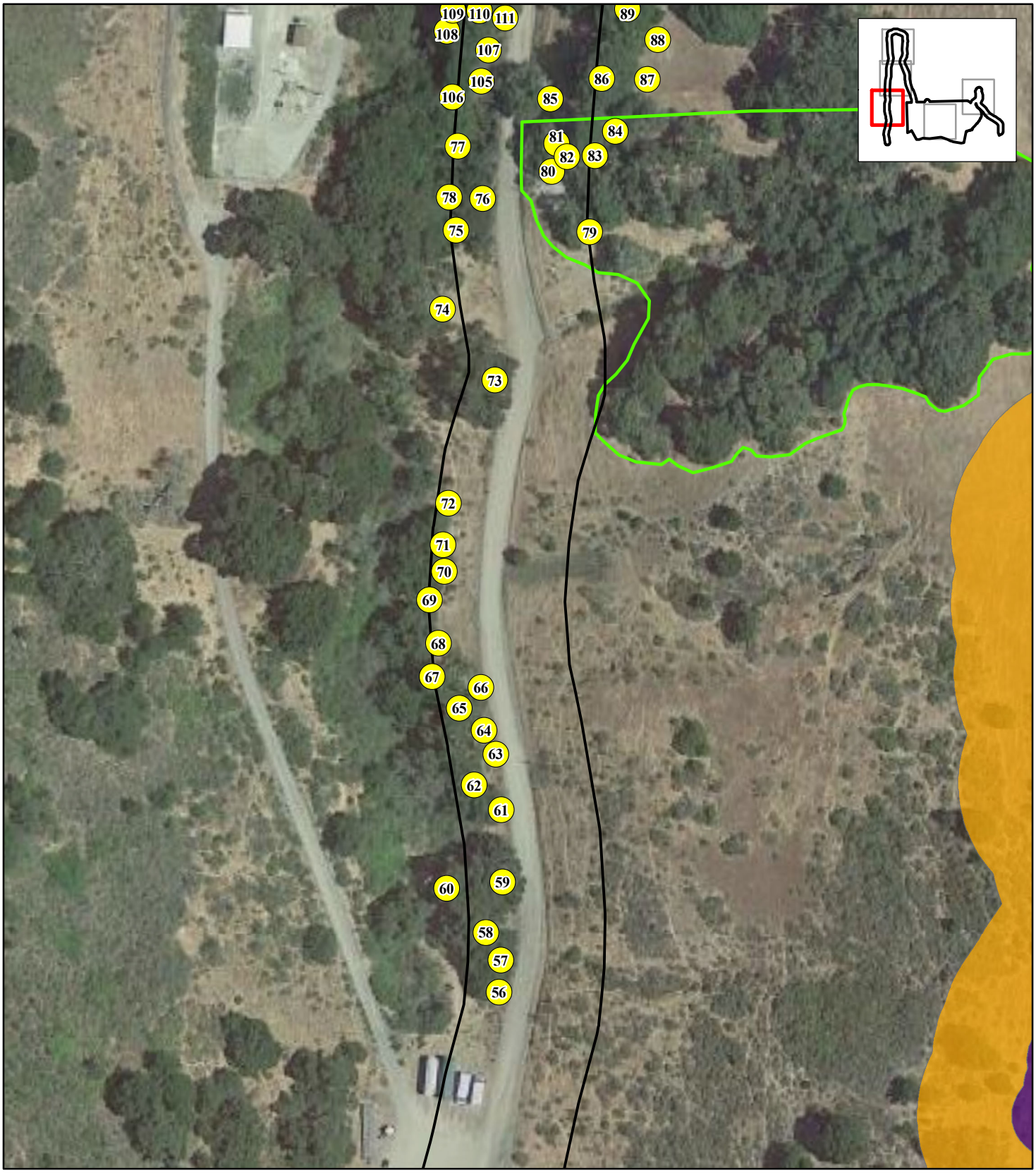
FIGURE 2

The Cottages at Point San Luis

Project Overview Map



LSA

FIGURE 3A

LEGEND

Tree Protection Zone

Original Survey Area (35.70 acres)

Trees

Preliminary Fuel Modification Zones **

Clearing Zone - 30 ft from structures

Thinning Zone - 100 ft from structures

** Features shown are approximations based on topographic and aerial measurements. This figure depicts standard CAL FIRE fuel modification buffers measured from the edges of the proposed building footprint.

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SOURCE: Google (2017), ALTA (2014)

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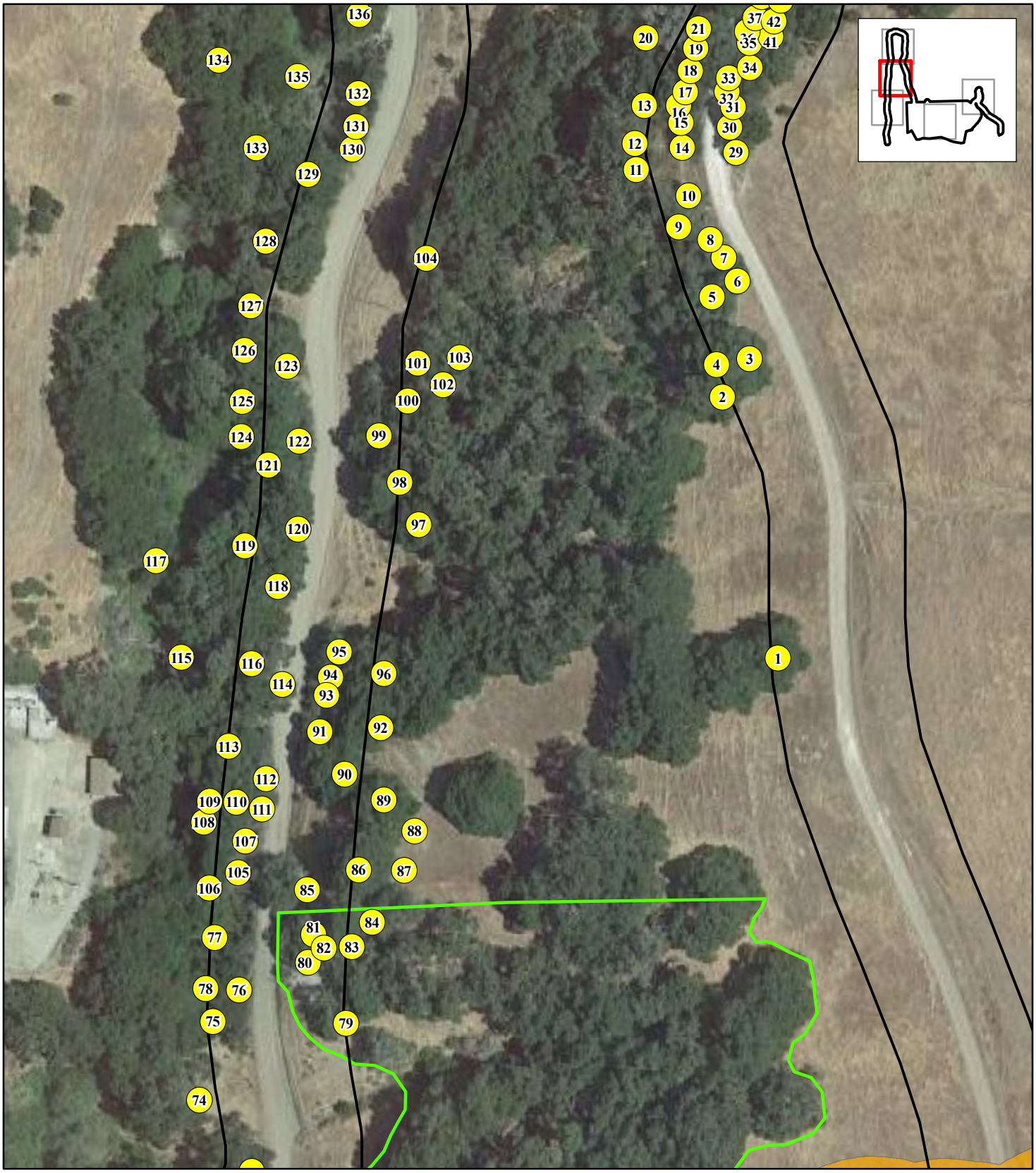
The Cottages at Point San Luis

Tree Survey Map
Original Survey Area



LSA

FIGURE 3B

LEGEND

Tree Protection Zone

Original Survey Area (35.70 acres)

Trees

Preliminary Fuel Modification Zones **

Thinning Zone - 100 ft from structures

** Features shown are approximations based on topographic and aerial measurements. This figure depicts standard CAL FIRE fuel modification buffers measured from the edges of the proposed building footprint.

N

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SOURCE: Google (2017), ALTA (2014)

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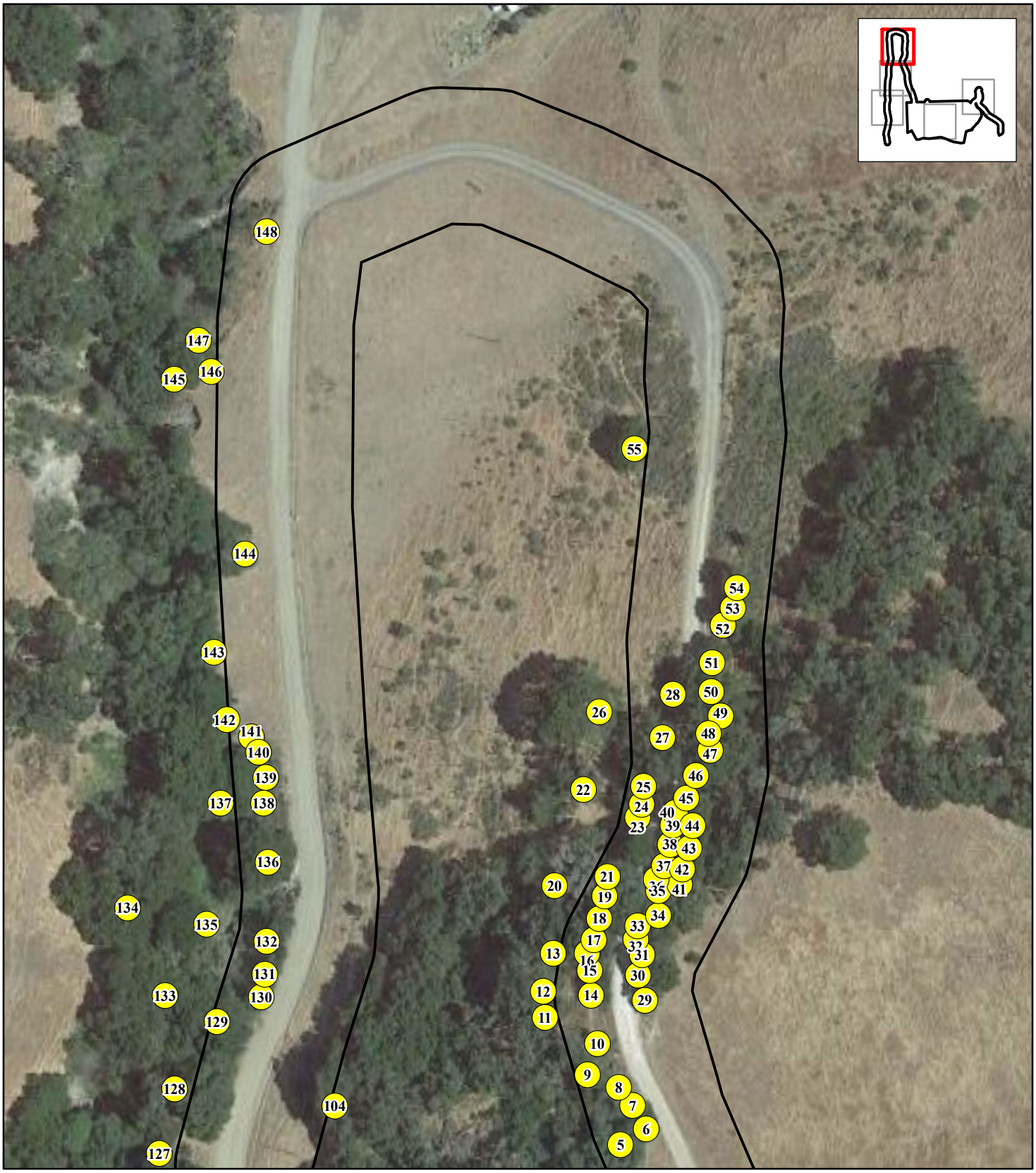
The Cottages at Point San Luis

Tree Survey Map
Original Survey Area



LSA

LEGEND

Original Survey Area (35.70 acres)

Trees

FIGURE 3C

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SOURCE: Google (2017), ALTA (2014)

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The Cottages at Point San Luis

Tree Survey Map
Original Survey Area

LSA

LEGEND

Approximate Project Parcel Boundary (22.2 acres)

Development Limits (8.43 acres)

Original Survey Area (35.70 acres)

Trees

N

0 50 100

FEET

SOURCE: Google (2017), ALTA (2014)

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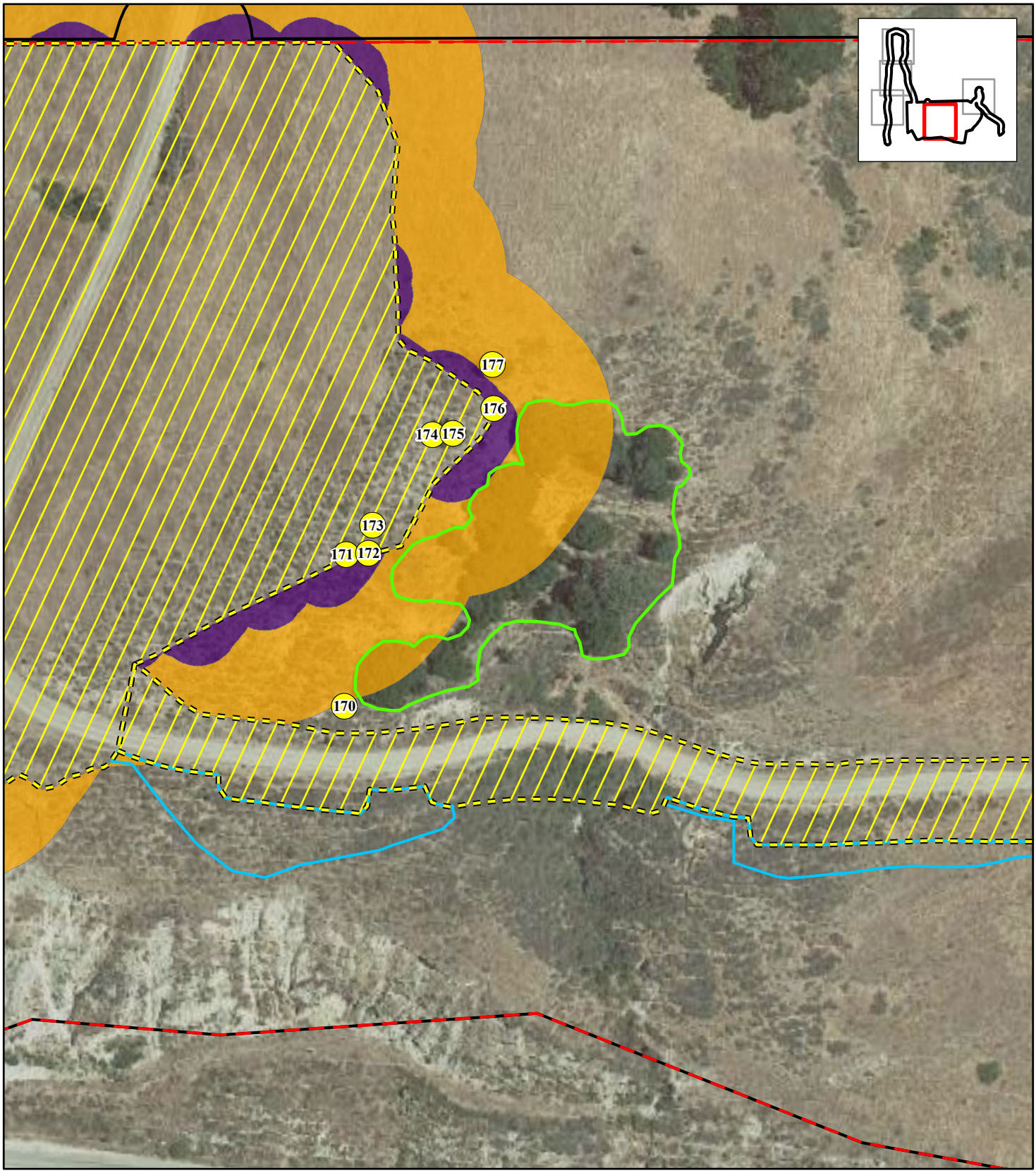
FIGURE 3D

The Cottages at Point San Luis

Tree Survey Map
Original Survey Area



LSA

LEGEND

Approximate Project Parcel Boundary (22.2 acres)

Tree Protection Zone

Development Limits (8.43 acres)

Original Survey Area (35.70 acres)

Temporary Impact Area (0.55 acres)

Trees

Preliminary Fuel Modification Zones **

Clearing Zone - 30 ft from structures

Thinning Zone - 100 ft from structures

** Features shown are approximations based on topographic and aerial measurements. This figure depicts standard CAL FIRE fuel modification buffers measured from the edges of the proposed building footprint.

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SOURCE: Google (2017), ALTA (2014)

FIGURE 3E

The Cottages at Point San Luis

Tree Survey Map
Original Survey Area

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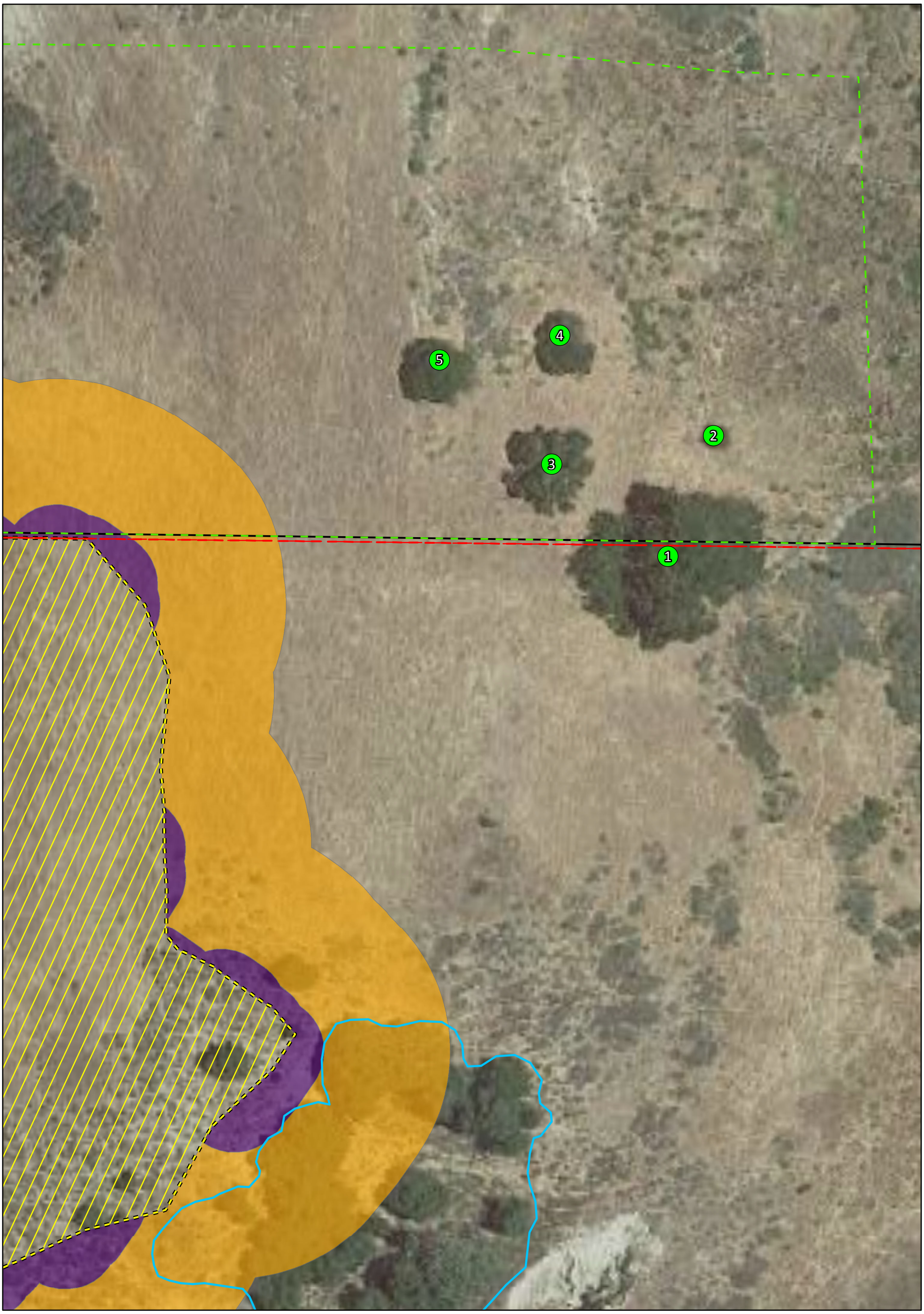

LSA

LEGEND

Trees

Approximate Project Parcel Boundary (22.2 acres)

Tree Protection Zone

Development Limits (8.43 acres)

Original Survey Area (35.70 acres)

Note: Refer to Figure 3 for Trees within Original Survey Area

Supplemental Survey Area (15.76 ac)

Proposed Storm Drain*

Pathway Design Alternative 1*

Pathway Design Alternative 2*

Pathway Design Alternative 3*

*Final design is subject to landowner approval and refinement.

Preliminary Fuel Modification Zones **

Clearing Zone - 30 ft from structures

Thinning Zone - 100 ft from structures

** Features shown are approximations based on topographic and aerial measurements. This figure depicts standard CAL FIRE fuel modification buffers measured from the edges of the proposed building footprint.

N

0 25 50

FEET

SOURCE: Google (2017)

FIGURE 4

Page 1 of 3

The Cottages at Point San Luis

Tree Survey Map

Supplemental Survey Area

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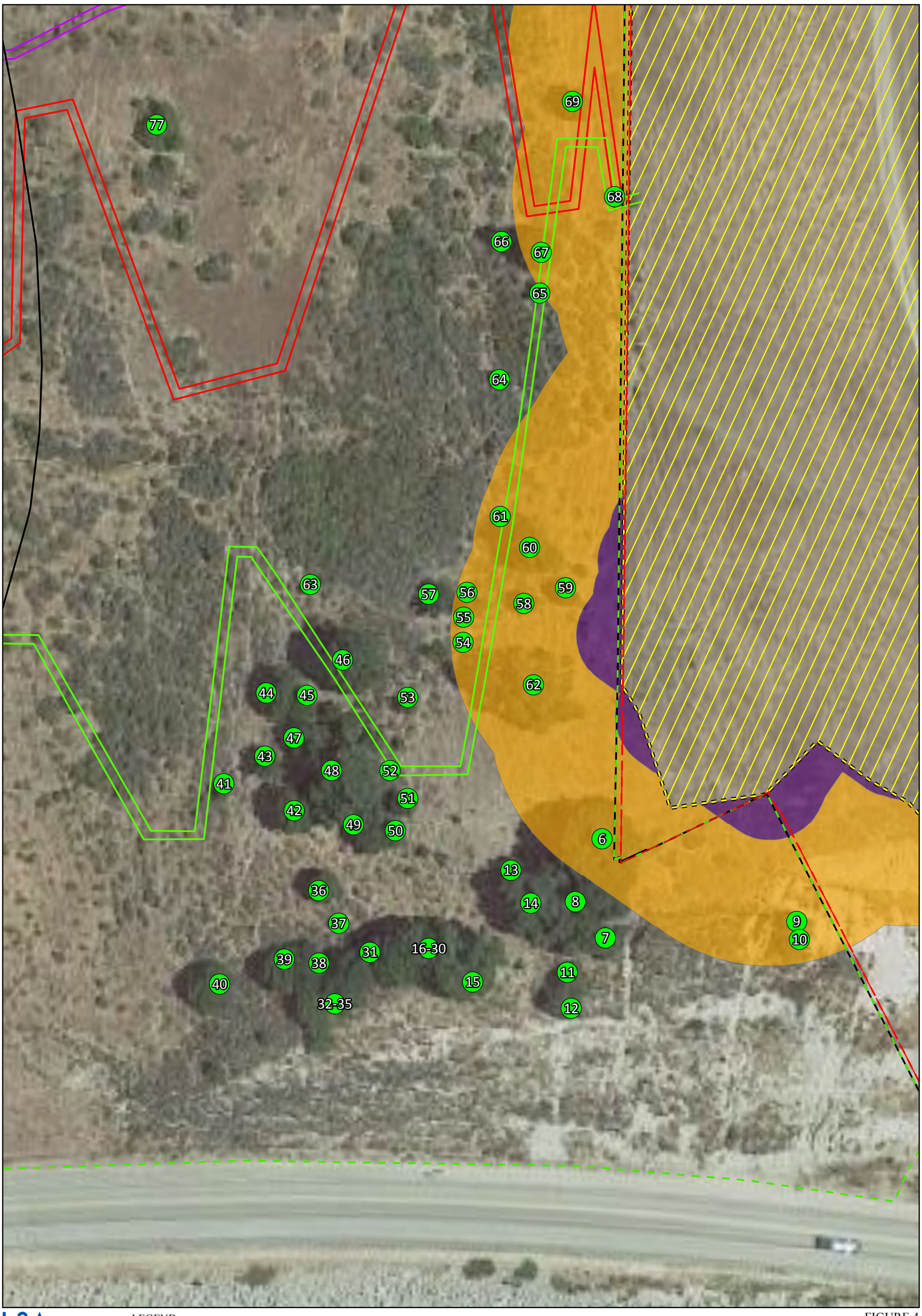

LSA

LEGEND

Trees

Approximate Project Parcel Boundary (22.2 acres)

Development Limits (8.43 acres)

Original Survey Area (35.70 acres)

Note: Refer to Figure 3 for Trees within Original Survey Area

Supplemental Survey Area (15.76 ac)

Proposed Storm Drain*

Pathway Design Alternative 1*

Pathway Design Alternative 2*

Pathway Design Alternative 3*

*Final design is subject to landowner approval and refinement.

Preliminary Fuel Modification Zones **

Clearing Zone - 30 ft from structures

Thinning Zone - 100 ft from structures

** Features shown are approximations based on topographic and aerial measurements. This figure depicts standard CAL FIRE fuel modification buffers measured from the edges of the proposed building footprint.

N

0 25 50

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SOURCE: Google (2017)

FIGURE 4

Page 2 of 3

The Cottages at Point San Luis

Tree Survey Map

Supplemental Survey Area

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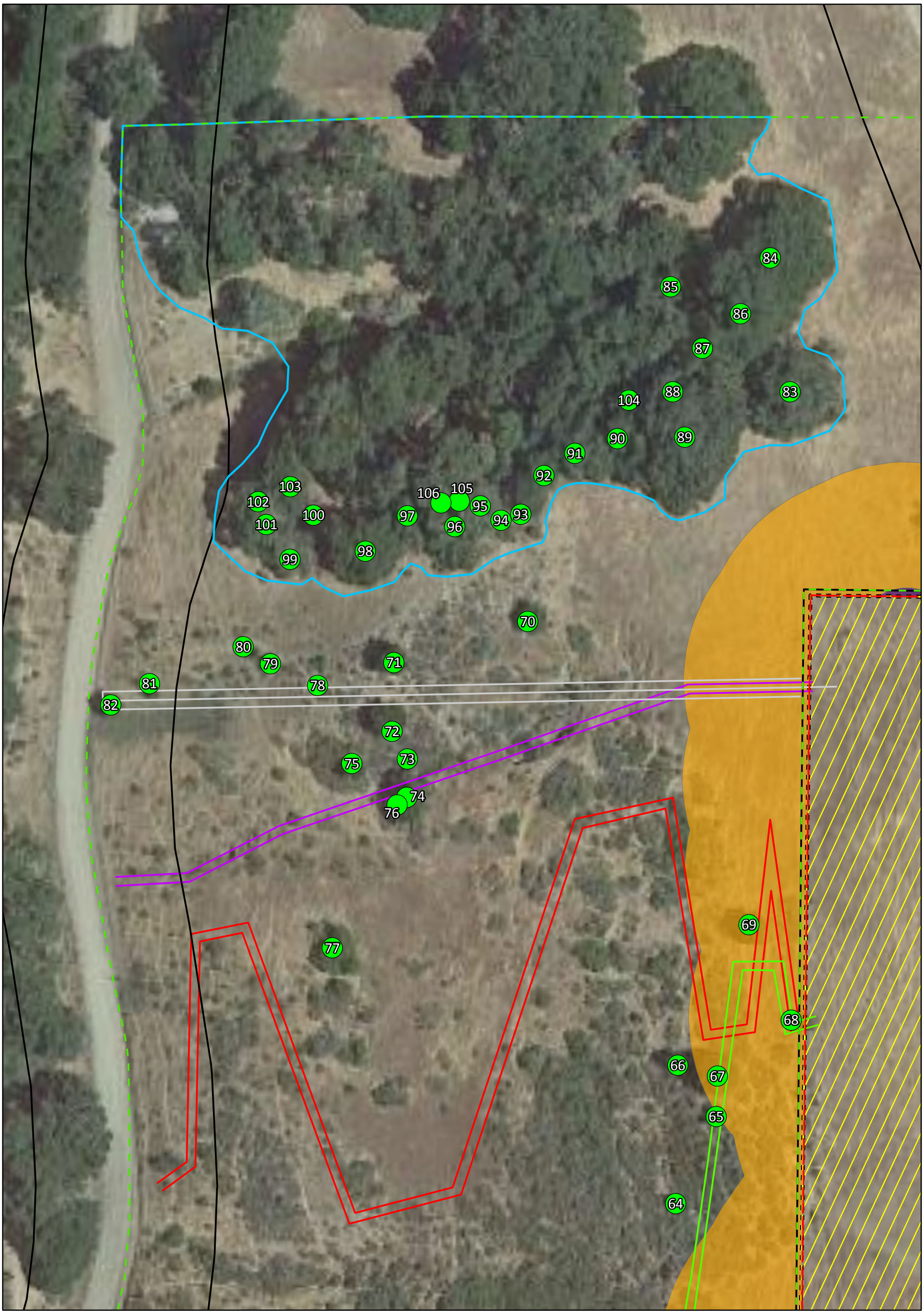

LSA

LEGEND

- Trees
- Approximate Project Parcel Boundary (22.2 acres)
- Tree Protection Zone
- Development Limits (8.43 acres)
- Original Survey Area (35.70 acres)

Note: Refer to Figure 3 for Trees within Original Survey Area

- Supplemental Survey Area (15.76 ac)
- Proposed Storm Drain*
- Pathway Design Alternative 1*
- Pathway Design Alternative 2*
- Pathway Design Alternative 3*

*Final design is subject to landowner approval and refinement.

Preliminary Fuel Modification Zones **

- Clearing Zone - 30 ft from structures
- Thinning Zone - 100 ft from structures

** Features shown are approximations based on topographic and aerial measurements. This figure depicts standard CAL FIRE fuel modification buffers measured from the edges of the proposed building footprint.

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SOURCE: Google (2017)

FIGURE 4
Page 3 of 3

The Cottages at Point San Luis

Tree Survey Map
Supplemental Survey Area

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ATTACHMENT B

DATA FOR TREES SURVEYED FOR THE COTTAGES AT POINT SAN LUIS PROJECT

Table B-1: Detailed Data for Trees Surveyed in the Original Survey Area for the Cottages at Point San Luis Project

Tree #	Common Name (*Species Name*)	Diameter (inches)	Condition	Notes
1	Coast live oak (*Quercus agrifolia*)	54	Good	
2	Coast live oak (*Quercus agrifolia*)	36	Good	
3	Coast live oak (*Quercus agrifolia*)	48	Poor	
4	Coast live oak (*Quercus agrifolia*)	24	Good	
5	Coast live oak (*Quercus agrifolia*)	100	Good	
6	Coast live oak (*Quercus agrifolia*)	24	Good	
7	Coast live oak (*Quercus agrifolia*)	16	Good	
8	Coast live oak (*Quercus agrifolia*)	36	Good	
9	Coast live oak (*Quercus agrifolia*)	36	Good	
10	Coast live oak (*Quercus agrifolia*)	36	Fair	
11	Coast live oak (*Quercus agrifolia*)	12	Fair	
12	Coast live oak (*Quercus agrifolia*)	24	Good	
13	Coast live oak (*Quercus agrifolia*)	52	Good	
14	Coast live oak (*Quercus agrifolia*)	9	Good	
15	Coast live oak (*Quercus agrifolia*)	9	Good	
16	Coast live oak (*Quercus agrifolia*)	18	Good	
17	Coast live oak (*Quercus agrifolia*)	18	Good	
18	Coast live oak (*Quercus agrifolia*)	18	Good	
19	Coast live oak (*Quercus agrifolia*)	18	Good	
20	Coast live oak (*Quercus agrifolia*)	150	Good	
21	Coast live oak (*Quercus agrifolia*)	16	Good	
22	Coast live oak (*Quercus agrifolia*)	52	Good	
23	Coast live oak (*Quercus agrifolia*)	36	Good	
24	Coast live oak	10	Good	

Tree #	Common Name (*Species Name*)	Diameter (inches)	Condition	Notes
	(*Quercus agrifolia*)			
25	Coast live oak (*Quercus agrifolia*)	14	Good	
26	Coast live oak (*Quercus agrifolia*)	100	Good	
27	Coast live oak (*Quercus agrifolia*)	36	Fair	
28	Coast live oak (*Quercus agrifolia*)	28	Fair	
29	Coast live oak (*Quercus agrifolia*)	48	Good	
30	Coast live oak (*Quercus agrifolia*)	36	Good	
31	Coast live oak (*Quercus agrifolia*)	36	Good	
32	Coast live oak (*Quercus agrifolia*)	36	Fair	
33	Coast live oak (*Quercus agrifolia*)	24	Good	
34	Coast live oak (*Quercus agrifolia*)	58	Good	
35	Coast live oak (*Quercus agrifolia*)	32	Good	
36	Coast live oak (*Quercus agrifolia*)	6	Good	
37	Coast live oak (*Quercus agrifolia*)	9	Good	
38	Coast live oak (*Quercus agrifolia*)	12	Good	
39	Coast live oak (*Quercus agrifolia*)	9	Good	
40	Coast live oak (*Quercus agrifolia*)	14	Good	
41	Coast live oak (*Quercus agrifolia*)	48	Good	
42	Coast live oak (*Quercus agrifolia*)	18	Good	
43	Coast live oak (*Quercus agrifolia*)	12	Good	
44	Coast live oak (*Quercus agrifolia*)	12	Good	
45	Coast live oak (*Quercus agrifolia*)	24	Fair	
46	Coast live oak (*Quercus agrifolia*)	100	Good	
47	Coast live oak (*Quercus agrifolia*)	48	Good	
48	Coast live oak (*Quercus agrifolia*)	36	Good	

Tree #	Common Name (*Species Name*)	Diameter (inches)	Condition	Notes
49	Coast live oak (*Quercus agrifolia*)	32	Fair	
50	Coast live oak (*Quercus agrifolia*)	32	Good	
51	Coast live oak (*Quercus agrifolia*)	18	Good	
52	Coast live oak (*Quercus agrifolia*)	46	Good	
53	Coast live oak (*Quercus agrifolia*)	18	Good	
54	Coast live oak (*Quercus agrifolia*)	12	Good	
55	Coast live oak (*Quercus agrifolia*)	6	Good	
56	Coast live oak (*Quercus agrifolia*)	24	Good	
57	Coast live oak (*Quercus agrifolia*)	72	Good	
58	Coast live oak (*Quercus agrifolia*)	48	Good	
59	Coast live oak (*Quercus agrifolia*)	48	Good	
60	Coast live oak (*Quercus agrifolia*)	48	Good	
61	Coast live oak (*Quercus agrifolia*)	18	Good	
62	Coast live oak (*Quercus agrifolia*)	18	Good	
63	Coast live oak (*Quercus agrifolia*)	100	Good	
64	Coast live oak (*Quercus agrifolia*)	36	Good	
65	Coast live oak (*Quercus agrifolia*)	36	Good	
66	Coast live oak (*Quercus agrifolia*)	36	Good	
67	Coast live oak (*Quercus agrifolia*)	36	Good	
68	Coast live oak (*Quercus agrifolia*)	48	Good	
69	Coast live oak (*Quercus agrifolia*)	36	Good	
70	Coast live oak (*Quercus agrifolia*)	12	Good	
71	Coast live oak (*Quercus agrifolia*)	36	Good	
72	Coast live oak (*Quercus agrifolia*)	9	Good	
73	Coast live oak (*Quercus agrifolia*)	60	Good	
74	Coast live oak	96	Good	

Tree #	Common Name (*Species Name*)	Diameter (inches)	Condition	Notes
	(*Quercus agrifolia*)			
75	Coast live oak (*Quercus agrifolia*)	18	Good	
76	Coast live oak (*Quercus agrifolia*)	56	Good	
77	Coast live oak (*Quercus agrifolia*)	18	Good	
78	Coast live oak (*Quercus agrifolia*)	18	Good	
79	Coast live oak (*Quercus agrifolia*)	96	Good	
80	Coast live oak (*Quercus agrifolia*)	6	Good	
81	Coast live oak (*Quercus agrifolia*)	18	Good	
82	Coast live oak (*Quercus agrifolia*)	60	Good	
83	Coast live oak (*Quercus agrifolia*)	18	Good	
84	Coast live oak (*Quercus agrifolia*)	60	Fair	
85	Coast live oak (*Quercus agrifolia*)	45	Good	
86	Coast live oak (*Quercus agrifolia*)	18	Good	
87	Coast live oak (*Quercus agrifolia*)	60	Good	
88	Coast live oak (*Quercus agrifolia*)	24	Good	
89	Coast live oak (*Quercus agrifolia*)	52	Good	
90	Coast live oak (*Quercus agrifolia*)	100	Good	
91	Coast live oak (*Quercus agrifolia*)	6	Good	
92	Coast live oak (*Quercus agrifolia*)	48	Good	
93	Coast live oak (*Quercus agrifolia*)	100	Good	
94	Coast live oak (*Quercus agrifolia*)	6	Good	
95	Coast live oak (*Quercus agrifolia*)	9	Good	
96	Coast live oak (*Quercus agrifolia*)	9	Good	
97	Coast live oak (*Quercus agrifolia*)	36	Good	
98	Coast live oak (*Quercus agrifolia*)	24	Good	
99	Coast live oak (*Quercus agrifolia*)	36	Good	

Tree #	Common Name (*Species Name*)	Diameter (inches)	Condition	Notes
100	Coast live oak (*Quercus agrifolia*)	9	Good	
101	Coast live oak (*Quercus agrifolia*)	36	Fair	
102	Coast live oak (*Quercus agrifolia*)	72	Poor	
103	Coast live oak (*Quercus agrifolia*)	72	Fair	
104	Coast live oak (*Quercus agrifolia*)	96	Good	
105	Coast live oak (*Quercus agrifolia*)	6	Good	
106	Coast live oak (*Quercus agrifolia*)	36	Good	
107	Coast live oak (*Quercus agrifolia*)	9	Good	
108	Coast live oak (*Quercus agrifolia*)	18	Good	
109	Coast live oak (*Quercus agrifolia*)	12	Good	
110	Coast live oak (*Quercus agrifolia*)	12	Good	
111	Coast live oak (*Quercus agrifolia*)	9	Good	
112	Coast live oak (*Quercus agrifolia*)	48	Good	
113	Coast live oak (*Quercus agrifolia*)	18	Good	
114	Coast live oak (*Quercus agrifolia*)	18	Good	
115	Coast live oak (*Quercus agrifolia*)	36	Good	
116	Coast live oak (*Quercus agrifolia*)	12	Good	
117	Coast live oak (*Quercus agrifolia*)	60	Good	
118	Coast live oak (*Quercus agrifolia*)	75	Good	
119	Coast live oak (*Quercus agrifolia*)	18	Good	
120	Coast live oak (*Quercus agrifolia*)	32	Good	
121	Coast live oak (*Quercus agrifolia*)	18	Good	
122	Coast live oak (*Quercus agrifolia*)	24	Good	
123	Coast live oak (*Quercus agrifolia*)	18	Good	
124	Coast live oak (*Quercus agrifolia*)	32	Good	

Tree #	Common Name (*Species Name*)	Diameter (inches)	Condition	Notes
125	Coast live oak (*Quercus agrifolia*)	9	Good	
126	Coast live oak (*Quercus agrifolia*)	18	Good	
127	Coast live oak (*Quercus agrifolia*)	9	Good	
128	Coast live oak (*Quercus agrifolia*)	24	Good	
129	Coast live oak (*Quercus agrifolia*)	18	Good	
130	Coast live oak (*Quercus agrifolia*)	6	Good	
131	Coast live oak (*Quercus agrifolia*)	6	Good	
132	Coast live oak (*Quercus agrifolia*)	6	Good	
133	Coast live oak (*Quercus agrifolia*)	60	Good	
134	Coast live oak (*Quercus agrifolia*)	100	Good	
135	Coast live oak (*Quercus agrifolia*)	48	Good	
136	Coast live oak (*Quercus agrifolia*)	100	Good	
137	Coast live oak (*Quercus agrifolia*)	48	Good	
138	Coast live oak (*Quercus agrifolia*)	18	Good	
139	Coast live oak (*Quercus agrifolia*)	12	Good	
140	Coast live oak (*Quercus agrifolia*)	18	Good	
141	Coast live oak (*Quercus agrifolia*)	24	Good	
142	Coast live oak (*Quercus agrifolia*)	96	Good	
143	Coast live oak (*Quercus agrifolia*)	18	Good	
144	Coast live oak (*Quercus agrifolia*)	24	Good	
145	Coast live oak (*Quercus agrifolia*)	24	Good	
146	Coast live oak (*Quercus agrifolia*)	9	Good	
147	Coast live oak (*Quercus agrifolia*)	9	Good	
148	Coast live oak (*Quercus agrifolia*)	60	Poor	Old snag
149	Coast live oak (*Quercus agrifolia*)	24	Good	Tree may need clearance trimming.
150	Coast live oak	36	Good	Tree may need clearance trimming.

Tree #	Common Name (*Species Name*)	Diameter (inches)	Condition	Notes
	(*Quercus agrifolia*)			
151	Coast live oak (*Quercus agrifolia*)	10	Good	Tree may need clearance trimming.
152	Blue elderberry (*Sambucus nigra* subsp. *caerulea*)	24	Good	Tree may need clearance trimming.
153	Coast live oak (*Quercus agrifolia*)	9	Good	Tree may need clearance trimming.
154	Coast live oak (*Quercus agrifolia*)	12	Good	Tree may need clearance trimming.
155	Coast live oak (*Quercus agrifolia*)	12	Good	Tree may need clearance trimming.
156	Coast live oak (*Quercus agrifolia*)	10	Good	Tree may need clearance trimming.
157	Coast live oak (*Quercus agrifolia*)	16	Good	Tree may need clearance trimming.
158	Coast live oak (*Quercus agrifolia*)	6	Good	
159	Toyon (*Heteromeles arbutifolia*)	10	Good	Tree may need clearance trimming.
160	Arroyo willow (*Salix lasiolepis*)	6	Good	Tree may need clearance trimming.
161	Toyon (*Heteromeles arbutifolia*)	6	Good	Tree may need clearance trimming.
162	Toyon (*Heteromeles arbutifolia*)	6	Good	Tree may need clearance trimming.
163	Coast live oak (*Quercus agrifolia*)	6	Good	Tree may need clearance trimming.
164	Coast live oak (*Quercus agrifolia*)	9	Good	Tree may need clearance trimming.
165	Coast live oak (*Quercus agrifolia*)	12	Good	
166	Coast live oak (*Quercus agrifolia*)	61	Good	Tree may need clearance trimming.
167	Coast live oak (*Quercus agrifolia*)	12	Good	Tree may need clearance trimming.
168	Coast live oak (*Quercus agrifolia*)	10	Good	
169	Coast live oak (*Quercus agrifolia*)	10	Good	
170	Coast live oak (*Quercus agrifolia*)	10	Good	Surveyed September 2018.
171	Coast live oak (*Quercus agrifolia*)	13	Fair	Surveyed September 2018; several large fissures on trunk and branches. Within development footprint; may require removal.
172	Coast live oak (*Quercus agrifolia*)	7	Good	Surveyed September 2018; Within development footprint; may require removal.
173	Coast live oak (*Quercus agrifolia*)	27	Good	Surveyed September 2018; Within development footprint; may require removal.
174	Coast live oak (*Quercus agrifolia*)	13	Good	Surveyed September 2018; Within development footprint; may require removal.
175	Coast live oak	36	Fair	Surveyed September 2018; several large

Tree #	Common Name (*Species Name*)	Diameter (inches)	Condition	Notes
	(*Quercus agrifolia*)			fissures on trunk and branches. Within development footprint; may require removal.
176	Coast live oak (*Quercus agrifolia*)	14	Good	Surveyed September 2018. Near edge of development footprint; may require trimming or removal.
177	Coast live oak (*Quercus agrifolia*)	17	Good	Surveyed September 2018.

Note: Trees that fall within the fuel modification areas are not anticipated to be affected.

Table B-2: Detailed Data for Trees Surveyed in the Supplemental Survey Area for the Cottages at Point San Luis Project

Tree #	Common Name (*Species Name*)	Diameter (inches)	Condition	Notes
1	Coast live oak (*Quercus agrifolia*)	122	Good	
2	Coast live oak (*Quercus agrifolia*)	18	Good	
3	Coast live oak (*Quercus agrifolia*)	30	Good	
4	Coast live oak (*Quercus agrifolia*)	29	Good	
5	Coast live oak (*Quercus agrifolia*)	115	Good	
6	Coast live oak (*Quercus agrifolia*)	103	Good	
7	Coast live oak (*Quercus agrifolia*)	4	Good	
8	Coast live oak (*Quercus agrifolia*)	15	Good	
9	Coast live oak (*Quercus agrifolia*)	4	Good	
10	Coast live oak (*Quercus agrifolia*)	4	Good	
11	Coast live oak (*Quercus agrifolia*)	4	Good	
12	Coast live oak (*Quercus agrifolia*)	4	Good	
13	Coast live oak (*Quercus agrifolia*)	6	Good	
14	Coast live oak (*Quercus agrifolia*)	76	Poor	Large cracks on branches
15	Coast live oak (*Quercus agrifolia*)	38	Good	
16	Coast live oak (*Quercus agrifolia*)	8	Good	
17	Coast live oak (*Quercus agrifolia*)	8	Good	
18	Coast live oak	8	Good	

Tree #	Common Name (*Species Name*)	Diameter (inches)	Condition	Notes
	(*Quercus agrifolia*)			
19	Coast live oak (*Quercus agrifolia*)	8	Good	
20	Coast live oak (*Quercus agrifolia*)	8	Good	
21	Coast live oak (*Quercus agrifolia*)	8	Good	
22	Coast live oak (*Quercus agrifolia*)	8	Good	
23	Coast live oak (*Quercus agrifolia*)	8	Good	
24	Coast live oak (*Quercus agrifolia*)	8	Good	
25	Coast live oak (*Quercus agrifolia*)	8	Good	
26	Coast live oak (*Quercus agrifolia*)	8	Good	
27	Coast live oak (*Quercus agrifolia*)	8	Good	
28	Coast live oak (*Quercus agrifolia*)	8	Good	
29	Coast live oak (*Quercus agrifolia*)	8	Good	
30	Coast live oak (*Quercus agrifolia*)	8	Good	
31	Coast live oak (*Quercus agrifolia*)	65	Good	
32	Coast live oak (*Quercus agrifolia*)	13	Good	
33	Coast live oak (*Quercus agrifolia*)	13	Good	
34	Coast live oak (*Quercus agrifolia*)	13	Good	
35	Coast live oak (*Quercus agrifolia*)	13	Good	
36	Coast live oak (*Quercus agrifolia*)	18	Good	
37	Coast live oak (*Quercus agrifolia*)	4	Good	
38	Coast live oak (*Quercus agrifolia*)	29	Good	
39	Coast live oak (*Quercus agrifolia*)	15	Good	
40	Coast live oak (*Quercus agrifolia*)	17	Good	
41	Coast live oak (*Quercus agrifolia*)	4	Good	Within footprint of Pathway Design Alternative 2; may require removal.
42	Coast live oak (*Quercus agrifolia*)	28	Good	
43	Coast live oak (*Quercus agrifolia*)	8	Good	

Tree #	Common Name (*Species Name*)	Diameter (inches)	Condition	Notes
44	Coast live oak (*Quercus agrifolia*)	25	Good	
45	Coast live oak (*Quercus agrifolia*)	21	Good	
46	Coast live oak (*Quercus agrifolia*)	37	Good	Within footprint of Pathway Design Alternative 2; may require trimming or removal.
47	Coast live oak (*Quercus agrifolia*)	15	Good	
48	Coast live oak (*Quercus agrifolia*)	69	Good	
49	Coast live oak (*Quercus agrifolia*)	18	Good	
50	Coast live oak (*Quercus agrifolia*)	19	Good	
51	Coast live oak (*Quercus agrifolia*)	23	Good	
52	Coast live oak (*Quercus agrifolia*)	4	Good	Within footprint of Pathway Design Alternative 2; may require removal.
53	Coast live oak (*Quercus agrifolia*)	7	Good	
54	Coast live oak (*Quercus agrifolia*)	6	Good	Near footprint of Pathway Design Alternative 2; may require trimming or removal due to slope contouring.
55	Coast live oak (*Quercus agrifolia*)	4	Good	Near footprint of Pathway Design Alternative 2; may require trimming or removal due to slope contouring.
56	Coast live oak (*Quercus agrifolia*)	14	Good	Near footprint of Pathway Design Alternative 2; may require trimming or removal due to slope contouring.
57	Coast live oak (*Quercus agrifolia*)	23	Good	
58	Coast live oak (*Quercus agrifolia*)	9	Good	Near footprint of Pathway Design Alternative 2; may require trimming or removal due to slope contouring.
59	Coast live oak (*Quercus agrifolia*)	15	Good	
60	Coast live oak (*Quercus agrifolia*)	28	Good	Near footprint of Pathway Design Alternative 2; may require trimming.
61	Coast live oak (*Quercus agrifolia*)	34	Good	Within footprint of Pathway Design Alternative 2; may require removal.
62	Coast live oak (*Quercus agrifolia*)	31	Good	Estimated size due to bee hive. May require trimming under Pathway Design Alternative 2.
63	Coast live oak (*Quercus agrifolia*)	2	Good	
64	Coast live oak (*Quercus agrifolia*)	13	Good	
65	Coast live oak (*Quercus agrifolia*)	13	Good	Within footprint of Pathway Design Alternative 2; may require removal.
66	Coast live oak (*Quercus agrifolia*)	10	Good	
67	Coast live oak	34	Good	Within footprint of Pathway Design Alternative

Tree #	Common Name (*Species Name*)	Diameter (inches)	Condition	Notes
	(*Quercus agrifolia*)			2; may require removal.
68	Coast live oak (*Quercus agrifolia*)	31	Poor	Large stump with new growth. May require removal under Pathway Design Alternatives 1 and 2.
69	Coast live oak (*Quercus agrifolia*)	18	Good	Near footprint of Pathway Design Alternatives 1; may require trimming or removal.
70	Coast live oak (*Quercus agrifolia*)	19	Good	
71	Coast live oak (*Quercus agrifolia*)	27	Good	Near preliminary storm drain alignment footprint; may need clearance trimming.
72	Coast live oak (*Quercus agrifolia*)	22	Good	Near preliminary storm drain alignment footprint; may need clearance trimming.
73	Coast live oak (*Quercus agrifolia*)	11	Good	Within banks of erosion feature and footprint of Pathway Design Alternative 3; may require removal.
74	Coast live oak (*Quercus agrifolia*)	19	Good	Within footprint of Pathway Design Alternative 3; may require removal.
75	Coast live oak (*Quercus agrifolia*)	19	Good	
76	Coast live oak (*Quercus agrifolia*)	19	Good	Near footprint of Pathway Design Alternative 3; may require trimming or removal.
77	Coast live oak (*Quercus agrifolia*)	4	Good	
78	Coast live oak (*Quercus agrifolia*)	3	Good	Within preliminary storm drain alignment footprint; may require removal.
79	Coast live oak (*Quercus agrifolia*)	6	Good	
80	Coast live oak (*Quercus agrifolia*)	5	Good	
81	Coast live oak (*Quercus agrifolia*)	11	Good	Within preliminary storm drain alignment footprint; may require removal.
82	Coast live oak (*Quercus agrifolia*)	7	Good	Within preliminary storm drain alignment footprint; may require removal.
83	Coast live oak (*Quercus agrifolia*)	31	Good	
84	Coast live oak (*Quercus agrifolia*)	31	Good	
85	Coast live oak (*Quercus agrifolia*)	24	Good	
86	Coast live oak (*Quercus agrifolia*)	32	Good	
87	Coast live oak (*Quercus agrifolia*)	23	Good	
88	Coast live oak (*Quercus agrifolia*)	23	Good	
89	Coast live oak (*Quercus agrifolia*)	72	Good	
90	Coast live oak (*Quercus agrifolia*)	31	Good	
91	Coast live oak (*Quercus agrifolia*)	33	Good	

Tree #	Common Name (*Species Name*)	Diameter (inches)	Condition	Notes
92	Coast live oak (*Quercus agrifolia*)	11	Good	
93	Coast live oak (*Quercus agrifolia*)	11	Good	
94	Coast live oak (*Quercus agrifolia*)	8	Good	
95	Coast live oak (*Quercus agrifolia*)	23	Good	
96	Coast live oak (*Quercus agrifolia*)	76	Good	
97	Coast live oak (*Quercus agrifolia*)	23	Good	
98	Coast live oak (*Quercus agrifolia*)	35	Good	
99	Coast live oak (*Quercus agrifolia*)	19	Good	
100	Coast live oak (*Quercus agrifolia*)	23	Good	
101	Coast live oak (*Quercus agrifolia*)	46	Good	
102	Coast live oak (*Quercus agrifolia*)	23	Good	
103	Coast live oak (*Quercus agrifolia*)	23	Good	
104	Coast live oak (*Quercus agrifolia*)	23	Good	
105	Coast live oak (*Quercus agrifolia*)	23	Good	
106	Coast live oak (*Quercus agrifolia*)	27	Good	

Note: Trees that fall within the fuel modification areas are not anticipated to be affected.