

TO: JAMES L. APP, CITY MANAGER

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: OTR 09-002 - REQUEST TO REMOVE ONE OAK TREE AT 524 3rd STREET (BRIAN LINDNER – JENNIFER VETTER)

DATE: JANUARY 19, 2010

Needs: For the City Council to consider a request by Brian Lindner, to remove one oak tree on the property located at 524 3rd Street.

Facts:

1. The subject oak tree is a 24-inch Coast Live Oak (*Quercus Agrifolia*) that is located at 524 3rd Street, on property owned by Jennifer Vetter.
2. The tree is adjacent to an existing detached garage which is located on Mr. Lindner's property at 226 Vine Street (See Attachment 1 Plot Plan and Attachment 2, Photograph). The tree is causing damage to the concrete slab of the garage, and is causing surface drainage issues between the two properties (See Attachment 3, Submittal Letter).
3. Ms. Vetter has written a letter giving Mr. Linder permission to apply for the tree removal and take the necessary steps to remove the tree. (See Attachments 4 & 5)
4. Ted Elder, Arborist, provided a tree report (Attachment 6) that indicates that the multi-trunk tree is in poor conditions as a result of the tree having included bark between the trunks. Mr. Elder indicates that there is poor attachment of the multi-trunks to each other which could lead to the possibility of one or more of the trunks breaking. If one of the trunks falls, there is a house, garage, alley and parking area in the vicinity of the tree.
5. The tree is located below the existing power lines that run parallel to the alley, and as a result of the situation the tree has been significantly pruned over the years to stay clear of the power lines.
6. Mr. Lindner is requesting that the City Council waive the \$600 application fee and the requirement to plant replacement oak trees. Section 10.01.050.B indicates that "a property owner may make a written request for authorization to remove a dead or diseased oak tree without the need to provide a deposit if he or she can provide documentation from an arborist concluding that the tree's death or disease is not their fault" (See Attachment 8, excerpts from Oak Tree Ordinance).

7. In a subsequent letter dated December 18, 2009 (Attachment 7), Ted Elder makes the conclusion that based on the factors he indicated in the original Arborist Report, (i.e. included bark, power line pruning) that the decline of the tree is not the fault of either of the property owners.
8. Planning Staff went out to the site to inspect the tree. Since the trees shows signs of growth, the Community Development Director could not make the determination that the tree is “clearly dead or diseased beyond correction,” and therefore, Section 10.01.050.C of the Oak Tree Ordinance would consider the tree “healthy” and require that the City Council make the determination of whether the tree should be removed or not, after consideration of the factors listed in Section 10.01.050.D.

Analysis

And

Conclusion: According to Section 10.01.050.D, there are several factors that the City Council needs to consider when deciding whether to remove a “healthy” oak tree. These factors along with Staff’s analysis of each factor are listed below:

D. If a request is being made to remove one or more healthy oak trees for which a permit to remove is required, the director shall prepare a report to the City Council, outlining the proposal and his recommendation, considering the following factors in preparation of his recommendation.

1. *The condition of the oak tree with respect to its general health, status as a public nuisance, danger of falling, proximity to existing or proposed structures, interference with utility services, and its status as host for a plant, pest or disease endangering other species of trees or plants with infection or infestation;*

Ted Elder, Arborist indicates in his report that the tree is in poor condition and there is the danger of one or more of the multi-trunks falling. There is an existing garage, house and parking area that could be damaged if the tree were to fall. The tree also interferes with utility lines.

2. *The necessity of the requested action to allow construction of improvements or otherwise allow reasonable use of the property for the purpose for which it has been zoned. In this context, it shall be the burden of the person seeking the permit to demonstrate to the satisfaction of the director that there are no reasonable alternatives to the proposed design and use of the property. Every reasonable effort shall be made to avoid impacting oak trees, including but not limited to use of custom building design and incurring extraordinary costs to save oak trees;*

There is no development proposed with this removal request.

3. *The topography of land, and the potential effect of the requested tree removal on soil retention, water retention, and diversion or increased flow of surface waters. The director shall consider how either the preservation or removal of the oak tree(s) would relate to grading and drainage. Except as specifically authorized by the planning commission and city council, ravines, stream beds and other natural water-courses that provide a habitat for oak trees shall not be disturbed;*

There does appear to be some historic surface drainage issues between the two adjacent properties. Removal of the tree could allow for drainage improvements.

4. *The number, species, size and location of existing trees in the area and the effect of the requested action on shade areas, air pollution, historic values, scenic beauty and the general welfare of the city as a whole;*

There are no other oak trees on this property in the vicinity of the existing tree.

5. *Good forestry practices such as, but not limited to, the number of healthy trees the subject parcel of land will support.*

See comments above.

Based on the factors outlined in the Arborist Report and conclusions to the findings listed above, it appears that the tree is a good candidate for removal.

The Council will need to determine if the situation warrants waiving of the \$600 application deposit and the requirement to plant replacement trees. (See Fiscal Impacts below)

It may be evident that the trees poor health is not the current property owners' fault; however, the decline of the tree (or the reason the tree needs to be removed) is a result of past development activities of the two adjacent properties.

There is precedence for the Council to waive application fees and replacement requirements when the trees poor condition is from natural causes. In this case, the Arborist does not indicate that trees poor health is from natural causes. Therefore, in order to comply with the Council policy of fiscal neutrality, it appears that the application fees should be paid.

Regarding the replacement trees, since the request for the tree removal is not in relation to new construction activities, it would seem appropriate based on the limited area of the site, that only one replacement tree is planted rather than four.

Policy

Reference: Paso Robles Municipal Code Section 10.01.010 (Oak Tree Ordinance)

Fiscal

Impact: The \$600 application deposit covers the staff time and materials it takes to process this item for City Council review. The Council has the policy for fiscal neutrality, whereby those requesting planning services should pay. If Council waives the fee, the general tax payers through the General Fund will pay for these expenses.

- Options:**
- A. Adopt Resolution No. 10-xx approving OTR 09-002, allowing the removal of the 24-inch Coast Live oak tree, based on the tree causing damage to improvements and removing the tree will prevent further damage, and require one (1) 1.5-inch diameter Coast Live Oak replacement tree to be planted at the direction of the Arborist, and require the applicant to pay the \$600 application deposit prior to the issuance of the Oak Tree Removal Permit.
 - B. Amend, modify or reject the above options.

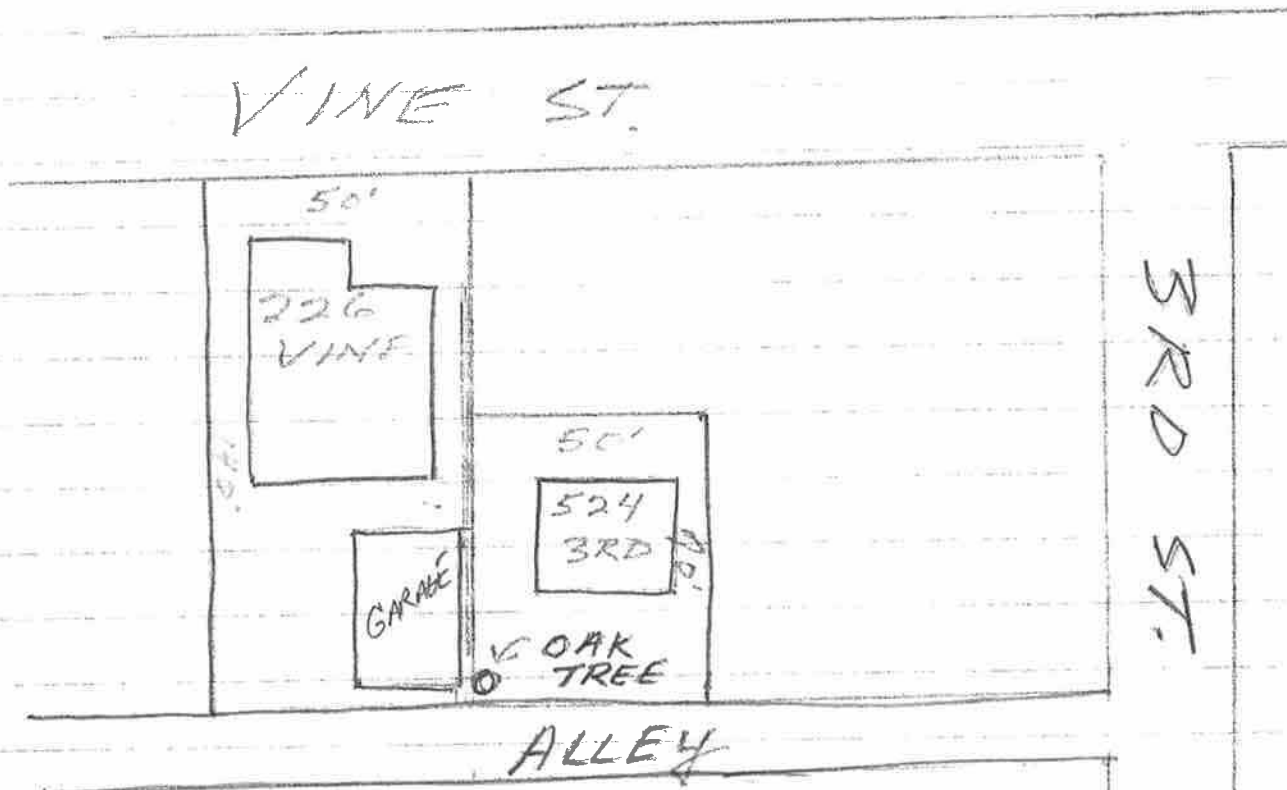
Report prepared by: Darren Nash, Associate Planner

Attachments:

1. Vicinity Map/Plot Plan
2. Photograph of tree
3. Submittal letter from Brian Lindner
4. Letter from Brian Lindner to Jennifer Vetter
5. Letter from Jennifer Vetter to Brian Lindner
6. Arborist Report
7. Supplemental Letter from Arborist
8. Excerpts from Section 10.01.050, Oak Tree Ordinance
9. Resolution to approve the removal of the tree.

H:\Darren\oaktreeremoval\524 3rd Street

PLOT PLAN

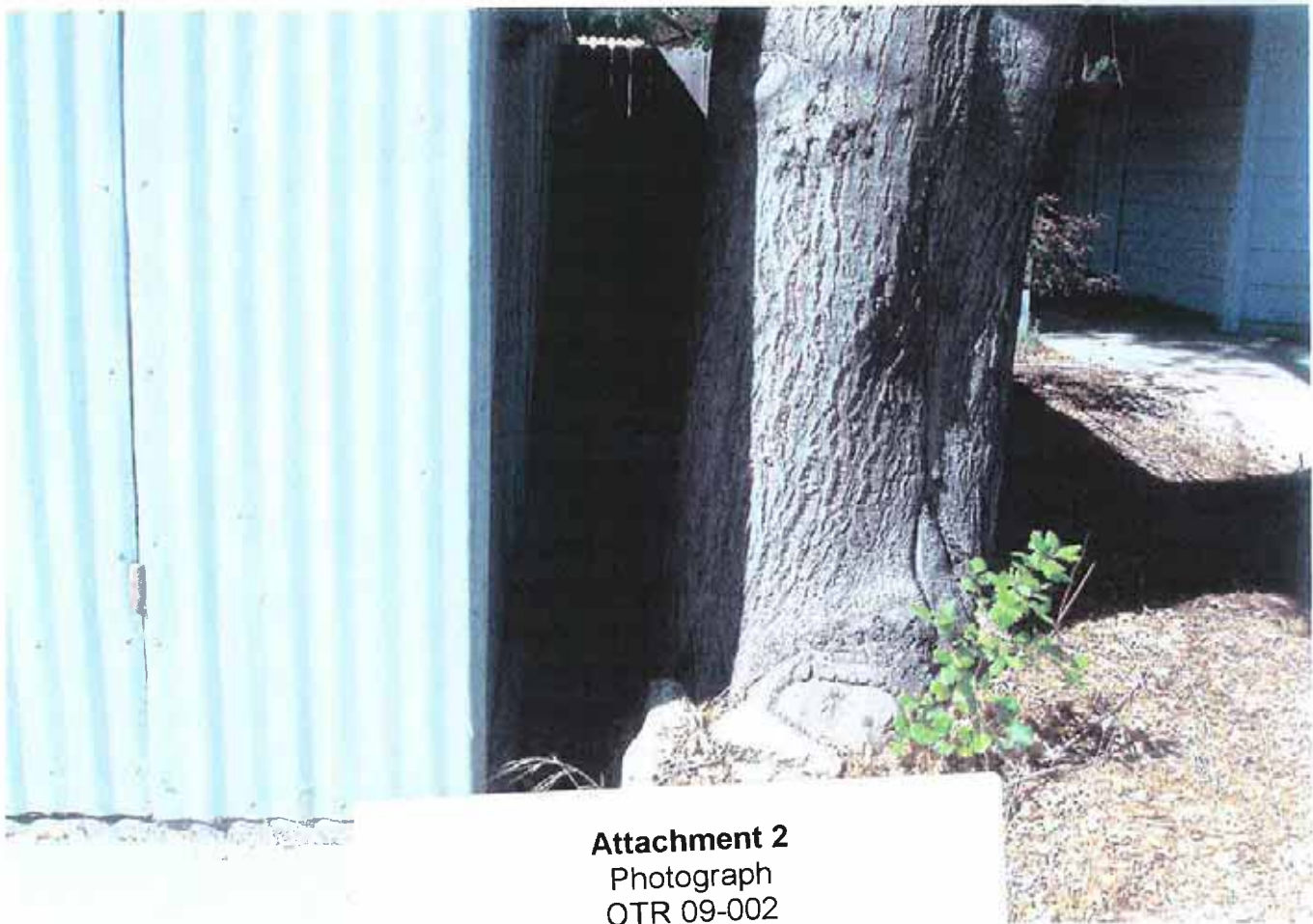


Attachment 1
Plot Plan
OTR 09-002
(Lindner-Vetter)

Paso Robles

DEC 07 2009

Planning Division



Attachment 2
Photograph
OTR 09-002
(Lindner-Vetter)

Paso Robles

OTR 09-002

DEC 07 2009

Planning Division

12/7/2009

TO: Darren Naish, Assoc. Planner
Community Develop. Dept, City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

FROM: Brian Lindner
P O Box 2702
Paso Robles, CA 93447
805-461-5733

The facts surrounding my application to remove an oak tree are these:

1. An Adjacent property owner's tree has done damage to my building
2. The adjacent property owner, arborist, and myself are in agreement that the only reasonable option left to prevent further damages is tree removal.
3. There is immediate concern and worry that my building may flood if the situation is not soon remedied (see first paragraph page 2 of arborist report)

Accordingly I request the following cooperation from the city:

- a. An over the counter permit to remove the oak tree
- b. Waiver of all city fees and requirements that would normally be assessed to property owners

Sincerely,



Brian Lindner, Owner
226 Vine Street, Paso Robles

- Encl: A: my application for emergency removal of oak tree
B: Arborists report
C: Copy of picture and plot plan
D: My letter to adjacent property owner
E: Adjacent property owner's letter of permission for me to obtain permit and do work

Attachment 3
Submittal Letter
OTR 09-002
(Lindner-Vetter)

TO: Jennifer Vetter
524 3rd Street
Paso Robles, CA 93446

FROM: Brian Lindner
P O Box 2702
Paso Robles, CA 03447

DATE 10/6/2009

My trying to find a way to get the oak tree and the building to coexist nicely doesn't seem to be working out.

All scenarios short of tree removal end up with even more damages and liabilities further in the future as the tree grows larger.

The removal option would be expensive. The city wants \$600 just to apply to them for removal request and an as yet to be determined amount to be set and collected by the city for their general funding related to street trees if they grant permission. Then there is the costs to have a tree a service remove the tree and the cost to remove and rebuild the damaged concrete drainage gutter.

At this point in time I would be willing to offer to bear these costs should you end up in agreement that the tree needs to be removed.

I will be out of town for about a month and will contact you about this after I return.



Brian Lindner
Owner of 226 Vine Street, Paso

Paso Robles
DEC 07 2009
Planning Division

Attachment 4
Letter
OTR 09-002
(Lindner-Vetter)

Brian,

I am writing this letter as a reply to the letter you sent regarding your concerns about the tree on my property a 524 3rd Street Paso Robles, CA. negatively impacting the building on your property. As I have mentioned in our communication, I really don't want to lose that tree, however, after reviewing the arborists report it does seem that removal of the tree is the safest long term solution.

I am giving you my permission to move forward with your request for a permit as well as allow you access to my property for assessment and tree removal if your request is approved. If you have any further need from me, you can reach me at 330-421-7480.

Attachment 5
Letter
OTR 09-002
(Lindner-Vetter)

Thank You,

Jennifer M. Vetter



Elder & Elder Ltd.

Landscape Architecture • Recreation & Site Planning • Arboriculture

Paso Robles

DEC 07 2009

Planning Division

Mr. Brian Lindner,
P.O. Box 2702
El Paso de Robles, CA 93447

Date 10-03-2009
Job #200911
461-5733

Att: Mr. Brian Lindner

Re: 226 Vine Street & 524 3rd Street, El Paso de Robles, CA.

Dear Mr. Lindner.

You asked the office of Elder & Elder Ltd. to undertake a tree report for the existing tree that is located on 524 3rd Street but abuts your property on 226 Vine Street close to the Alley. We viewed the tree in question on October 1, 2009.

Present and Existing Conditions

When you purchased the property in 1977 both the Garage and the Tree existed and you inherited the existing future problems as the tree grew. The problems are twofold. The first being the drainage from half of both properties runs towards the Alley located between Vine Street on one side and Oak Street on the other. The Alley runs between 2nd and 3rd Streets. While the second problem is the location of the tree & the concrete slab of the garage.

The property on 3rd Street was actually divided into two and now one entrance is from 3rd Street and the new or developed lot or second property entrance is from the Alley in question.

This tree, a *Quercus agrifolia* - California Live Oak or Coast Live Oak, is located on the alley side of both properties and was planted or volunteered about two feet from the property line on the 524 3rd Street side of the properties.

The tree had four trunks, one of which has been removed and the other three are competing with each other. There is included bark between each trunk, which makes for a very poor attachment. Consequently one or more of the trunks might break away from the others dropping on the house, garage, or the alley and parking area.

To complicate matters the two phase electric power lines run through the canopy of the tree and the power company has removed most branches that might conflict with the delivery of power. At this moment one more branch is rubbing on one power line and will have to be removed by the power companies Utility Arborist. These two factors make for a lopsided tree.

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Attachment 6
Arborist Report
OTR 09-002
(Lindner-Vetter)

A drainage swale around the tree was constructed, at one time, and the water from both lots flowed around the tree on the 524th lot side on its way to the Alley. One of the owners of the 524th lot, some time ago, filled in the swale and redirected the water towards the garage side of the trunk. Water then flowed into the garage during a particularly hard storm and a concrete gutter was constructed to protect your holdings in the garage. This construction worked for a while until the tree roots pushed up the concrete gutter and now the concrete is higher than the water flow path. Consequently the water will once again flow into the garage during a heavy rainfall.

The concrete flooring of the Garage along with the concrete of the drainage swale is cracked because of the tree roots. At the present the Garage doors open with difficulty due to the floor being raised. This situation will continue and get worse as the tree continues to grow.

The concrete interlocking pavers installed in front of the new house for the driveway approach and parking area probably had to be graded down about 10"-12" cutting many roots on probably 40% of one side of the tree. Then the Class 2 base, leveling course of sand, and the 3.5 inch interlocking pavers installed. This would destabilize the tree considerably until new roots had a chance to grow. We do not know how many roots have grown back, or how many were impacted.

The root systems of most trees are shallow with 95% of the support and feeder roots are within the top 16-20" of grade.

We have not addressed the legal aspects of this situation as we are not Attorneys but we can give expert witness advice based on other court rulings. We hope that this does not come to the forefront and that any decision can be made with and by all parties concerned.

Solution #1

Reconstruct the concrete swale by removing the existing swale, probably with a jackhammer, digging down about 1' and reconstructing the concrete swale.

It is unknown how many roots this would impact but as the tree is now approximately 1' away from the building and the existing swale is right next to the tree and the building foundations it is anticipated that 50% of the roots might be impacted. This could make for an unstable tree that could fall in a high wind, probably towards the house, until and if new roots have grown.

This solution does not prevent the garage floor from being raised, maybe for a short time, but if the tree survives and does not fall, the roots will possibly start to grow back and then raise the floor again.

Solution #2

Remove the existing swale and install a pipe under the root zone into the Alley with a bubble up that allows water to find its own level and outfall into the Alley. The problem with this

Solution is that this method does not work for long as the pipe will plug up with compacted debris resulting with the possibility of the building flooding again.

Also the roots of the tree will continue to grow raising the garage floor even more until the building will be raised enough so that no matter what is done access will be prevented.

Solution #3

Redirect the water to the other side of the tree where it flowed before the owners filled in the swale. While the digging of the new/old swale might redirect the water the roots on that side of the tree will be impacted.

This does not address the problems of the roots impacting the garage floor which will continue and get worse as the tree keeps growing.

Solution #4

Remove the tree before anymore damage can be done and replace with a smaller tree and shrub plantings.

The drainage swale should be reconstructed or moved into the 524th lot halfway between the existing driveway/parking lot and the Garage Building.

Once the tree is removed the Garage floor will no longer be raised & might actually lower due to roots rotting and this should be addressed at a later date but will not impact the owners of 524th lot.

Yours sincerely,
Elder & Elder Ltd.



Ted Elder
Principal

Member of the International Society of Arboriculture #2301
Member of the West Coast Chapter of the ISA WE6688A
State of California Landscape Architect Lic. #1402

Enclosure: Photographs.



Elder & Elder Ltd

Landscape Architecture • Recreation & Site Planning • Arboriculture

Mr. Brian Lindner,
P.O. Box 2702
El Paso de Robles, CA 93447

Date 12-18-2009
Job #200911
Phone 461-5733
Fax 466-1013

Att: Mr. Brian Lindner

Re: 226 Vine Street & 524 3rd Street, El Paso de Robles, CA.
Exemption of oak tree removal fee request.

Dear Mr. Lindner.

We received a telephone call from Mr. Darren Nash, of the City of El Paso de Robles, asking for a letter stating that the Arborist of record must substantiate the reason for the tree removal fee he waived.

The tree in question is a *Quercus agrifolia* or Coast Live Oak with 3 competing trunks located at 524 3rd Street, El Paso de Robles.

This letter is an adjunct to the tree report that this office undertook on 10-03-2009 and Solution #4 of that report.

Please consider the 'City of Paso Robles Oak Tree Preservation Ordinance' chapter 10.01.50 - Removal of Oak Tree Application Process sections A.1A - Exceptions, A.1D1 - condition of the oak tree, & A.1D3 - grading and water retention.

Building foundations, roof impacts, possible house wall impacts, water flow/drainage directions, and electrical power distribution are being impacted by this tree. All of which are increasing as time passes.

We have concluded that the growing problem is not the fault of either of the property owners and there is not any new development of this project that is going to take place at this time.

Yours sincerely,
Elder & Elder Ltd

Ted Elder
Principal

Member of the International Society of Arboriculture #2301
Member of the West Coast Chapter of the ISA 1490
State of California Landscape Architect Lic. #1402

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Attachment 7
Arborist Supplemental Letter
OTR 09-002
(Lindner-Vetter)

Attachment 1, Excerpt from Section 10.01 Oak Tree Ordinance

10.01.050 Removal of Oak Tree -- Application Process.

A. Any person wishing to remove one or more oak trees from any parcel in the city shall apply in writing to the Community Development Department for a Permit to Remove. A deposit in an amount to be established by City Council resolution shall be made at the time of application for each oak tree proposed to be removed. The director shall have the authority to adjust the deposit amount to reflect the City's expected cost of time and materials to process the specific application(s). Administrative costs of processing the permit will be deducted from the deposit, and remaining funds shall be refunded to the applicant; if the City's costs for processing the applications (including the need for consulting Arborist assistance) exceeds the deposit amount, the director shall request additional funding and may delay work on the application until the additional funding is received.

B. Exceptions to deposit requirement: A property owner may make a written request for authorization to remove a dead or diseased oak tree without the need to provide a deposit if he or she can provide documentation from an arborist concluding that the tree's death or disease is not their fault.

Owners of developed properties that are not being considered for new construction or other development entitlements may apply for a permit to remove oak trees on their property without limitation as to tree size and without the need to post a deposit if the trees are located in a manner that is either inconsistent with or interferes with the growth and health of other oak trees (example: trees under the canopy of larger trees can be requested to be removed). The Community Development Director shall bring such requests forward to City Council for consideration.

C. A Permit to Remove application shall contain a plot plan showing the location, type and size of tree(s) proposed to be removed, a brief statement of the reason for removal, and other pertinent information that the director may require.

D. Except as specifically provided in Section 10.01.065 of this chapter, the director shall not be authorized to approve removal of a healthy oak tree that is six (6) inches or greater DBH. The only oak trees which are six (6) inches or greater DBH whose removal the director is authorized to permit are trees that are in the director's judgment, clearly dead or diseased beyond correction. The extent to which a tree may be diseased shall be subject to evaluation by an Arborist.

Attachment 8

Excerpts from Oak Tree Ord.

OTR 09-002

Based on the recommendation of an Arborist the director may authorize removal of a tree that is diseased beyond correction.

E. If a request is being made to remove one or more healthy oak trees for which a Permit to Remove is required, the director shall prepare a report to the city council, outlining the proposal and his recommendation, considering the following factors in preparation of his recommendation.

1. The condition of the oak tree with respect to its general health, status as a public nuisance, danger of falling, proximity to existing or proposed structures, interference with utility services, and its status as host for a plant, pest or disease endangering other species of trees or plants with infection or infestation;

2. The necessity of the requested action to allow construction of improvements or otherwise allow reasonable use of the property for the purpose for which it has been zoned. In this context, it shall be the burden of the person seeking the permit to demonstrate to the satisfaction of the director that there are no reasonable alternatives to the

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proposed design and use of the property. Every reasonable effort shall be made to avoid impacting oak trees, including but not limited to use of custom building design and incurring extraordinary costs to save oak trees;

3. The topography of land, and the potential effect of the requested tree removal on soil retention, water retention, and diversion or increased flow of surface waters. The director shall consider how either the preservation or removal of the oak tree(s) would relate to grading and drainage. Except as specifically authorized by the planning commission and city council, ravines, stream beds and other natural watercourses that provide a habitat for oak trees shall not be disturbed:

4. The number, species, size and location of existing trees in the area and the effect of the requested action on shade areas, air pollution, historic values, scenic beauty and the general welfare of the city as a whole;

5. Good forestry practices such as, but not limited to, the number of healthy trees the subject parcel of land will support.

F. Conditions, Including Replacement Requirements: In conjunction with the intended decision made on an application for a Permit, the director shall attach or recommend for city council consideration reasonable conditions to ensure compliance with the stated purposes of

this chapter, and a condition requiring replacement trees of the same species as the tree(s) requested for removal, based on the replacement oaks being equivalent to 25 percent of the diameter of the removed tree(s). (For example, the replacement requirement for removal of two trees of 15 inch DBH (30 total diameter inches), would be 7 ½ inches (30" removed x 0.25 replacement factor). This requirement could be satisfied by planting five (5) 1 ½ inch caliper trees, or three (3) 2 ½ inch caliper trees, or any other combination totaling 7 ½ inches). A minimum of two (2) 24 inch box, 1 ½ inch minimum trunk caliper measurement trees shall be required for each oak tree removed.

Replacement trees shall be located on the same property as where the tree is approved for removal or, subject to approval of the director, arrangements can be made to locate the replacement trees on public property. Planting standards for replacement trees shall be consistent with City Standard Details and Specification L-4 except that deep root barriers shall not be required if the trees are not adjacent to sidewalk areas. Oak Tree preservation and maintenance measures shall be consistent with the provisions of this chapter.

G. Exceptions to replacement requirement: A property owner may make a written request for authorization to remove a dead or diseased oak tree without the need to provide the required replacement trees if he or she can provide documentation from a Certified Arborist on the City Council's approved list concluding that the tree's death or disease is not their fault. Owners of developed properties that are not being considered for new construction or other development entitlements may apply for a permit to remove oak trees on their property without limitation as to tree size and without need for replacements if the trees are located in a manner that is either inconsistent with or interferes with the growth and health of other oak trees (example: trees under the canopy of larger trees can be requested to be removed). The Community Development Director shall bring such requests forward to City Council for consideration.

H. In conjunction with the development or use of any property where there is a question in the mind of the director as to possible impacts on an existing oak tree that is intended to be protected and for which a "Permit to Remove" would be required, the director shall require that a tree preservation security be posted, in an amount based on the valuation of the trees according to the guidelines set forth within the Council of Tree and Landscape Appraisers "Guide for Plant

Appraisal". The purpose of the security is to ensure the intention to preserve trees not approved for removal. The City Council may adopt a standard schedule for the value of replacement trees in lieu of utilizing the "Guide for Plant Appraisal".

I. This security shall be held for a reasonable period of time following grading or other development activity on the parcel, not to exceed three years; the security is to be released upon the satisfaction of the director that the trees to be preserved have not been endangered. In instances where trees not approved for removal have been destroyed or damaged the security shall be applied, for the value of the destroyed tree(s), and be used for the replacement and preservation of city oak trees, as required by the director.

J. Any fees or deposits to be charged pursuant to the provisions of Chapter 10.01 shall be established by City Council Resolution.

RESOLUTION NO. 10-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING THE REMOVAL OF ONE OAK TREE AT 524 3rd STREET
(LINDNER/VETTER)

WHEREAS, Brian Lindner and Jennifer Vetter have submitted a request to remove a 24-inch Coast Live Oak Tree on the property located at 524 3rd Street; and

WHEREAS, the tree is located on Jennifer Vetter's property located at 524 3rd Street and is causing damage to the garage located on the adjacent property at 226 Vine Street which is owned by Brian Lindner; and

WHEREAS, the Director could not make the determination that the tree is "clearly dead or diseased beyond correction," and therefore, Section 10.01.050.C of the Oak Tree Ordinance would consider the tree "healthy" and require that the City Council make the determination of whether the tree should be removed or not, after consideration of the factors listed in Section 10.01.050.D; and

WHEREAS, Ted Elder, Arborist, submitted an Arborist Report indicating that the trees roots are causing damage to the garage foundation adjacent on Mr. Lindner's property located at 226 Vine Street; and

WHEREAS, the report also indicated that the tree is causing some drainage problems between the two properties; and

WHEREAS, the Arborist concluded that the tree is in poor condition should be removed as a result of included bark and the weak attachment of the multiple trunks to each other; and

WHEREAS, as a result of the decline of the tree not being the fault of the current property owner and the fact that the property is developed and not being considered for development, the applicant is requesting that the City Council waive the requirement for application fees and the requirement to install replacement trees; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby:

1. Authorize the removal of one (1) 24-inch Coast Live Oak tree based on the tree being in poor condition and the removal is necessary to prevent further damage to private property;
2. And require the necessary application fees to be paid prior to the issuance of the Oak Tree Removal Permit, and require one (1) replacement Coast Live Oak Tree, to be

planted at the direction of the project Arborist.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 19th day of January 2010 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Duane Picanco, Mayor

ATTEST:

Lonnie Dolan, Deputy City Clerk