

TO: JAMES L. APP, CITY MANAGER

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT: PLANNED DEVELOPMENT 10-001 (OAK PARK REDEVELOPMENT)
(APPLICANT – PASO ROBLES HOUSING AUTHORITY) APNs: 008-042-015,
008-071-013, 008-071-014, 008-081-030**

DATE: JUNE 1, 2010

Needs: For the City Council to consider the Oak Park Redevelopment Project, and accompanying Environmental Impact Report. The Project includes the following applications/requests:

- PD 10-001: Planned Development with density bonus and incentives, requesting to demolish the existing 148 residential units and to construct a 302 unit affordable housing project with community center and offices;
- Tract 3024: requesting to subdivide the existing parcels into 9 parcels, to create new blocks to correspond with the proposed development;
- Demolition of historic resources (i.e., existing units in Oak Park);
- Removal of 10 oak trees;

Facts:

1. The project is located on Park Street between 28th Street and 34th Street (see attached Vicinity Map).
2. Pursuant to the California Environmental Quality Act (CEQA), a Draft Environmental Impact Report (DEIR) was prepared and circulated.
3. The Draft EIR identifies only one impact that is significant and which cannot be mitigated to a point of non-significance. Oak Park is considered to be a local historically significant resource (Oak Park Garden Apartment District), and demolition of the existing buildings will cause a significant unmitigable impact to that resource. CEQA, therefore, requires preparation of an EIR and adoption of a Statement of Overriding Considerations if the project is to be approved. A Statement of Overriding Considerations is included within the attached resolution to certify the EIR.
4. The Draft EIR notes that there are five impacts that are potentially significant, but which can be reduced to a point of non-significance if standard mitigation measures are incorporated into the project. Those impacts are:
 - Cultural/paleontological resources: The geologic substrata is favorable to such resources (as it is throughout the West Side of the City). Testing for the existence of such resources is not feasible without demolishing buildings and grading the site. There is a standard condition to halt construction activities and evaluate any resources that may be discovered during grading that will be applied to the development plan.

- Hazardous materials: The existing buildings contain asbestos and lead-based paint, which will have to be removed and disposed of in accordance with federal and state regulations.
 - Noise: The site is impacted with noise exceeding 65 dBA L_{DN} from the adjacent railroad. Special construction techniques will need to be used to mitigate noise levels to second floors of buildings located within 140 feet of the centerline of the railroad.
 - Oak Trees: The Final EIR will consider the impacts to oaks to be significant but mitigable by complying with the City's Oak Tree Preservation Ordinance. This has two aspects: (1) replacing any oaks that are permitted to be removed in a manner consistent with the ordinance and (2) implementing the Arborist's recommended mitigation measures. Additionally a mitigation measure has been added that requires a Biologist to perform a nesting bird survey, depending on the time of year the trees will be removed.
 - Air Quality: The Final EIR will consider the impacts to air quality and GHG to be potentially significant but mitigable via building the project as designed. The list of features that accomplish this included with the mitigation measures outlined in the draft resolution attached to this staff report.
5. The General Plan Land Use Designation for the Site is Residential, Multi-Family, 12 units per acre (RMF-12); the Zoning is R-3. The net area of the site is 19.12 acres. At 12 units per acre, the maximum allowable density would be 229 units.
 6. The project proposes that 100% of the units be reserved for persons of low and very-low income, as defined by State and Federal Law. Section 21.16L.040 of the Density Bonus Chapter of the Zoning Code would entitle such a project to a 35% density bonus, which would allow an additional 80 units, yielding a total of 309 units. 302 units are proposed, which represents a 32% density bonus.
 7. Section 21.16L.070.C provides that this project will also be entitled to at least three "incentives", which may include modifications of zoning standards. The applicants have requested approval of the following incentives:
 - a. Modification of Chapter 21.22's condition that all required parking spaces be placed off-street.
 - b. Modification of Section 21.161.185.C's requirement that each unit have a minimum of 250 cu ft of storage space that is accessed from the exterior of units.
 - c. Modification of the minimum front and street side yard setbacks required by Section 21.16I.160 to allow some setbacks to be less than 15 feet in front and 10 feet on the street side and the building separations required by Section 21.16I.170.

8. There are presently 148 units on site that will be demolished in two phases. Phase One will remove 64 existing units and build 149 new units; Phase Two will remove 84 units and build 153 new units. The Housing Authority will be required to relocate all displaced households. They have hired a relocation specialist, who will begin work in late April 2010.
9. For Phase One, the Housing Authority will relocate 64 households in a manner that strives to keep those households with elementary and middle school-aged children living on site in the 84 existing units in the Phase Two area. Upon completion of construction of the 149 new units in Phase One, the relocated households will be allowed to move back in, and those residing in the Phase Two area will be moved to new units in Phase One.
10. Section 21.16I.180.A requires a minimum of 375 sq ft of open space per unit. 302 units, therefore, would require a total of 113,250 sq ft of common open space (or a lesser total amount if private open spaces are provided). The park area in the middle of the eastern side of the site, where the soccer field, basketball court, volleyball court, playground, and picnic area are located, has an area exceeding 125,000 sq ft. There are several other open space areas throughout the site, but the minimum requirement has been met.
11. The project has been designed to utilize common open space throughout the Community. Private yards, which many of the units currently have in the existing Oak Park Community, will no longer be available.
12. Space within the development has been set aside that could accommodate a community garden, but the actual placement and timing of the garden would be determined by the Oak Park Administration.
13. Section 21.16I.180.B requires provision of 4 tot lots, 4 other recreational amenities, and a 12,080 sq ft (40 sq ft per units x 302 units) community center. The project proposes to provide 4 playgrounds (tot lots), 7 picnic areas, a soccer field, basketball court, volleyball court, and an 11,564 sq ft community center. It is not uncommon for large multi-family complexes to locate their administrative offices within a community center. However, with this project, a separate 4,800 sq ft administration building is proposed.
14. The City has applied for a grant and if received, would allow the park areas, ball fields, community center and administration building to be considered public and operated and maintained by the Housing Authority.
15. Originally it was anticipated that a 6-foot tall masonry sound mitigation wall would need to be constructed along the eastern property boundary adjacent to the railroad tracks. However, after further analysis it was determined that based on the location of the outdoor open space areas, they are far enough away from the railroad tracks, that a wall is not necessary. See further analysis in the conclusion section of this report.
16. An arborist report and tree protection plan has been prepared for the project (See Attachment 8 - Arborist report.). The project has been designed to work around the many oak and non-oak trees and to utilize the trees as an asset to the community. Of the 49 oak trees, 10 trees are proposed to be removed. Staff went

to the site to review each tree proposed to be removed with the project Arborist. All trees appear to be good candidates for removal, four of the trees because of poor health, the other six trees based on poor aesthetic quality and/or conflict with proposed improvements. The Council is being asked to approve the removal of 10 oak trees, however, staff is working with the project design team to try and save Tree No. 3. If it is determined through the final design process, that tree 3 can be removed, then only 9 of the 10 trees would be removed.

17. Attached is a memorandum from the City Engineer addressing the subdivision, transportation, and infrastructure related issues with the project. (Attachment 7)
18. The Development Review Committee (DRC) reviewed the project on April 26, 2010, Overall the DRC supported the project and recommended the Planning Commission make the necessary recommendations to the City Council to approve the project.
19. On May 11, 2010, the Planning Commission conducted a public hearing on the project and unanimously recommended that the City Council certify the EIR and approve the project.

Analysis
and
Conclusion:

The 2004 Housing Element acknowledged that the City's share of the Regional Housing Need for low and very-low income households (those earning less than or equal to 80% and 50% of the County Median Income, respectively) totaled 1,094 housing units. As of April 2010, the Annual Report on the General Plan showed that, since 2001, 404 units affordable to low and very-low income households had been built. Consequently, there remains a large need for more affordable units.

The City's 2004 Housing Element provides numerous goals and policies intended to preserve and expand the City's supply of affordable housing. The development of new 302 affordable residential units proposed within the Oak Park Affordable Housing Project would support the goals and policies.

The Paso Robles Housing Authority has identified the following objectives for the proposed project:

- Expand the availability of affordable housing within the City of Paso Robles by developing new affordable residential units at Oak Park;
- Replace the aging affordable housing at Oak Park with new affordable units;
- Maintain the sense of community that has formed at Oak Park;
- Facilitate the monitoring of the development to maintain a safe and secure environment;
- Align the redevelopment of Oak Park with the City's vision for the Uptown Area;
- Allow the plan to be flexible to mitigate changes in conditions;
- Design a plan that is financially feasible and constructible;

The Paul Davis Partnership took the above objectives into consideration when designing the project. In order to achieve the proposed 302 units, it is necessary to request a density

bonus. Since the project is proposing a 100 percent affordable project, The Zoning Code allows incentives and concessions.

Incentives/Concessions

As noted above, the applicant requests that three incentives/concessions be considered for this project (see attached Ch. 21.16L Density Bonuses of the Zoning Code). The applicant is requesting a modification of the parking ordinance to allow on-street parking spaces to be counted toward the minimum number of parking spaces required by the Zoning Code, a reduction in the amount of individual storage space required for each unit, and modifications to building setbacks and separations. The Applicant indicates that these concessions are necessary in order to make this project economically feasible. The three incentive requests seem reasonable, and consistent with other multi-family projects requesting density bonuses that have asked for similar incentives.

Parking:

The site plan proposes that 660 parking spaces be provided: 249 in off-street parking lots and 411 in on-street parking. Of the 411, 133 will be perpendicular to the street that runs along the eastern side of the site. The proposed pattern is essentially the same pattern that exists in the existing Oak Park complex.

Storage:

All units will have storage space, but the volume in some units is proposed to be less than 250 cu ft, and in many units, the storage space is a relatively large closet accessed from the interior. A similar modification was granted as an incentive to the Hidden Creek Village and Chet Dotter (Senior) affordable housing projects.

Setbacks/Separations:

City staff is satisfied that the proposed site plan will provide a livable neighborhood. However, the setbacks and building separations do not comply with the letter of the current Multi-family Zone Regulations (Sections 21.16I.160 and - 170). A comparison of setback and building separation requirements and project proposals follows.

Setback	Requirement	Proposal
Front	15 feet	Most are 8 - 10 feet; two buildings have 7 foot setbacks
Street side	10 feet	8 – 10 feet
Building Separations	20 – 30 feet *	Most are 20 – 25 feet; 2 are 15 feet

* Vary with heights of adjacent portions of buildings and whether or not there are windows facing the separation.

Modification of setbacks and building separations is not new. Planned Development Overlay Zoning has been used to authorize such modifications in the Creston Courtyards (east side of Creston Road at Stoney Creek Road) and The Cottages (northwest corner of Buena Vista and River Oaks Drives) and the recently approved Hidden Creek project on Cary Street.

It is also important to note that despite the large density bonus, and the request for modifications to setbacks and building separations, the units are well laid out and provide adequate spacing and common gathering areas.

Noise:

The Noise Element, as well as State and Federal noise standards, provide that the following noise levels are adverse and would constitute a significant impact:

- Outdoor activity areas in which levels exceed 65 dBA L_{DN} .
- Interior living spaces in which levels exceed 45 dBA L_{DN} .

Note: L_{DN} is 24 hour average noise level in which noise level readings taken between 10:00 pm and 7:00 am are weighted by 10 dBA.

Figure N-2a of the Noise Element of the General Plan shows that the existing exterior noise levels on site are less than 65 dBA. However, Figure N-3a shows that the far eastern portion of the site may be subject to noise levels exceeding 65 dBA L_{DN} in the future, if the number of daily trains increases from the current level of 4 freight and 2 passenger trains to 8 freight and 4 passenger trains. Figure 6.8-6 of the EIR plots the 65 dBA future noise level contour on the site plan.

Within the 65 dBA contour are the following improvements:

1. Building #1 (4 units);
2. The eastern halves of Buildings #41 (8 units), 43 (4 units), 44 (7 units);
3. The eastern portions of the Administration and Maintenance Buildings;
4. Decks for 2 units in Building #1;
5. Lawn areas (non-active open space) east of Buildings # 8, 9, 10, 12, 39, and the Administration Building;
6. Eastern third of the volleyball court;
7. Portion of a proposed picnic area east of Building #11 (the tables were plotted outside of the 65 dBA contour);
8. Portion of a proposed “optional” picnic area or community garden east of Building #42.

There are common construction methods that are capable of reducing noise levels that exceed 65 dBA on the exterior to levels less than 45 dBA interior. It is a standard practice to require that a noise study be conducted prior to issuance of building permits to determine which methods are necessary to achieve the necessary degree of sound attenuation. Mitigation Measure 6.8-1, on Page 6.8-19 of the Draft EIR calls for such a study.

A common method to reduce exterior noise to acceptable levels is to build an 8 foot high masonry wall between the noise source (in this case, the railroad) and the outdoor activity areas. With this in mind, the site plan proposes to construct such a wall along the eastern boundary of the site. The proposal includes provision of a landscaping strip along the west side of the wall so that vines might be planted to grow on the wall in order to discourage graffiti.

However, the proposal does not include any vegetation on the east side of the wall. The wall will be about 2,300 feet (nearly a half-mile) long. This will present an

attractive nuisance for graffiti. It is questionable whether the Union Pacific Railroad would permit regular access on their right-of-way to the wall to paint over graffiti. This situation could end up solving a noise problem, but creating a significant visual impact.

An alternative approach would be to forego construction of a noise wall based on the following points:

- The wall is not necessary to reduce noise levels in buildings from 65 dBA on the exterior to 45 dBA in the interior (improvements #1-3 as listed above).
- With regard to “outdoor activity areas”, which must have noise levels at or below 65 dBA, Section 21.16I.180.A of the Zoning Code requires that multi-family complexes provide 375 sq ft of shared outdoor open space per unit. The “Park” Area located mid-site (with the soccer field, basketball court, and volleyball court) is of a size that exceeds that required by the Zoning Code for multi-family projects. Therefore, there are ample outdoor activity areas to serve the needs of all of the residents that are not impacted with adverse levels of noise.
- It may be of merit to consider that current exterior noise levels do not exceed 65 dBA and that the future projection is based on the possibility that the daily numbers of trains increases from 6 to 12.

Oak Trees:

The project has been designed to save many of the mature trees on the site, both oak and non-oak species. It is necessary to remove trees, either because they’re not healthy (such as multiple Modesto Ash Trees on site) or because they don’t fit in with the design of the new project. An arborist report was prepared for the project that indicates that early consultation was done between the arborist and project designers which resulted in many changes to the original plans to save healthy trees.

Regarding oak trees, the arborist report indicates that there are 49 oak trees located within the project area. Of the 49, 10 trees are proposed to be removed. Four trees are considered in poor health, the other 6 trees need to be removed in order to accommodate the project. Staff met with the project Arborist in the field to review the 10 oaks requested to be removed. Many of the trees were in poor health and had past failures, while other trees were small and impacted by existing improvements such as utility lines and fences. One of the better trees proposed to be removed was Tree 16, which is located within the proposed soccer field, but because of the size requirements for the soccer field, and the limited area between Pine Street and the road along the eastern boundary, the tree needs to be removed. As mentioned above, efforts are being made to try and save Tree 3, but if the road can not be designed around the tree, it will also need to be removed. After reviewing the trees with the Arborist, based on the health issue and project design challenges, it appears that the 10 trees are good candidates for removal.

The Oak Tree Ordinance gives the Council the ability to allow removal of oaks to accommodate new development when it can be determined that there are no other reasonable alternatives for designing around them. In the case of the Oak Park project, the design team met early on in the process to try and design the project to preserve as many trees as possible. Adjustments were made to reduce the number of oak trees to be removed to the 10 proposed.

Mitigation measures have been provided that will mitigate the impacts of removing the trees by meeting the Oak Tree Ordinance requirement for replacement trees. A Tree Preservation Plan has been included with the project that indicates that 35 to 46, 1.5” to 2” diameter replacement oak trees will be planted.

Historic Resources:

As indicated above, the Draft EIR considers Oak Park to be a local historically significant resource and demolition of the buildings will cause a significant unmitigable impact to that resource. CEQA therefore requires preparation of an EIR and adoption of a Statement of Overriding Considerations if the project is to be approved.

The rationale for finding that the adverse environmental effects are acceptable is based on the following points:

- a. Based on maintenance records maintained by the Housing Authority, the rate of deterioration of the 70 year old dwelling units and expenses to repair them, has increased in recent years. In 2009, the plumbing in one unit was so badly deteriorated, that the unit was declared inhabitable and removed from service.
- b. Based on a forensic investigation report prepared in 2005 for the Housing Authority, the cost to rehabilitate the units was estimated to be more than \$9.7 million.
- c. The existing units contain asbestos and lead-based paint, both of which are recognized as serious health hazards.
- d. The buildings’ exteriors and public improvements (streets, recreation buildings, landscaping) are showing signs of aging that present a blighting influence on the greater neighborhood.
- e. The existing landscaping, which features extensive use of lawns, which drain the City’s water resources.

The overriding economic, social, and other public benefits of the project, which are additional reasons that the significant and unavoidable impacts identified in the Final EIR can be found acceptable, are as follows:

- a. Based on the City’s share of the Regional Housing Need as reported in the 2004 Housing Element, there is an acute need for additional 690 housing units that are affordable to low and very-low income households.
- b. The existing pattern of development in Oak Park, at a density of about 7 units per acre in an area that is designated for multi-family residential at 12 units per acre, is inefficient. There are relatively large open spaces that are covered in lawn, which use too much water to maintain, and which do not usable for active recreation.
- c. The City’s Economic Strategy and General Plan promote compact urban development, which seeks to concentrate housing in urban settings to reduce sprawl and its attendant impacts to air quality, green house gases, energy consumption, water consumption, and traffic congestion. A compact urban form, at the General Plan density of 12 units per acre offers opportunities for alternative

transportation modes (ride-sharing, transit, walking, bicycles), which reduces the impacts mentioned above.

- d. The Project proposes to incorporate low impact design features which will reduce run-off and help improve the quality of groundwater.
- e. The Project will provide improved recreational amenities, including a City Park and a new Community Center, which will benefit the neighborhood beyond the borders of Oak Park.

Uptown Specific Plan Conformity:

Although the project was allowed to proceed in advance of completion of the Uptown/Town Centre Specific Plan, it was designed to incorporate many of the major design objectives of the draft specific plan. These would include:

- Interconnected grid-pattern streets;
- Walkable community with pedestrian paths, residential buildings facing the street, ample tree planting;
- Great public spaces: consisting of a public park with a community center and playfields and several smaller playgrounds and picnic areas dispersed throughout the site;
- Parking lots tucked behind buildings;
- Architectural styles that are compatible with those shown in the draft specific plan;
- Low Impact Design to reduce run-off and improve the quality of groundwater.

Zoning/General Plan Conformity:

If the incentives/concessions are granted this project, it would be in conformity with the Zoning Code, General Plan, and Economic Strategy. Specifically, the project is consistent with the Housing Element which outlines a Summary Overview of Affordable Housing Program that calls for incentives such as density bonuses without changing zoning and granting “Developer Incentives” in the form of waivers or modifications of zoning standards as long as it can be demonstrated to provide financial assistance to the low income housing project. These policies are in accordance with what the applicant has requested.

The project also implements policies from the General Plan and Economic Strategy such as providing affordable housing and housing that is located in walking distance of shopping centers, mass transit, and is close to schools. This project also specifically supports Housing Element policies H-1B and H-31 which support: 1) working with private developers and nonprofit housing advocates to expand housing opportunities for all segments of the community; and 2) ensuring that current governmental processes do not unnecessarily constrain production of affordable housing. In addition, the Economic Strategy suggests ensuring the availability of quality affordable housing.

Safe Routes to Schools

The City Engineer recommends that, since the addition of 154 new units will generate a substantial number of additional school-aged children, unpaved sections of the walking routes to Georgia Brown Elementary School, the First 5 Center (presently under construction on the northeast corner of Oak and 36th Streets), and Flamson Middle Schools should be improved with concrete sidewalks.

On the route to Georgia Brown Elementary School and the First 5 Center, there are two lots without sidewalks: one on the north side of 34th Street, between Spring and Oak Streets, with 75 feet of frontage, is improved with a single-family house; one on the southeast corner of Oak and 36th Street, with 114 feet of frontage, is vacant.

On the route to Flamson Middle School, on the east side of Spring Street, between 26th and 28th Streets, there are 3-4 lots without sidewalks. The total frontage of these lots is 75-100 feet; each lot is improved with a single family home. The City Council has approved the installation of an LED-lighted crosswalk at 26th and Spring Streets this site was chosen as it was noted that a large number of students cross Spring Street at this location, indicating that they walk along the east side of Spring Street.

Policy

Reference: General Plan Land Use Element, Zoning Code and 2006 Economic Strategy, California Environmental Quality Act.

Fiscal

Impact: Impacts to the General Fund associated with the net increase of 154 units will be offset via development impact fees. The applicants may seek assistance from the Redevelopment Low and Moderate Income Housing (LMIH) Fund, as several other affordable housing complexes have done. Provision of LMIH Fund assistance to the project would be consistent with the 2010-2014 Redevelopment Implementation Plan.

Options:

After consideration of public testimony, the City Council may consider one of the following options:

1. a. Adopt the Final Environmental Impact Report, with Statements of Overriding Considerations.
- b. Adopt Planned Development 10-001 and Vesting Tentative Tract 3024, including the approval of the three incentives related to off-street parking, reduction of storage space and modification of building setbacks and separations. The approval would also allow for the removal of 10 oak trees, and the demolition of the existing 145 buildings including the administrative and accessory buildings in phases, subject to standard and site specific conditions.
2. Amend, modify or reject the above noted options.

Report Prepared By: Ed Gallagher and Darren Nash

Attachments:

1. Vicinity Map
2. Draft Resolution of the City Council Adopting Final Environmental Impact Report
3. Draft Resolution of the City Council Adopting PD 10-001
4. Letter from Paul Davis Part. dated April 16, 2010
5. Letter from Paul Davis Part. dated April 19, 2010
6. Letter from North Coast Engineering dated April 13, 2010
7. Memo from City Engineer
8. Arborist Report
9. Mail and Newspaper Affidavits



Vicinity Map
PD 10-0018 Vesting Tentative Tract 3024
Park St. between 28th and 34th Streets
(Oak Park Affordable Housing Project)

RESOLUTION NO. 10-XXX
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
MAKING FINDINGS, ADOPTING STATEMENT OF OVERRIDING CONSIDERATIONS,
AND CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE REDEVELOPMENT OF OAK PARK PUBLIC HOUSING
(PD 10-001 AND TRACT 3024)

WHEREAS, an Environmental Impact Report (EIR) was prepared for the redevelopment of Oak Park Public Housing, a project that entails the demolition of 148 existing affordable housing units and construction of 302 new affordable housing units and development of a park with a community center, soccer field, basketball court, and volleyball court (“the Project”); the Project is located between 28th and 34th Streets and between Park Street and the railroad tracks; and

WHEREAS, at its meeting of May 11, 2010, the Planning Commission conducted a public hearing on the project and unanimously recommended that the City Council certify the EIR and approve the project; and

WHEREAS, a public hearing was conducted by the City Council on June 1, 2010; and

WHEREAS, the EIR was considered by the City Council after extensive review by City staff and other agencies on June 1, 2010, and with the comments of the Planning Commission and concerned public; and

WHEREAS, notices of said public hearing(s) were made at the time and in the manner required by law; and

WHEREAS, the potential environmental impacts of the project have been evaluated in accordance with the California Environmental Quality Act (CEQA) and the City’s Rules and Procedures for Implementation of CEQA; and

WHEREAS, the City Council has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing(s).

BE IT RESOLVED by the City Council as follows:

SECTION 1. Environmental Determination. The City Council hereby certifies that the Final EIR adequately identifies the Project’s potentially significant impacts, alternatives to the proposed Project, and recommended mitigation measures.

SECTION 2. Final EIR Findings and Statement of Overriding Considerations. Based upon all the evidence, the City Council makes the following findings and statement of overriding considerations in certifying the Final EIR:

1. The Final EIR has been completed in compliance with CEQA and was considered by the City prior to any approvals of the project.
2. The Final EIR reflects the independent judgment of the City
3. For each significant effect identified in the Final EIR under the categories of Air Quality, Biological Resources (Oak Trees), Paleontological Resources, Archaeological Resources, Hazardous Materials, and Noise, the approved mitigation measures contained in the Final EIR will avoid or substantially lessen the identified adverse environmental impacts of the project to a level where they are not significant and have been incorporated into the project.
4. The significant effects identified in the Historical Resources section of the EIR will not be fully mitigated to a degree where they are not significant with the incorporation of all of the identified mitigation measures contained in the Final EIR. However, the City Council finds that the adverse

environmental effects are acceptable and makes a statement of overriding considerations for those significant and unavoidable environmental impacts because:

- a. Based on maintenance records maintained by the Housing Authority, the rate of deterioration of the 70 year old dwelling units and expenses to repair them, has increased in recent years. In 2009, the plumbing in one unit was so badly deteriorated, that the unit was declared inhabitable and removed from service.
 - b. Based on a forensic investigation report prepared in 2005 for the Housing Authority, the cost to rehabilitate the units was estimated to be more than \$9.7 million.
 - c. The existing units contain asbestos and lead-based paint, both of which are recognized as serious health hazards.
 - d. The buildings' exteriors and public improvements (streets, recreation buildings, landscaping) are showing signs of aging that present a blighting influence on the greater neighborhood.
 - e. The existing landscaping, which features extensive use of lawns, which drain the City's water resources.
5. The City Council has identified the following overriding economic, social, and other public benefits of the project, which are additional reasons that the significant and unavoidable impacts identified in the Final EIR can be found acceptable, and hereby adopts them as a statement of overriding considerations:
- a. Based on the City's share of the Regional Housing Need as reported in the 2004 Housing Element, there is an acute need for additional 690 housing units that are affordable to low and very-low income households.
 - b. The existing pattern of development in Oak Park, at a density of about 7 units per acre in an area that is designated for multi-family residential at 12 units per acre, is inefficient. There are relatively large open spaces that are covered in lawn, which use too much water to maintain, and which do not usable for active recreation.
 - c. The City's Economic Strategy and General Plan promote compact urban development, which seeks to concentrate housing in urban settings to reduce sprawl and its attendant impacts to air quality, green house gases, energy consumption, water consumption, and traffic congestion. A compact urban form, at the General Plan density of 12 units per acre offers opportunities for alternative transportation modes (ride-sharing, transit, walking, bicycles), which reduces the impacts mentioned above.
 - d. The Project proposes to incorporate low impact design features which will reduce run-off and help improve the quality of groundwater.
 - e. The Project will provide improved recreational amenities, including a City Park and a new Community Center, that will benefit the neighborhood beyond the borders of Oak Park.
6. The Mitigation Monitoring Program, attached as Exhibit A to this resolution, has been reviewed by the City Council in conjunction with its review of the final EIR, and shall be carried out by the responsible parties by the identified deadlines.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1st day of June, 2010 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Duane Picanco, Mayor

Lonnie Dolan, Deputy City Clerk

**Exhibit A to Resolution 10-XXX
Mitigation Monitoring and Reporting Plan
For Oak Park Redevelopment (PD 10-001)**

The following environmental mitigation measures were either incorporated into the approved plans or were incorporated into the conditions of approval. Each and every mitigation measure listed below has been found by the approving body indicated above to lessen the level of environmental impact of the project to a level of non-significance. A completed and signed checklist for each mitigation measure indicates that it has been completed.

Explanation of Headings:

Type:Project, ongoing, cumulative
 Monitoring Department or Agency:Department or Agency responsible for monitoring a particular mitigation measure
 Shown on Plans:When a mitigation measure is shown on the plans, this column will be initialed and dated.
 Verified Implementation:When a mitigation measure has been implemented, this column will be initialed and dated.
 Remarks:Area for describing status of ongoing mitigation measure, or for other information.

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>6.2-1 The project as proposed incorporates the following Project Design Features (PDFs) listed in the San Luis Obispo County <i>CEQA Air Quality Handbook</i> that will mitigate the air quality impacts of the project:</p> <ul style="list-style-type: none"> • Orient buildings toward streets with automobile parking in the rear to provide a pedestrian-friendly environment; • Provide a pedestrian-friendly and interconnected streetscape to make walking more convenient, comfortable, and safe (including appropriate signalization and signage); • Provide good access to/from the development for pedestrians, bicyclists, and transit users; • Design and build compact communities in the urban core to prevent sprawl; • Increase density within the urban core and urban reserve lines; • No residential wood burning appliances; • Link cul-de-sacs and dead-end streets to encourage pedestrian and bicycle travel to adjacent land uses; and • Develop recreational facility (e.g., parks, gym, pool, etc.) within one quarter of a mile from site. • These project features would mitigate project emissions of ROG and NOX to a less than significant level. 	Project	Community Development	Yes		

**Exhibit A to Resolution 10-XXX
Mitigation Monitoring and Reporting Plan
For Oak Park Redevelopment (PD 10-001)**

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>6.2-2 The project as proposed incorporates the following Project Design Features (PDFs) that will mitigate the GHG emissions impacts of the project:</p> <ul style="list-style-type: none"> • Proximity to bike path/bike lanes; • A pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the project site; • Site design and building placement minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, berms, landscaping, and slopes between residential and nonresidential uses that impede bicycle or pedestrian circulation are eliminated. • Provide a low-income housing component on-site • Infill development • Project does not feature fireplaces or wood burning stoves. • These project features would mitigate project GHG emissions to a less than significant level. 	Project	Community Development	Yes		
<p>6.3-1 In the event that previously unknown paleontological resources are encountered during excavation and/or construction activities, the City of El Paso de Robles shall be notified immediately and work within 100 feet of the find shall stop to allow a certified paleontologist to evaluate and appropriately remove the find for preservation, identification, analysis, and the eventual storage of paleontological resources found during excavation and/or construction activities.</p>	Project	Community Development	N/A		
<p>6.3-2 If unique archaeological resources are accidentally discovered during demolition and site clearing, work shall be halted and the area shall be staked off. The City of Paso Robles shall notify the State Historic Preservation Office (SHPO)/tribal historic preservation officer (THPO) and the Director of the Archaeological Regional Research Center within 48 hours to arrange for an immediate evaluation of the find by a qualified archaeologist. The qualified archaeologist shall determine whether or not the site is a historical resource as defined by 36 CFR 800.4(c). If it is determined that the site is a historic resource, the Housing Authority of the City of Paso Robles/City of Paso Robles shall refer to the provisions of 36 CFR 800.13 to determine the potential adverse effects of the project on the historical resource pursuant to Section 106 of the National</p>	Project	Community Development	N/A		

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Mitigation Monitoring and Reporting Plan
For Oak Park Redevelopment (PD 10-001)**

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>Historic Preservation Act. It is found that the project will result in an adverse effect to historic resources, the City of Paso Robles shall continue consultation with the SHPO/THPO and other consulting parties with regard to a resolution and executing a Memorandum of Agreement pursuant to 36 CFR 800.6. If it is determined that no adverse effect would occur, a finding of no significant effect shall be proposed in consultation with SHPO/THPO. The SHPO/THPO will have 30 days to review proposed finding. The City of Paso Robles shall carry out the undertaking in accordance with 36 CFR 800.5(d)1 if there is an agreement with or no objection to the finding. If the SHPO/THPO disagrees with the finding, further consultation would be required pursuant to 36 CFR 800.5(c)2.</p>					
<p>6.3-3 If human remains are found during demolition and site clearing, there shall be no further excavation or disturbance of the site or any nearby areas reasonably suspected to overlie adjacent human remains until the coroner of San Luis Obispo County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) and the tribal historic preservation officer (THPO) within 24 hours. The NAHC/THPO shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The landowner or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</p>	Project	Community Development	N/A		
<p>6.3-4 Existing structures within the project site shall be photographed according to Historic American Building Survey (HABS) Level 1 standards for photography prior to demolition. Views shall include all exterior elevations for each</p>	Project	Community Development	N/A		

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Mitigation Monitoring and Reporting Plan
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Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>building, important interior features, key spatial relationships among buildings, and exterior hardscape features. The negatives and archival quality prints of this documentation shall be donated to an appropriate repository, such as the Paso Robles Historical Society or the Paso Robles Public Library.</p>					
<p>6.5-1: Prior to the issuance of demolition permits, a licensed asbestos assessment contractor shall conduct a study of all on-site structures to identify all asbestos-containing materials, and submit a report presenting the findings of the study to the City of Paso Robles for review and approval.</p>	Project	Public Works: Building Division	N/A		
<p>6.5-2: Prior to the issuance of demolition permits, a licensed lead-based paint assessment contractor shall conduct a study of all on-site structures to identify all lead-based paint, and submit a report presenting the findings of the study to the City of Paso Robles for review and approval.</p>	Project	Public Works: Building Division	N/A		
<p>6.5-3: All asbestos-containing materials shall be removed by a licensed asbestos removal contractor according to the requirements of the San Luis Obispo County APCD. Certification of removal shall be approved by the San Luis Obispo County APCD or the City of Paso Robles prior to demolition of any existing structure.</p>	Project	Public Works: Building Division	N/A		
<p>6.5-4: All lead-based paint materials shall be removed by a licensed lead-based paint removal contractor according to the requirements of CCR Sections 1532.1 et seq. and 35001 et seq. Certification of removal shall be approved by the City of Paso Robles prior to demolition of any existing structure.</p>	Project	Public Works: Building Division	N/A		
<p>6.10-1 Prior to issuance of a building permit, a noise study identifying design features to meet the maximum allowable 45 db(A) L_{dn} noise levels within residential units from rail line noise shall be prepared and submitted to the Planning Department for review and approval. Measures to reduce interior noise levels to an acceptable level may include, but are not limited to, installation of noise-insulating windows, the provision of mechanical ventilation or air conditioning to allow for windows to remain closed.</p>	Project	Public Works: Building Division	N/A		
<p>10.0-1: Seasonal Restriction. Removal of trees during initial site development should be limited to the period between September 1 and January 31. If tree removal or construction is to occur during the bird nesting season (February 1 through August 31), a City-approved biologist shall conduct a survey at the site for</p>	Project	Community Development	N/A		

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<p>active nests two weeks prior to any scheduled tree removal, tree pruning, development, or grading. If active nests are located, setbacks for construction work would be required until the nest is no longer active or the young have fledged. If no active nests are found, the construction, tree removal, or grading restrictions specified in this section shall not apply.</p>					
<p>10.0-2 Prior to the removal of any oak tree 6 inches or more in diameter as measured at breast height (dbh), the project applicant shall apply to the Community Development Department for an oak tree removal permit. Subject to the approval of such permits, the applicant shall provide on-site replacement trees in accordance with the requirements of the City of Paso Robles Municipal Code Section 10.01.050.</p> <p>a. With the approval of PD 10-001, 10 oak trees (273 inches) are approved for removal as recommended by the Arborist Report. The mitigation for the removal of the trees is the requirement to plant 35 to 46 trees with 1.5 inch to 2-inch trunk caliper with the Oak Park community. Refer to the Tree Preservation Plan (Exhibit M) for the proposed placement of the trees. In the event that Tree No. 3 is able to be saved, the number of replacement trees would be reduced accordingly.</p> <p>b. Prior to the removal of any oak tree 6 inches or more in diameter as measured at breast height (dbh), the project applicant shall apply to the Community Development Department for an oak tree removal permit. Subject to the approval of such permits, the applicant shall provide on-site replacement trees in accordance with the requirements of the City of Paso Robles Municipal Code Section 10.01.050.</p>	Project	Community Development	N/A		
<p>10.0-3 In order to avoid impacts to existing oak trees, the project applicant shall implement the mitigation measures provided in the <i>Tree Preservation Plan for Oak Park</i> during all demolition and construction activities.</p> <p>The following mitigation measures/methods must be fully understood and followed by anyone working within the critical root zone of any native tree. Any necessary clarification will be provided by the arborists upon request.</p>	Project	Community Development	N/A		

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Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>a. It is the responsibility of the owner or project manager to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.</p> <p>b. Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed.</p> <p>c. Fencing: The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:</p> <div data-bbox="1052 1465 1295 1885" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p align="center">Tree Protection Zone No personnel, equipment, materials, and vehicles are allowed Do not remove or re-position this fence without calling: A & T Arborists 434-0131</p> </div> <p>d. Soil Aeration Methods: Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include</p>					

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<p>water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.</p> <p>e. Chip Mulch: All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.</p> <p>f. Trenching Within Critical Root Zone: All trenching within the critical root zone of native trees shall be hand dug. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A Mandatory meeting between the arborists and grading contractor(s) must take place prior to work start.</p> <p>g. Grading Within The Critical Root Zone: Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.</p> <p>h. Equipment Operation: Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.</p> <p>i. Existing Surfaces: The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pored, unless shown on the grading plans and approved by the arborist.</p> <p>j. Construction Materials and Waste: No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.</p> <p>k. Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the owner(s) or their designee to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be</p>					

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Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>forwarded to the project manager and the City of Paso Robles Planning Department.</p> <ul style="list-style-type: none"> ● pre-construction fence placement inspection ● any other encroachment the arborist feels necessary <p>I. Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.</p> <p>m. Pruning : Class 1 pruning has emphasis on aesthetics, removal of dead, dying, decaying weak branches and selective thinning to lesson wind resistance. Class 2 pruning is recommended where aesthetic conditions are secondary to structural integrity and tree health concerns. It shall consist of removal of dead, dying, decaying, interfering, obstructing and weak branches as well as selective thinning to lesson wind resistance. Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned prior to any grading activities to avoid any branch tearing.</p> <p>n. Landscape: All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation. For this site it is strongly recommended that drought tolerant native landscape is used with the approval of the arborist. This includes all city sidewalk/greenbelt areas.</p> <p>o. Utility Placement: All utilities, sewer and storm drains shall be placed down the roads and driveways and when possible outside of the critical root zones.</p>					

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<p>The arborist shall supervise trenching within the critical root zone. All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over roots larger than 3 inches in diameter.</p> <p>p. Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.</p>					

RESOLUTION NO: 10-_____
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 10-001, AND
VESTING TENTATIVE TRACT 3024
PARK STREET BETWEEN 28TH & 34TH STREETS
(OAK PARK HOUSING)
APN: 008-042-015, 008-071-013, 014 & 008-081-030

WHEREAS, PD 10-001, The Oak Park Housing Project, has been submitted by The Paul Davis Partnership, LLP, on behalf of the Paso Robles Housing Authority, requesting to demolish the existing 148 residential units and to construct an 302 unit affordable housing project with community center and offices; and

WHEREAS, the project is located on Park Street between 28th and 34th Streets; and

WHEREAS, in conjunction with PD 10-001, the applicant's have submitted Vesting Tentative Tract 3024 that would subdivide the 4 existing parcels into 9 lots; and

WHEREAS, PD 10-001 also includes a request to demolish the existing 148 residences along with the accessory structures and administrative buildings to accommodate the new project; and

WHEREAS, PD 10-001 also includes the request to remove 10 oak trees; and

WHEREAS, the applicant has requested a density bonus and incentives per Chapter 21.16L Density Bonuses of the Zoning Code which include the following:

- a. Modification of Chapter 21.22's condition that all required parking spaces be placed off-street;
- b. Modification of Section 21.161.185.C's requirement that each unit have a minimum of 250 cu ft of storage space that is accessed from the exterior of units;
- c. Modification of the minimum front and street side yard setbacks required by Section 21.16I.160 to allow some setbacks to be less than 15 feet in front and 10 feet on the street side and the building separations required by Section 21.16I.170; and;

WHEREAS, pending granting of the density bonus and incentives, the project is consistent with the General Plan land use designation RMF-12 (Residential Multi-Family, Low Density) and the Zoning district R-3 PD (Apartment/Planned Development); and

WHEREAS, during April 26, 2010 the Development Review Committee (DRC) reviewed the project and recommended approval to the Planning Commission; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a Environmental Impact Report (EIR) was prepared and circulated and mitigation measures identified to address any potential impacts associated with the project; and

WHEREAS, the EIR identifies only one impact that is significant and which cannot be mitigated to a point of non-significance, which is that Oak Park is considered to be a local historically significant resource (Oak Park Garden Apartment District), and demolition of the existing buildings will cause a

significant unmitigable impact to that resource, and CEQA, therefore, requires preparation of an EIR and adoption of a Statement of Overriding Considerations if the project is to be approved; and

WHEREAS, a Statement of Overriding Considerations was included within the resolution certifying the EIR; and

WHEREAS, at its meeting of May 11, 2010, the Planning Commission conducted a public hearing on the project and unanimously recommended that the City Council certify the EIR and approve the project; and

WHEREAS, a public hearing was conducted by the City Council on June 1, 2010; and

WHEREAS, based upon facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the City Council makes the following findings:

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby make the findings set forth in Sections I and II, below and approve the following applications and requests subject to the standard and site specific conditions of approval outlined in Section III., Conditions of Approval and Section V. Environmental Mitigation Measures:

1. PD 10-001 allows for the demolition of the existing 148 residential units including accessory and administrative buildings, to accommodate the construction of a 302 unit apartment complex reserved for low-income tenants and allows for the requested density bonus and incentives per Chapter 21.16L Density Bonuses of the Zoning Code which include the following:
 - a. Modification of Chapter 21.22's condition that all required parking spaces be placed off-street.
 - b. Modification of Section 21.161.185.C's requirement that each unit have a minimum of 250 cu ft of storage space that is accessed from the exterior of units.
 - c. Modification of the minimum front and street side yard setbacks required by Section 21.16I.160 to allow some setbacks to be less than 15 feet in front and 10 feet on the street side and the building separations required by Section 21.16I.170.
2. Vesting Tentative Tract 3024, allows the subdivision of the existing parcels into 9 parcels, to create new blocks to correspond with the proposed development.
3. The demolition of historic resources (148 residential buildings along with accessory buildings and administrative buildings);
4. The removal of 10 oak trees as described in the project Arborist Report.

SECTION I – PD FINDINGS

1. The granting of this permit, including the project's design and intensity is consistent with, and will not adversely affect, the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City (Sections 21.16A.070[a] and 21.23B.050.A);

2. The proposed project maintains and enhances the significant natural resources on the site, is compatible with existing scenic and environmental resources (Sections 21.16A.070[b] and 21.23B.050[E]);
3. The proposed project is designed to be sensitive to and blend in with the character of the site and surrounding area (Section 21.16A.070[c]);
4. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area (Sections 21.16A.070[d] and 21.23B.050.B and D);
5. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare (Sections 21.16A.070[e] and 21.23B.050.B);
6. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from gateways to the City and scenic corridors (Section 21.23B.050.C);
7. With the granting of the incentives the project would be consistent with the Zoning Code, General Plan, and Economic Strategy by providing for a range of housing types, densities, and affordability levels to meet the diverse needs of the community, and;
8. The proposed demolition is necessary in order to accommodate the Oak Park Community project; and
9. It is necessary to remove the ten oak trees as proposed to accommodate the proposed project design.

SECTION II – TRACT FINDINGS

1. As conditioned, the proposed vesting tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles by providing urban multi-family residential neighborhoods;
2. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan, Zoning Ordinance;
3. The site is physically suitable for the type of development proposed;
4. The site is physically suitable for the proposed density of development;
5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems; and,
7. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

SECTION III. – CONDITIONS OF APPROVAL

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

2. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>	<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions	G1-G6	Conceptual Landscape Plan
B	Title Sheet		Conceptual Landscape Plan
C1-C3	Site Plan		Conceptual Landscape Sections A, E & F
	Partial Site Plan – South		Conceptual Landscape Detail Plan & Section B
	Partial Site Plan - North		Conceptual Landscape Detail Plan & Section C
D1-D5	Building ‘A’ Floor Plan		Conceptual Landscape Detail Plan & Section D
	Building ‘B’ Floor Plan		
	Building ‘C’ Floor Plan		
	Building ‘D’ Floor Plan		
	Building ‘E’ Floor Plan		
E	Office Building Floor Plan	H	Tree Preservation Plan
F1-F11	Building ‘A’ Elevations	I	Equipment Screen Detail
	Building ‘A’ Elevations	J	Vesting Tentative Tract Map
	Building ‘B’ Elevations	K-1	Grading and Drainage North
	Building ‘B’ Elevations	K-2	Grading and Drainage South
	Building ‘C’ Elevations		
	Building ‘C’ Elevations		
	Building ‘D’ Elevations		
	Building ‘D’ Elevations		
	Building ‘E’ Elevations		
	Building ‘E’ Elevations		
	Office Bldg. Elevations		

PLANNING DIVISION:

3. Prior to the issuance of a building permit the following final details shall be submitted for review by the Development Review Committee (DRC):
 - a. Community Center architectural elevations;
 - b. Site lighting plan for public spaces, sports fields, streets and walk ways;
 - c. Final colors/materials for all buildings;
 - d. Detailed landscape plan including transformer, backflow and other equipment screening;
 - e. A fencing plan indicating the details for fence along eastern boundary, and any other internal fencing including sports fields.
 - f. Utility plan (including backflow apparatus, transformers, etc.)
4. The applicant shall construct a bus shelter on Park Street, mid-site at the walkway that leads to the Park Area. Plans for the design of the shelter shall be reviewed by the DRC prior to the issuance of a building permit.

ENGINEERING DIVISION:

5. All streets shall be constructed in general conformance to the approved plan and in accordance with plans approved by the City Engineer. Effort shall be made to save the 24-inch oak tree in the north end of the alley near 34th Street.
6. A security fence shall be placed at the railroad right-of-way at the east end of 28th and 34th Streets consistent with proposed fencing along the project boundary.
7. New sidewalks shall be constructed to improve routes to school on Oak Street from 34th Street to 36th Street and on Spring Street from 28th Street to 26th Street in accordance with plans approved by the City Engineer.
8. The existing storm drain at the northeast corner of 34th and Park shall be exposed and accessed with a new drainage inlet.
9. All new sewer and water lines shall be 8-inch and shall be constructed in accordance with plans approved by the City Engineer. Fire hydrants shall be placed at locations approved by Emergency Services.
10. The developer shall coordinate design of the sewer line in 33rd Street to meet the requirements of the sewer master plan. Plans for the line will be approved by the Wastewater Division Manager.
11. The design and type of street lights must be presented to and approved by the City Council.

POLICE DEPARTMENT:

12. Prior to the issuance of a building permit, the applicants shall review the site lighting and surveillance plan with the Police Chief. At a minimum, the plan will need to include video cameras in key places to be determined by the Police Chief, and provide infrastructure for future surveillance cameras throughout the project.

EMERGENCY SERVICES:

13. See Emergency Services standard conditions of approval within attached Exhibit A.

SECTION – V. - ENVIRONMENTAL MITIGATION MEASURES:

The following conditions of approval are mitigation measures derived from the project Environmental Impact Report.

Cultural Resources

6.3-1 In the event that previously unknown paleontological resources are encountered during excavation and/or construction activities, the City of El Paso de Robles shall be notified immediately and work within 100 feet of the find shall stop to allow a certified paleontologist to evaluate and appropriately remove the find for preservation, identification, analysis, and the eventual storage of paleontological resources found during excavation and/or construction activities.

6.3-2 If unique archaeological resources are accidentally discovered during demolition and site clearing, work shall be halted and the area shall be staked off. The City of Paso Robles shall notify the State Historic Preservation Office (SHPO)/tribal historic preservation officer (THPO) and the Director of the Archaeological Regional Research Center within 48 hours to arrange for an immediate evaluation of the find by a qualified archaeologist. The qualified archaeologist shall determine whether or not the site is a historical resource as defined by 36 CFR 800.4(c). If it is determined that the site is a historic resource, the Housing Authority of the City of Paso Robles/City of Paso Robles shall refer to the provisions of 36 CFR 800.13 to determine the potential adverse effects of the project on the historical resource pursuant to Section 106 of the National Historic Preservation Act. If it is found that the project will result in an adverse effect to historic resources, the City of Paso Robles shall continue consultation with the SHPO/THPO and other consulting parties with regard to a resolution and executing a Memorandum of Agreement pursuant to 36 CFR 800.6. If it is determined that no adverse effect would occur, a finding of no significant effect shall be proposed in consultation with SHPO/THPO. The SHPO/THPO will have 30 days to review proposed finding. The City of Paso Robles shall carry out the undertaking in accordance with 36 CFR 800.5(d)1 if there is an agreement with or no objection to the finding. If the SHPO/THPO disagrees with the finding, further consultation would be required pursuant to 36 CFR 800.5(c)2.

6.3-3 If human remains are found during demolition and site clearing, there shall be no further excavation or disturbance of the site or any nearby areas reasonably suspected to overlie adjacent human remains until the coroner of San Luis Obispo County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) and the tribal historic preservation officer (THPO) within 24 hours. The NAHC/THPO shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section

5097.98. The landowner or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

- 6.3-4** Existing structures within the project site shall be photographed according to Historic American Building Survey (HABS) Level 1 standards for photography prior to demolition. Views shall include all exterior elevations for each building, important interior features, key spatial relationships among buildings, and exterior hardscape features. The negatives and archival quality prints of this documentation shall be donated to an appropriate repository, such as the Paso Robles Historical Society or the Paso Robles Public Library.

Hazards and Hazardous Materials

- 6.5-1:** Prior to the issuance of demolition permits, a licensed asbestos assessment contractor shall conduct a study of all on-site structures to identify all asbestos-containing materials, and submit a report presenting the findings of the study to the City of Paso Robles for review and approval.
- 6.5-2:** Prior to the issuance of demolition permits, a licensed lead-based paint assessment contractor shall conduct a study of all on-site structures to identify all lead-based paint, and submit a report presenting the findings of the study to the City of Paso Robles for review and approval.
- 6.5-3:** All asbestos-containing materials shall be removed by a licensed asbestos removal contractor according to the requirements the San Luis Obispo County APCD. Certification of removal shall be approved by the San Luis Obispo County APCD or the City of Paso Robles prior to demolition of any existing structure.
- 6.5-4:** All lead-based paint materials shall be removed by a licensed lead-based paint removal contractor according to the requirements of CCR Sections 1532.1 et seq. and 35001 et seq. Certification of removal shall be approved by the City of Paso Robles prior to demolition of any existing structure.

Noise

- 6.10-1** Prior to issuance of a building permit, a noise study identifying design features to meet the maximum allowable 45 db(A) L_{dn} noise levels within residential units from rail line noise shall be prepared and submitted to the Planning Department for review and approval. Measures to reduce interior noise levels to an acceptable level may include, but are not limited to, installation of noise-insulating windows, the provision of mechanical ventilation or air conditioning to allow for windows to remain closed.

Air Quality

6.2-1 The project as proposed incorporates the following Project Design Features (PDFs) listed in the San Luis Obispo County *CEQA Air Quality Handbook* that will mitigate the air quality impacts of the project:

- Orient buildings toward streets with automobile parking in the rear to provide a pedestrian-friendly environment;
- Provide a pedestrian-friendly and interconnected streetscape to make walking more convenient, comfortable, and safe (including appropriate signalization and signage);
- Provide good access to/from the development for pedestrians, bicyclists, and transit users;
- Design and build compact communities in the urban core to prevent sprawl;
- Increase density within the urban core and urban reserve lines;
- No residential wood burning appliances;
- Link cul-de-sacs and dead-end streets to encourage pedestrian and bicycle travel to adjacent land uses; and
- Develop recreational facility (e.g., parks, gym, pool, etc.) within one quarter of a mile from site.
- These project features would mitigate project emissions of ROG and NOX to a less than significant level.

6.2-2 The project as proposed incorporates the following Project Design Features (PDFs) that will mitigate the GHG emissions impacts of the project:

- Proximity to bike path/bike lanes;
- A pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the project site;
- Site design and building placement minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, berms, landscaping, and slopes between residential and nonresidential uses that impede bicycle or pedestrian circulation are eliminated.
- Provide a low-income housing component on-site
- Infill development
- Project does not feature fireplaces or wood burning stoves.
- These project features would mitigate project GHG emissions to a less than significant level.

Biological - Oak Trees

10.0-1: Removal of trees during initial site development should be limited to the period between September 1 and January 31. If tree removal or construction is to occur during the bird nesting season (February 1 through August 31), a City-approved biologist shall conduct a survey at the site for active nests two weeks prior to any scheduled tree removal, tree pruning, development, or grading. If active nests are

located, setbacks for construction work would be required until the nest is no longer active or the young have fledged. If no active nests are found, the construction, tree removal, or grading restrictions specified in this section shall not apply.

10.0-2

Prior to the removal of any oak tree 6 inches or more in diameter as measured at breast height (dbh), the project applicant shall apply to the Community Development Department for an oak tree removal permit. Subject to the approval of such permits, the applicant shall provide on-site replacement trees in accordance with the requirements of the City of Paso Robles Municipal Code Section 10.01.050.

- a. With the approval of PD 10-001, 10 oak trees (273 inches) are approved for removal as recommended by the Arborist Report. The mitigation for the removal of the trees is the requirement to plant 35 to 46 trees with 1.5 inch to 2-inch trunk caliper with the Oak Park community. Refer to the Tree Preservation Plan (Exhibit M) for the proposed placement of the trees. In the event that Tree No. 3 is able to be saved, the number of replacement trees would be reduced accordingly.
- b. Prior to the removal of any oak tree 6 inches or more in diameter as measured at breast height (dbh), the project applicant shall apply to the Community Development Department for an oak tree removal permit. Subject to the approval of such permits, the applicant shall provide on-site replacement trees in accordance with the requirements of the City of Paso Robles Municipal Code Section 10.01.050.

10.0-3

In order to avoid impacts to existing oak trees, the project applicant shall implement the mitigation measures provided in the *Tree Preservation Plan for Oak Park* during all demolition and construction activities.

The following mitigation measures/methods must be fully understood and followed by anyone working within the critical root zone of any native tree. Any necessary clarification will be provided by the arborists upon request.

- a. It is the responsibility of the owner or project manager to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.
- b. Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed.
- c. Fencing: The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement

once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

<p>Tree Protection Zone No personnel, equipment, materials, and vehicles are allowed Do not remove or re-position this fence without calling: A & T Arborists 434-0131</p>

- d. Soil Aeration Methods: Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.
- e. Chip Mulch: All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.
- f. Trenching Within Critical Root Zone: All trenching within the critical root zone of native trees shall be hand dug. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A Mandatory meeting between the arborists and grading contractor(s) must take place prior to work start.
- g. Grading within the Critical Root Zone: Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.
- h. Equipment Operation: Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.
- i. Existing Surfaces: The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans and approved by the arborist.

- j. Construction Materials and Waste: No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.
- k. Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the owner(s) or their designee to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.
- pre-construction fence placement inspection
 - any other encroachment the arborist feels necessary
- l. Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.
- m. Pruning : Class 1 pruning has emphasis on aesthetics, removal of dead, dying, decaying weak branches and selective thinning to lesson wind resistance. Class 2 pruning is recommended where aesthetic conditions are secondary to structural integrity and tree health concerns. It shall consist of removal of dead, dying, decaying, interfering, obstructing and weak branches as well as selective thinning to lesson wind resistance. Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned prior to any grading activities to avoid any branch tearing.
- n. Landscape: All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation. For this site it is strongly recommended that drought tolerant native landscape is used with the approval of the arborist. This includes all city sidewalk/greenbelt areas.
- o. Utility Placement: All utilities, sewer and storm drains shall be placed down the roads and driveways and when possible outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over roots larger than 3 inches in diameter.
- p. Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications

that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 1st day of June 2010 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Duane Picanco, Mayor

ATTEST:

Lonnie Dolan, Deputy City Clerk

EXHIBIT A
OF RESOLUTION _____

CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

Planned Development _____ Conditional Use Permit _____

Tentative Parcel Map _____

Approval Body: City Council _____ Date of Approval: June 1, 2010 _____

Applicant: Paso Robles Housing Authority _____ Location: Park Street between 28th & 34th _____

APN: 008-042-015, 008-071-013, 014, 008-081-030

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS – PD/CUP:

- 1. This project approval shall expire on June 1, 2012 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.
- 4. Any site specific condition imposed by the Planning Commission in approving this

(Adopted by Planning Commission Resolution _____)

project (**Conditional Use Permit**) may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.
- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical

(Adopted by Planning Commission Resolution _____)

transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.

- 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 17. Prior to the issuance of a building permit, the property owner shall record an instrument, to be approved by the City Attorney, naming the City of Paso Robles as the sole agent for pumping and delivering the overlyer's groundwater rights.
- 18. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 19. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 20. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community

(Adopted by Planning Commission Resolution _____)

Developer Director or his designee.

- 21. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- 22. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other:

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

- 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map)_____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

(Adopted by Planning Commission Resolution _____)

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

All conditions marked are applicable to the above referenced project for the phase indicated.

C. PRIOR TO ANY PLAN CHECK:

- 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

(Adopted by Planning Commission Resolution _____)

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Park Street
 28th Street
 34th Street
 All interior streets

Street Name	City Standard	Standard Drawing No.
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- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:

(Adopted by Planning Commission Resolution _____)

Performance Bond.....100% of improvement costs.
Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.
- 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.
- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
- 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
 - a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.
- 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance

(Adopted by Planning Commission Resolution _____)

with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.

- 12. All final property corners shall be installed.
- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.
- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

- 1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.

- 2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

(Adopted by Planning Commission Resolution _____)

4. If required by the Fire Chief, provide on the address side of the building if applicable:
- Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.
5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7. Prior to the issuance of Certificate of Occupancy:
- Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - Final inspections shall be completed on all buildings.

(Adopted by Planning Commission Resolution _____)

OAK PARK COMMUNITY

PASO ROBLES HOUSING AUTHORITY
PASO ROBLES, CALIFORNIA

PASO ROBLES HOUSING AUTHORITY
MONTEREY COUNTY HOUSING AUTHORITY
OAK PARK COMMUNITY
PARK STREET, PASO ROBLES, CA

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

1000 W. GARDEN ST.
PASO ROBLES, CA 93226
TEL: (805) 785-1234
FAX: (805) 785-1234
WWW.PAULDAVISPARTNERSHIP.COM

Drawn By: OHA
Drawing Date: 4/18/15
Project Number: 0056

THIS SHEET IS A PART OF A PROJECT AND IS NOT TO BE USED SEPARATELY FROM THE OTHER SHEETS OF THE PROJECT. ANY CHANGES TO THIS SHEET MUST BE APPROVED BY THE ARCHITECT.

THE TITLE SHEET PROJECT INFORMATION

A0.1

PROJECT INFORMATION

PROJECT DESCRIPTION:
1. REVISIONS OF BUILDING PERMIT AND ORDINANCE
2. SITE PLAN FOR THE PROPOSED DEVELOPMENT
3. REGULATIONS, ORDINANCES, ORDINANCES
4. PHASED UNIT AND SHORABLE UNIT FAMILY
5. NEW 1 STORY PASO ROBLES HOUSING AUTHORITY
6. 8-BED UNIT TYPES
7. 4-BED UNIT TYPES
8. NON-1 STORY COMMUNITY CENTER (COURT)

ADDRESS: PARK STREET, PASO ROBLES, CA
SITE AREA: 24.85 ACRES
LOT AREA: 4-3
LOT SIZE: 120' x 120' AVE, 120' x 120' AVE, 120' x 120' AVE, 120' x 120' AVE
DENSITY: 20.1 ACRES PER UNIT x 12 UNITS/ACRE

PROJECT DIRECTORY

OWNER: PASO ROBLES HOUSING AUTHORITY
1001 PINE STREET
PASO ROBLES, CA 93226
CONTACT: AMANDA CORTELA

DEVELOPER: HOUSING AUTHORITY OF THE MONTEREY COUNTY
1041, 1042, 1043 ST.
SALINAS, CA 95071
CONTACT: TOM BEARS

ARCHITECT: THE PAUL DAVIS PARTNERSHIP, LLP
1000 GARDEN STREET
PASO ROBLES, CA 93226
CONTACT: PAUL W. DAVIS, AIA - EXT. 207
PAUL@PAULDAVISPARTNERSHIP.COM

ENGINEER: NORTH CONSULT ENGINEERS, INC.
1000 GARDEN STREET, SUITE B
PASO ROBLES, CA 93226
CONTACT: GREG ANSEBER, PE

LANDSCAPE ARCHITECT: 970A
1004 WALL STREET
SARATOGA, CA 95070
CONTACT: DAVID LUCE, AIA

SHEET INDEX

NO.	DESCRIPTION	DATE
1	PRELIMINARY	1/15/15
2	REVISED PER COMMENTS	2/10/15
3	REVISED PER COMMENTS	3/10/15
4	REVISED PER COMMENTS	4/10/15
5	REVISED PER COMMENTS	4/18/15

VICINITY MAP

BUILDING AREAS		BUILDING CODE EVALUATION	
BUILDING TYPE	AREA (SF)	COMPLIANCE	REMARKS
1. 1-BED UNIT	100	Y	
2. 2-BED UNIT	200	Y	
3. 3-BED UNIT	300	Y	
4. 4-BED UNIT	400	Y	
5. 5-BED UNIT	500	Y	
6. 6-BED UNIT	600	Y	
7. 7-BED UNIT	700	Y	
8. 8-BED UNIT	800	Y	
9. 9-BED UNIT	900	Y	
10. 10-BED UNIT	1000	Y	
11. 11-BED UNIT	1100	Y	
12. 12-BED UNIT	1200	Y	
13. 13-BED UNIT	1300	Y	
14. 14-BED UNIT	1400	Y	
15. 15-BED UNIT	1500	Y	
16. 16-BED UNIT	1600	Y	
17. 17-BED UNIT	1700	Y	
18. 18-BED UNIT	1800	Y	
19. 19-BED UNIT	1900	Y	
20. 20-BED UNIT	2000	Y	
21. 21-BED UNIT	2100	Y	
22. 22-BED UNIT	2200	Y	
23. 23-BED UNIT	2300	Y	
24. 24-BED UNIT	2400	Y	
25. 25-BED UNIT	2500	Y	
26. 26-BED UNIT	2600	Y	
27. 27-BED UNIT	2700	Y	
28. 28-BED UNIT	2800	Y	
29. 29-BED UNIT	2900	Y	
30. 30-BED UNIT	3000	Y	
31. 31-BED UNIT	3100	Y	
32. 32-BED UNIT	3200	Y	
33. 33-BED UNIT	3300	Y	
34. 34-BED UNIT	3400	Y	
35. 35-BED UNIT	3500	Y	
36. 36-BED UNIT	3600	Y	
37. 37-BED UNIT	3700	Y	
38. 38-BED UNIT	3800	Y	
39. 39-BED UNIT	3900	Y	
40. 40-BED UNIT	4000	Y	
41. 41-BED UNIT	4100	Y	
42. 42-BED UNIT	4200	Y	
43. 43-BED UNIT	4300	Y	
44. 44-BED UNIT	4400	Y	
45. 45-BED UNIT	4500	Y	
46. 46-BED UNIT	4600	Y	
47. 47-BED UNIT	4700	Y	
48. 48-BED UNIT	4800	Y	
49. 49-BED UNIT	4900	Y	
50. 50-BED UNIT	5000	Y	
51. 51-BED UNIT	5100	Y	
52. 52-BED UNIT	5200	Y	
53. 53-BED UNIT	5300	Y	
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56. 56-BED UNIT	5600	Y	
57. 57-BED UNIT	5700	Y	
58. 58-BED UNIT	5800	Y	
59. 59-BED UNIT	5900	Y	
60. 60-BED UNIT	6000	Y	
61. 61-BED UNIT	6100	Y	
62. 62-BED UNIT	6200	Y	
63. 63-BED UNIT	6300	Y	
64. 64-BED UNIT	6400	Y	
65. 65-BED UNIT	6500	Y	
66. 66-BED UNIT	6600	Y	
67. 67-BED UNIT	6700	Y	
68. 68-BED UNIT	6800	Y	
69. 69-BED UNIT	6900	Y	
70. 70-BED UNIT	7000	Y	
71. 71-BED UNIT	7100	Y	
72. 72-BED UNIT	7200	Y	
73. 73-BED UNIT	7300	Y	
74. 74-BED UNIT	7400	Y	
75. 75-BED UNIT	7500	Y	
76. 76-BED UNIT	7600	Y	
77. 77-BED UNIT	7700	Y	
78. 78-BED UNIT	7800	Y	
79. 79-BED UNIT	7900	Y	
80. 80-BED UNIT	8000	Y	
81. 81-BED UNIT	8100	Y	
82. 82-BED UNIT	8200	Y	
83. 83-BED UNIT	8300	Y	
84. 84-BED UNIT	8400	Y	
85. 85-BED UNIT	8500	Y	
86. 86-BED UNIT	8600	Y	
87. 87-BED UNIT	8700	Y	
88. 88-BED UNIT	8800	Y	
89. 89-BED UNIT	8900	Y	
90. 90-BED UNIT	9000	Y	
91. 91-BED UNIT	9100	Y	
92. 92-BED UNIT	9200	Y	
93. 93-BED UNIT	9300	Y	
94. 94-BED UNIT	9400	Y	
95. 95-BED UNIT	9500	Y	
96. 96-BED UNIT	9600	Y	
97. 97-BED UNIT	9700	Y	
98. 98-BED UNIT	9800	Y	
99. 99-BED UNIT	9900	Y	
100. 100-BED UNIT	10000	Y	

Exhibit B
Title Sheet
PD 10-001 & Tract 3024
(Oak Park Housing)

City of
**PASO ROBLES
HOUSING AUTHORITY**

City of
**MONTREY COUNTY
HOUSING AUTHORITY**

City of
**OAK PARK
COMMUNITY
PARK STREET, PASO ROBLES, CA**

**THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS**

The Paul Davis Partnership, LLP
10000 N. Highway 101, Suite 100
Pasadena, CA 91109
Tel: 626.799.1000
www.pauldavispartnership.com

Drawn by: DML
Checked by: GTHD
Project Number: 0026

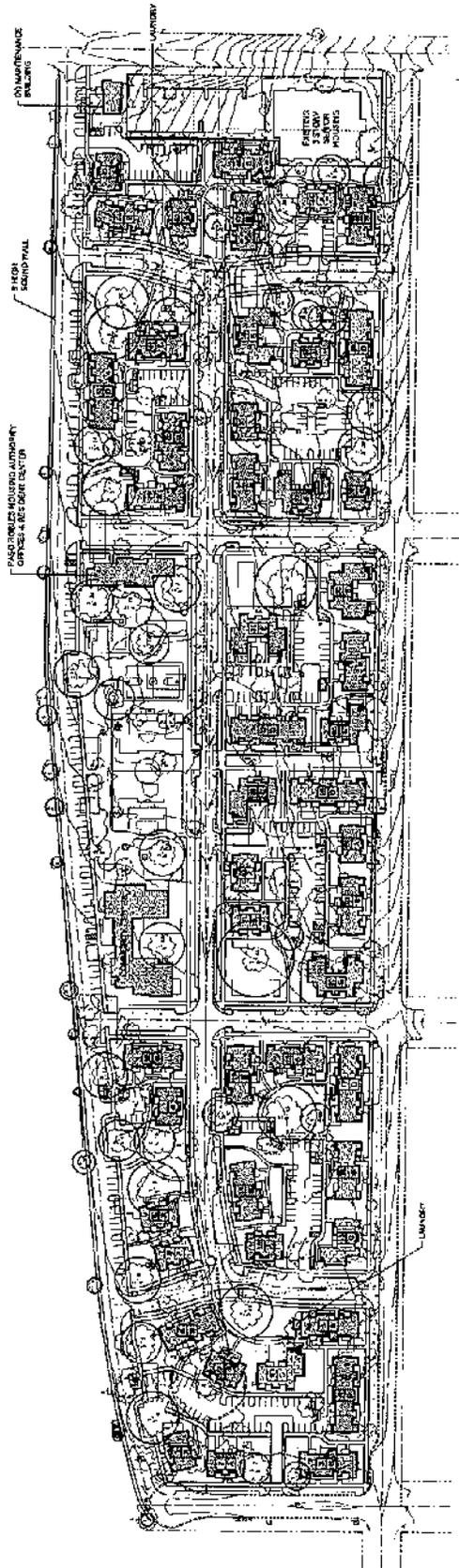
Scale: 1/8" = 1'-0"
Date: 10/1/10

**OVERALL
SITE PLAN**

Sheet Number

A1.1

- ACCESSIBLE UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM 12.5' ON
- 4 BEDROOM 12.5' ON
- 4 BEDROOM 12.5' ON



SITE PLAN

Scale: 1/8" = 1'-0"

Exhibit C-1
Overall Site Plan
PD 10-001 & Tract 3024
(Oak Park Housing)

Drawn by: CJK
 Checked by: CJK
 Project Number: 020

DATE: 10/10/10
 SCALE: AS SHOWN

PARTIAL SITE PLAN

A1.2

APPROXIMATE UNIT COUNT
 1 - 1 BEDROOM / 1 BATH
 2 - 2 BEDROOM / 2 BATH
 3 - 3 BEDROOM / 2 BATH
 4 - 4 BEDROOM / 2 BATH

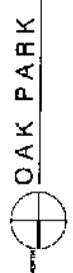
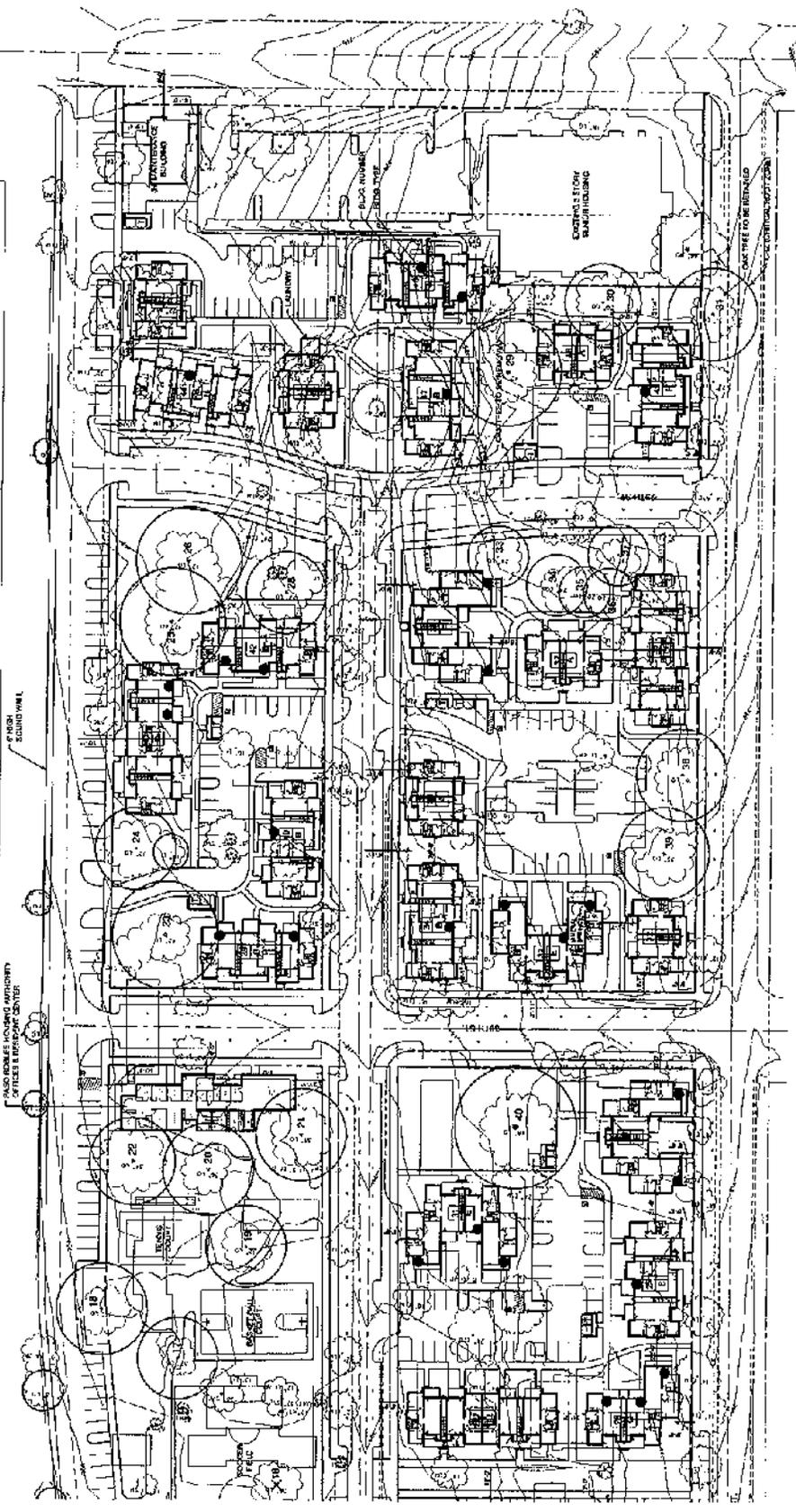
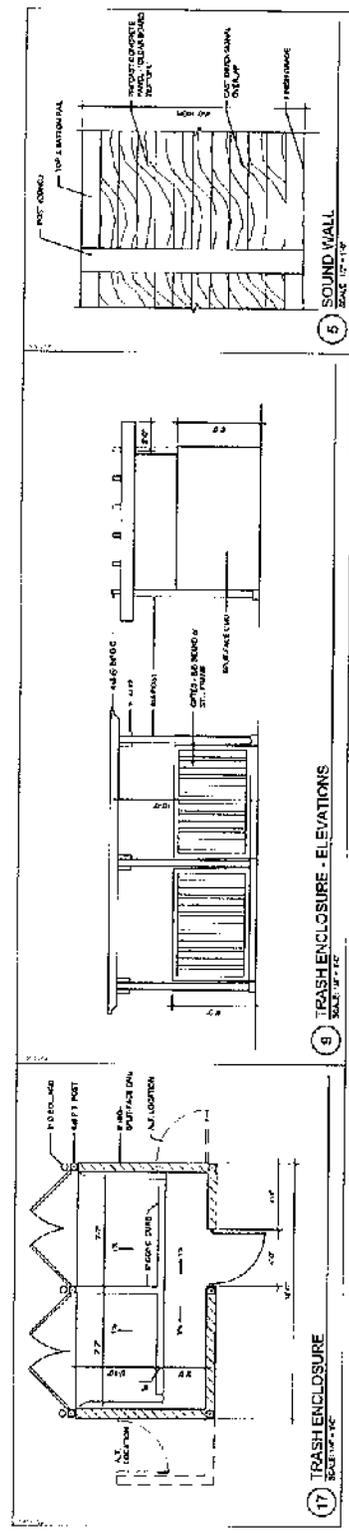


Exhibit C-2
 Partial Site Plan
 PD 10-001 & Tract 3024
 (Oak Park Housing)

PASO ROBLES HOUSING AUTHORITY

MONTEREY COUNTY HOUSING AUTHORITY

OAK PARK COMMUNITY PARK STREET, PASO ROBLES, CA

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

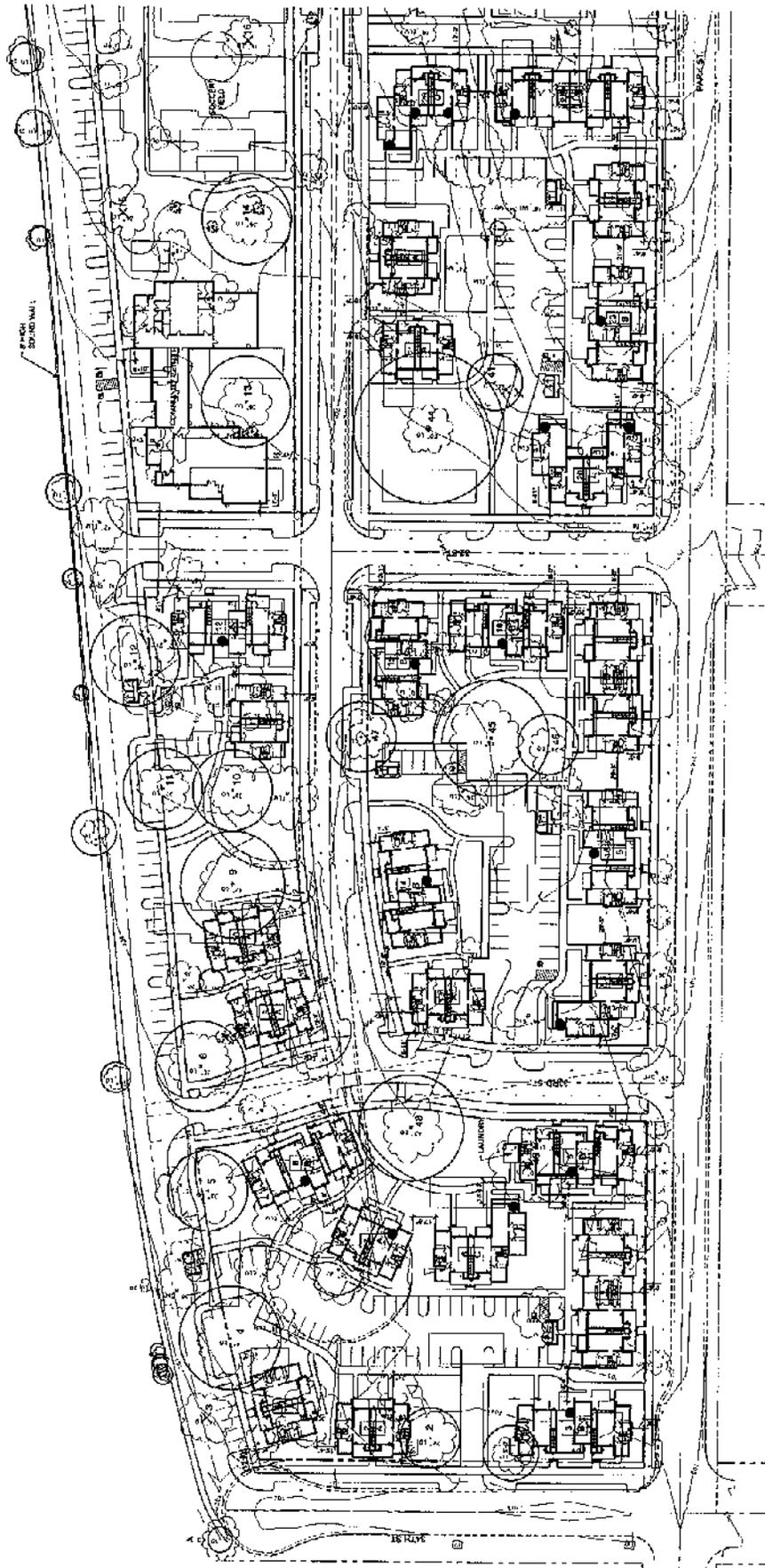
THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

Sheet No. 011M
Drawing Date: 4/18/16
Project Number: 0015

Partial Site Plan

PARTIAL SITE PLAN

A1.3



OAK PARK

Exhibit C-3
Partial Site Plan
PD 10-001 & Tract 3024
(Oak Park Housing)

PASO ROBLES HOUSING AUTHORITY
 MONTEREY COUNTY HOUSING AUTHORITY
OAK PARK COMMUNITY
 PARK STREET, PASO ROBLES, CA

THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS

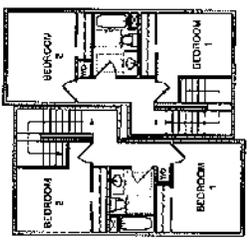
The Paul Davis Partnership, LLP
 2000 Elgin Street, Suite 200
 San Francisco, CA 94133-5409
 (415) 774-1100 / paul@pauldavis.com

Drawn By: CHAL
 Drawing No: 4/18/10
 Project Number: 0025

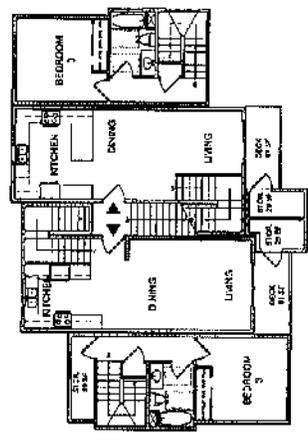
A - BLDG FLOOR PLAN

A2.1

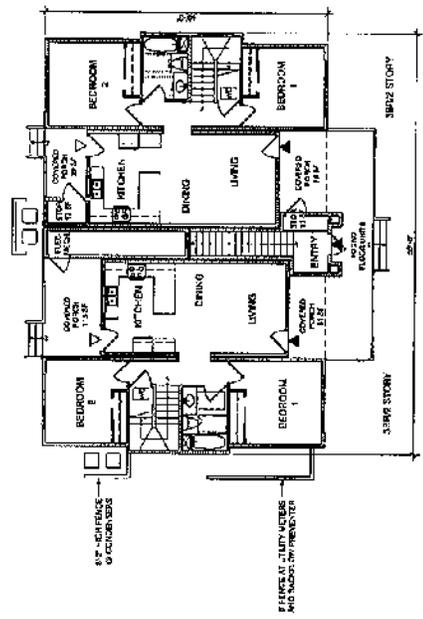
3RD FLOOR	111	181 SF
2ND FLOOR	115	174 SF
1ST FLOOR	516	762 SF
TOTAL	1042	1117 SF



3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN



Exhibit D-1
 Floor Plan
 Bldg A
 PD 10-001 & Tract 3024
 (Oak Park Housing)

Client: PASO ROBLES HOUSING AUTHORITY
 Location: MONTEREY COUNTY HOUSING AUTHORITY
 Project: OAK PARK COMMUNITY COMMUNITY PARK STREET, PASO ROBLES, CA

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS
 1700 14th Street, Suite 100
 San Francisco, CA 94109
 415.774.1100
 paul.davis@pauldavispartnership.com

Drawn By: GJAL
 Project No.: 19018
 Project Name: OHS

Scale:

Sheet Title: B - BLDG FLOOR PLAN

Scale: 1/8" = 1'-0"

Sheet Number:

A2.2

NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1	1 - 1st Floor	10,000	10,000
2	2 - 2nd Floor	10,000	20,000
3	3 - 3rd Floor	10,000	30,000
4	4 - 4th Floor	10,000	40,000
5	5 - 5th Floor	10,000	50,000
6	6 - 6th Floor	10,000	60,000
7	7 - 7th Floor	10,000	70,000
8	8 - 8th Floor	10,000	80,000
9	9 - 9th Floor	10,000	90,000
10	10 - 10th Floor	10,000	100,000
11	11 - 11th Floor	10,000	110,000
12	12 - 12th Floor	10,000	120,000
13	13 - 13th Floor	10,000	130,000
14	14 - 14th Floor	10,000	140,000
15	15 - 15th Floor	10,000	150,000
16	16 - 16th Floor	10,000	160,000
17	17 - 17th Floor	10,000	170,000
18	18 - 18th Floor	10,000	180,000
19	19 - 19th Floor	10,000	190,000
20	20 - 20th Floor	10,000	200,000
21	21 - 21st Floor	10,000	210,000
22	22 - 22nd Floor	10,000	220,000
23	23 - 23rd Floor	10,000	230,000
24	24 - 24th Floor	10,000	240,000
25	25 - 25th Floor	10,000	250,000
26	26 - 26th Floor	10,000	260,000
27	27 - 27th Floor	10,000	270,000
28	28 - 28th Floor	10,000	280,000
29	29 - 29th Floor	10,000	290,000
30	30 - 30th Floor	10,000	300,000

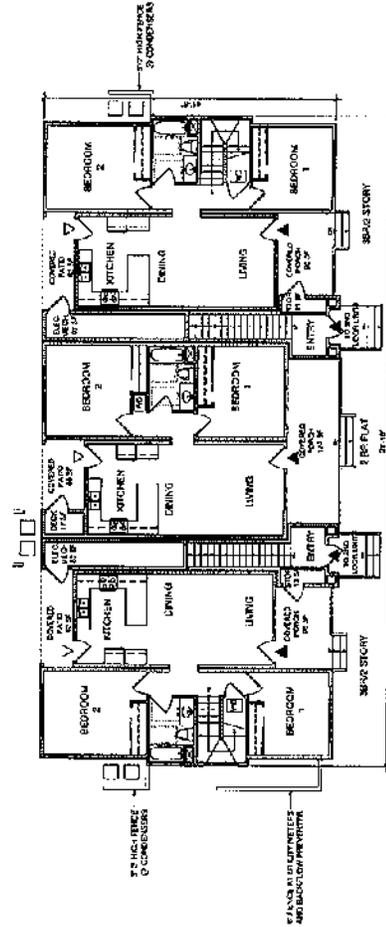
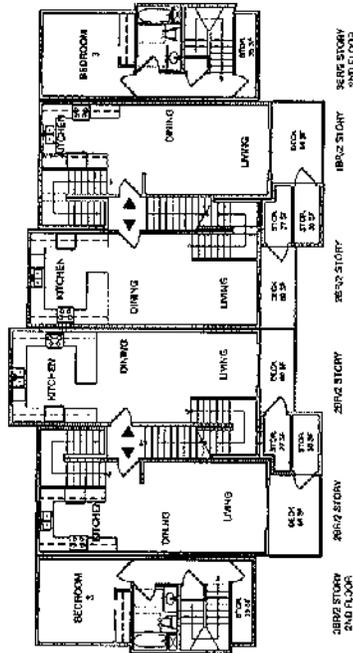
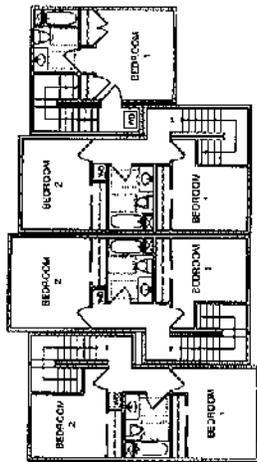


Exhibit D-2
 Floor Plan
 Bldg B
 PD 10-001 & Tract 3024
 (Oak Park Housing)

PASO ROBLES HOUSING AUTHORITY

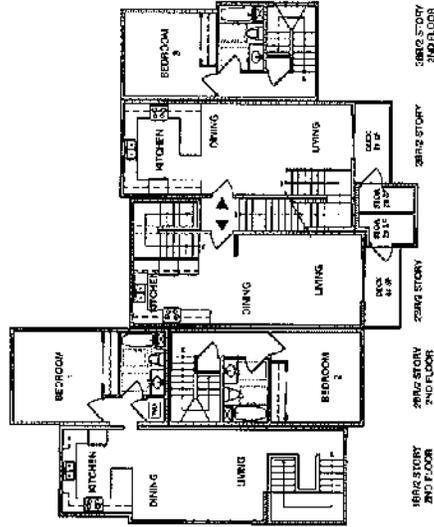
MONTEREY COUNTY HOUSING AUTHORITY

OAK PARK COMMUNITY COMMUNITY PARK STREET, PASO ROBLES, CA

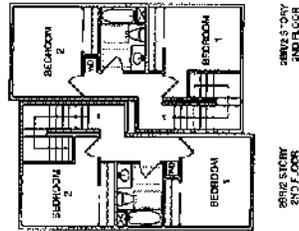
THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

20000 Highway 101, Suite 100
 San Luis Obispo, CA 93401
 (805) 781-1111
 paul@pauldavispartnership.com

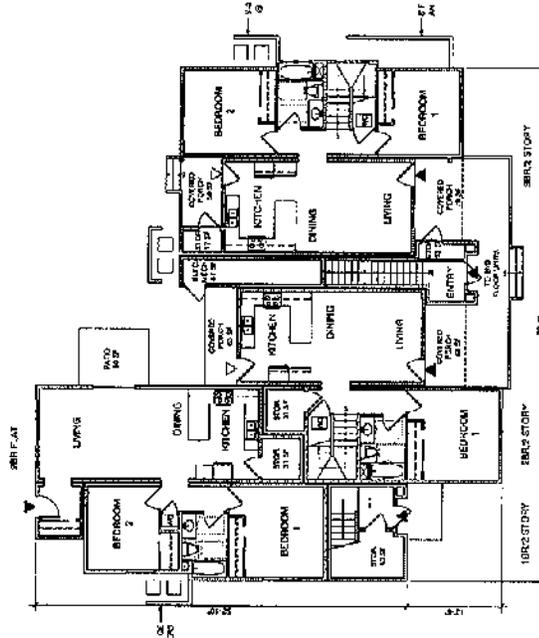
NO.	DESCRIPTION	QTY	UNIT	AREA
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2	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
3	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
4	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
5	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
6	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
7	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
8	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
9	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
10	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
11	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
12	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
13	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
14	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
15	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
16	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
17	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
18	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
19	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
20	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
21	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
22	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
23	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
24	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
25	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
26	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
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39	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
40	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
41	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
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99	1.000 20' x 20' Concrete Slab	1	Sq Ft	400
100	1.000 20' x 20' Concrete Slab	1	Sq Ft	400



2ND FLOOR PLAN



3RD FLOOR PLAN



1ST FLOOR PLAN

BUILDING "C"



Exhibit D-3
 Floor Plan
 Bldg C

PD 10-001 & Tract 3024
 (Oak Park Housing)

Drawn By: DMLL
 Checked By: WREB
 Project Number: 2024

Project Name: C - BLDG FLOOR PLAN

Sheet Number: A2.3

PASO ROBLES HOUSING AUTHORITY

MONTEREY COUNTY HOUSING AUTHORITY

OAK PARK COMMUNITY COMMUNITY PARK STREET, PASO ROBLES, CA

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

Paul Davis, LEED AP
 10000 Highway 99, Suite 100
 Paso Robles, CA 93426
 805.233.1234
 paul@pauldavis.com

Scale: 1/8" = 1'-0"
 Drawing Date: 4/11/13
 Project Number: 0000

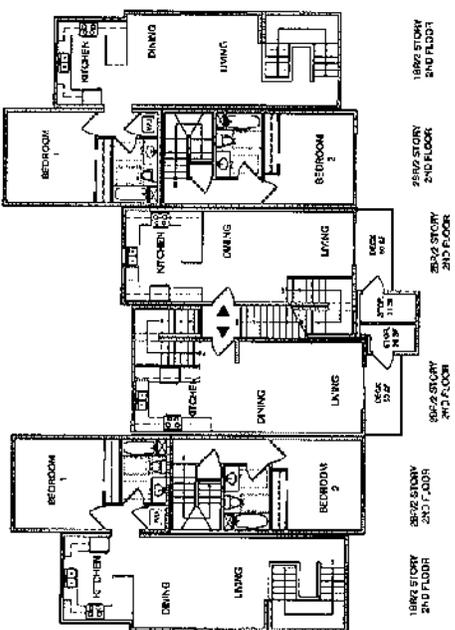
Notes:
 1. All dimensions are to the center of the wall unless otherwise noted.
 2. All doors are 30" wide and swing into the room unless otherwise noted.
 3. All windows are 60" wide and 48" high unless otherwise noted.
 4. All windows are to be double-paneled unless otherwise noted.
 5. All windows are to be operable unless otherwise noted.

E-BLDG FLOOR PLAN

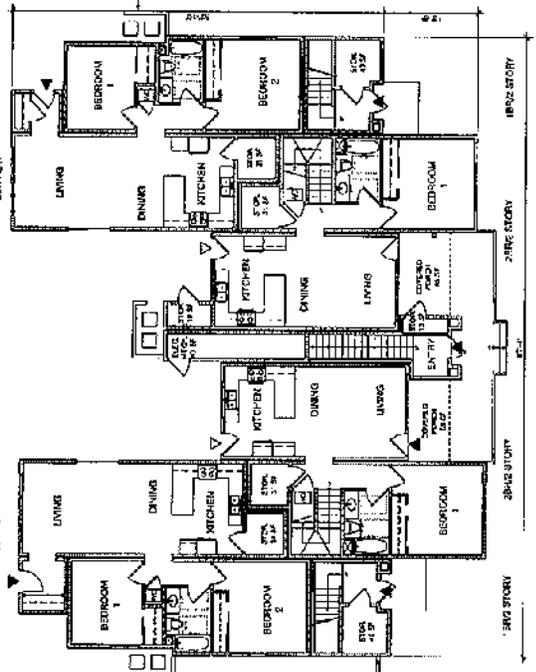
Sheet Number:

A2.5

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3. 8" CMU	100
4. 6" CMU	100
5. 4" CMU	100
6. 2" CMU	100
7. 1" CMU	100
8. 1/2" CMU	100
9. 3/4" CMU	100
10. 1" CMU	100
11. 1/2" CMU	100
12. 3/4" CMU	100
13. 1" CMU	100
14. 1/2" CMU	100
15. 3/4" CMU	100
16. 1" CMU	100
17. 1/2" CMU	100
18. 3/4" CMU	100
19. 1" CMU	100
20. 1/2" CMU	100
21. 3/4" CMU	100
22. 1" CMU	100
23. 1/2" CMU	100
24. 3/4" CMU	100
25. 1" CMU	100
26. 1/2" CMU	100
27. 3/4" CMU	100
28. 1" CMU	100
29. 1/2" CMU	100
30. 3/4" CMU	100
31. 1" CMU	100
32. 1/2" CMU	100
33. 3/4" CMU	100
34. 1" CMU	100
35. 1/2" CMU	100
36. 3/4" CMU	100
37. 1" CMU	100
38. 1/2" CMU	100
39. 3/4" CMU	100
40. 1" CMU	100
41. 1/2" CMU	100
42. 3/4" CMU	100
43. 1" CMU	100
44. 1/2" CMU	100
45. 3/4" CMU	100
46. 1" CMU	100
47. 1/2" CMU	100
48. 3/4" CMU	100
49. 1" CMU	100
50. 1/2" CMU	100
51. 3/4" CMU	100
52. 1" CMU	100
53. 1/2" CMU	100
54. 3/4" CMU	100
55. 1" CMU	100
56. 1/2" CMU	100
57. 3/4" CMU	100
58. 1" CMU	100
59. 1/2" CMU	100
60. 3/4" CMU	100
61. 1" CMU	100
62. 1/2" CMU	100
63. 3/4" CMU	100
64. 1" CMU	100
65. 1/2" CMU	100
66. 3/4" CMU	100
67. 1" CMU	100
68. 1/2" CMU	100
69. 3/4" CMU	100
70. 1" CMU	100
71. 1/2" CMU	100
72. 3/4" CMU	100
73. 1" CMU	100
74. 1/2" CMU	100
75. 3/4" CMU	100
76. 1" CMU	100
77. 1/2" CMU	100
78. 3/4" CMU	100
79. 1" CMU	100
80. 1/2" CMU	100
81. 3/4" CMU	100
82. 1" CMU	100
83. 1/2" CMU	100
84. 3/4" CMU	100
85. 1" CMU	100
86. 1/2" CMU	100
87. 3/4" CMU	100
88. 1" CMU	100
89. 1/2" CMU	100
90. 3/4" CMU	100
91. 1" CMU	100
92. 1/2" CMU	100
93. 3/4" CMU	100
94. 1" CMU	100
95. 1/2" CMU	100
96. 3/4" CMU	100
97. 1" CMU	100
98. 1/2" CMU	100
99. 3/4" CMU	100
100. 1" CMU	100



3RD FLOOR PLAN



2ND FLOOR PLAN

1ST FLOOR PLAN

Exhibit D-5
 Floor Plan
 Bldg E
 PD 10-001 & Tract 3024
 (Oak Park Housing)

PASO ROBLES HOUSING AUTHORITY

MONTEREY COUNTY HOUSING AUTHORITY

OAK PARK COMMUNITY PARK STREET, PASO ROBLES, CA

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

Paul Davis Architects, LLP
1000 Elgin Street
Pasadena, CA 91106
Tel: 626.792.1100
www.pauldavisarchitects.com

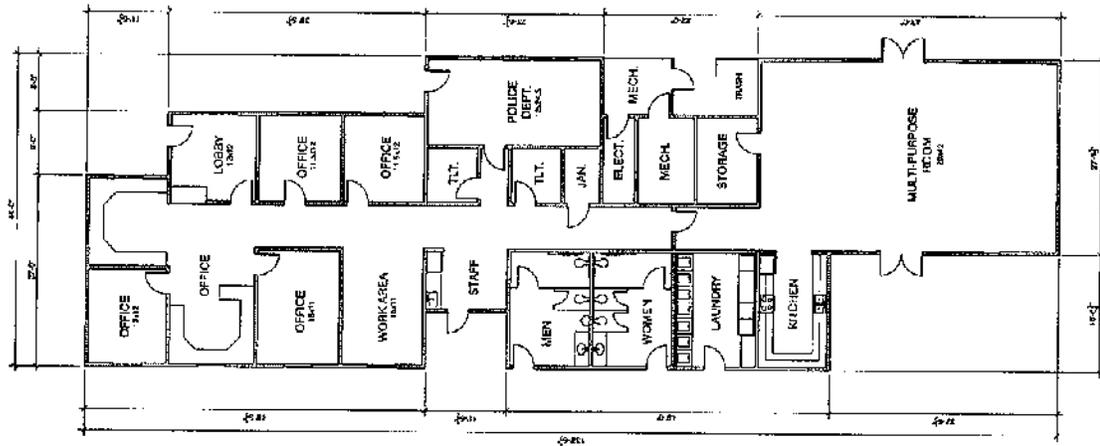
Drawn By: MDC/L
Design Date: 2008.12
Project Number: 2008

Notes:
1. All dimensions are in feet and inches.
2. All dimensions are to the center of the wall unless otherwise noted.
3. All dimensions are to the center of the door unless otherwise noted.
4. All dimensions are to the center of the window unless otherwise noted.
5. All dimensions are to the center of the column unless otherwise noted.

OFFICE BLDG. FLOOR PLAN

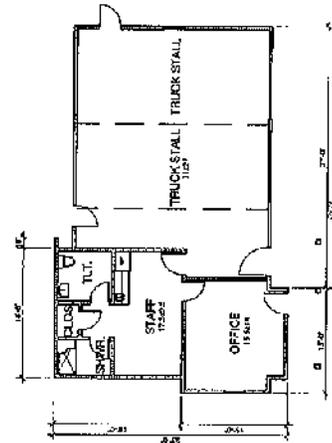
Sheet Number

A2.6



FLOOR PLAN

Exhibit E
Floor Plan
Office Bldg.
PD 10-001 & Tract 3024
(Oak Park Housing)



FLOOR PLAN

PASO ROBLES HOUSING AUTHORITY
 MONTEREY COUNTY HOUSING AUTHORITY
 OAK PARK COMMUNITY
 PARK STREET, PASO ROBLES, CA

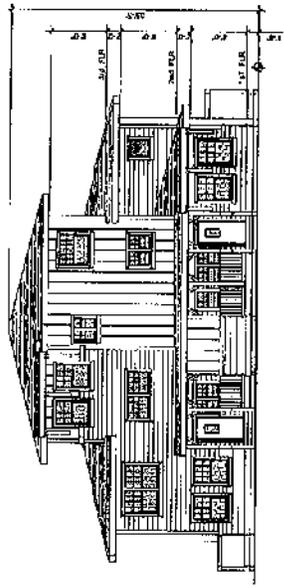
THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS
 11100 Oldham Street, Suite 100, San Francisco, CA 94132
 415.775.2200 | paul.davis@pauldavispartnership.com

Drawn By: CRUL
 Project No: 40100
 Project Name: OAH

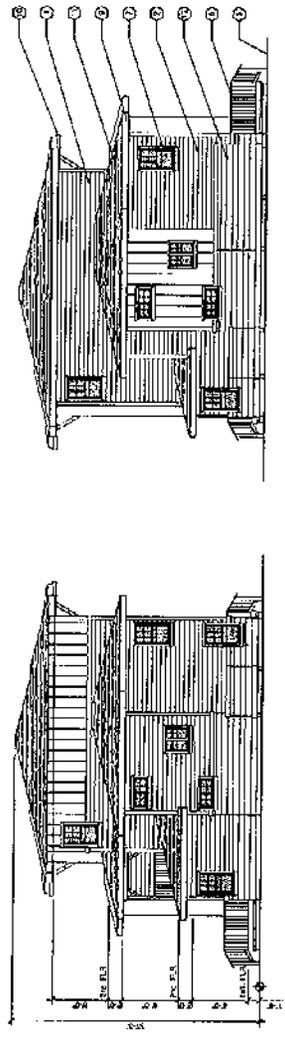
Project Name: ELEVATIONS BUILDING A

A3.1b

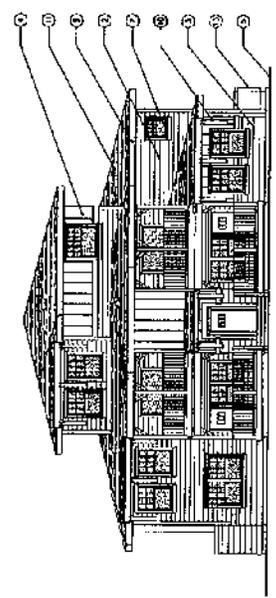
- SHEET NOTES**
1. 5/8" x 1/4" TYPICAL BOARD
 2. 1/2" x 1/4" TYPICAL BOARD
 3. 1/2" x 1/4" TYPICAL BOARD
 4. 1/2" x 1/4" TYPICAL BOARD
 5. 1/2" x 1/4" TYPICAL BOARD
 6. 1/2" x 1/4" TYPICAL BOARD
 7. 1/2" x 1/4" TYPICAL BOARD
 8. 1/2" x 1/4" TYPICAL BOARD
 9. 1/2" x 1/4" TYPICAL BOARD
 10. 1/2" x 1/4" TYPICAL BOARD
 11. 1/2" x 1/4" TYPICAL BOARD
 12. 1/2" x 1/4" TYPICAL BOARD
 13. 1/2" x 1/4" TYPICAL BOARD



REAR ELEVATION
 10' - 0" x 10' - 0"



SIDE ELEVATIONS
 10' - 0" x 10' - 0"



FRONT ELEVATION
 10' - 0" x 10' - 0"

Exhibit F-2
 Architectural Elevations
 Bldg. A
 PD 10-001 & Tract 3024
 (Oak Park Housing)

Client: PASO ROBLES HOUSING AUTHORITY

Contractor: MONTEREY COUNTY HOUSING AUTHORITY

Project: OAK PARK COMMUNITY PARK STREET, PASO ROBLES, CA

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

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 805.545.2841 FAX 805.545.2842
 paul@pauldavispartnership.com

Drawn By: CALVL
 Review Date: 07/20/20
 Project Number: 3024

Project Name:

Architect's Seal

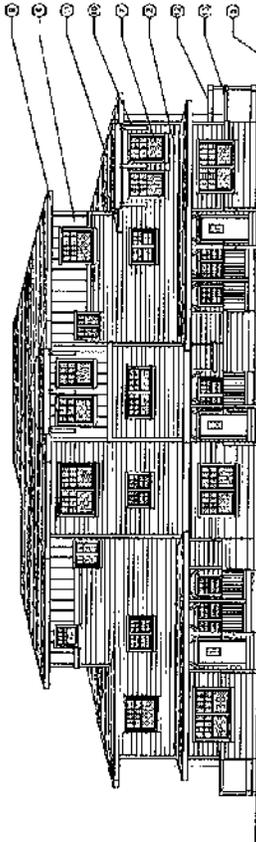
Architect: THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS
 Building Name: ELEVATIONS BUILDING B

Sheet Number:

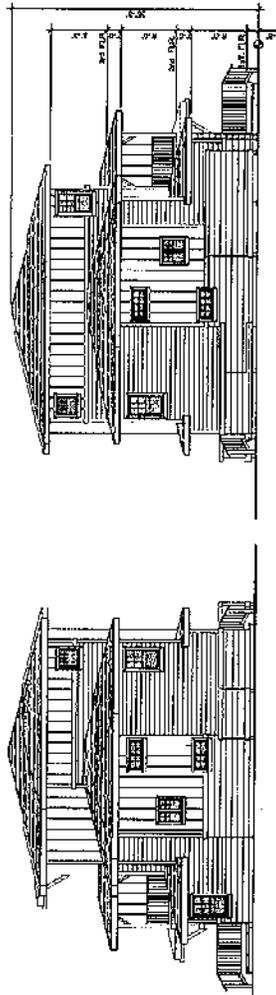
A3.2a

SHEET NOTES

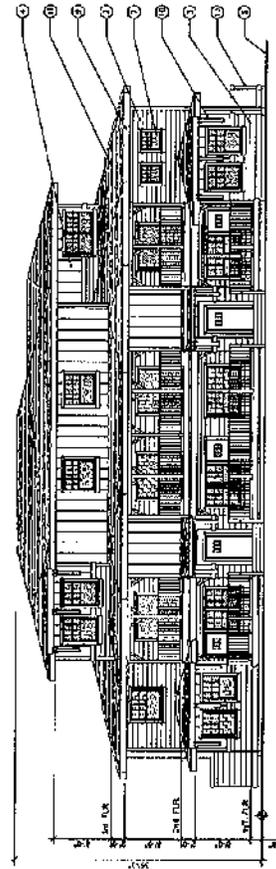
1. 5" CEMENT FIBER BOARD
2. 1/2" GYPSUM BOARD
3. 1/2" GYPSUM BOARD
4. BOARD & BATT CEILING FIBER PANEL
5. 7" INSULATION
6. 4" HIGH WOOD SILLING
7. 2X10 SILLING JOISTS AND WINDOW
8. WINDOW FINISH
9. PAINTED 1/2" FASCIA
10. DECORATIVE WOOD BUTY-PAPER
11. 1/2" INSULATION - BRICKLAYER BLOCK
12. 4" WOOD SILLING WALL OF CEILING FIBER PANEL
13. 1/2" ROUGH WALL OF CEILING FIBER PANEL



REAR ELEVATION
1/8" = 1'-0"



SIDE ELEVATIONS
1/8" = 1'-0"



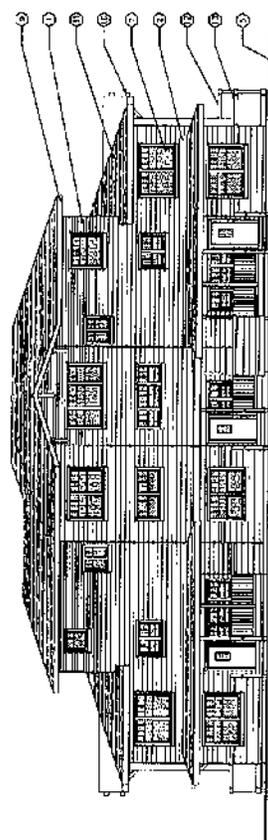
FRONT ELEVATION
1/8" = 1'-0"

Exhibit F-3
 Architectural Elevations
 Bldg. B
 PD 10-001 & Tract 3024
 (Oak Park Housing)

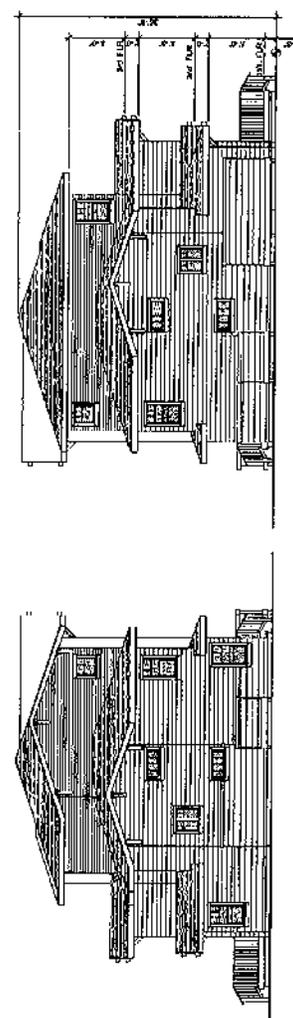
Client: PASO ROBLES HOUSING AUTHORITY
 County: MONTEREY COUNTY HOUSING AUTHORITY
 Project: OAK PARK COMMUNITY
 PARK STREET, PASO ROBLES, CA

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS
 2000 Elgin Street, Suite 100
 San Jose, CA 95128
 (408) 291-1111
 paul@pauldavispartnership.com

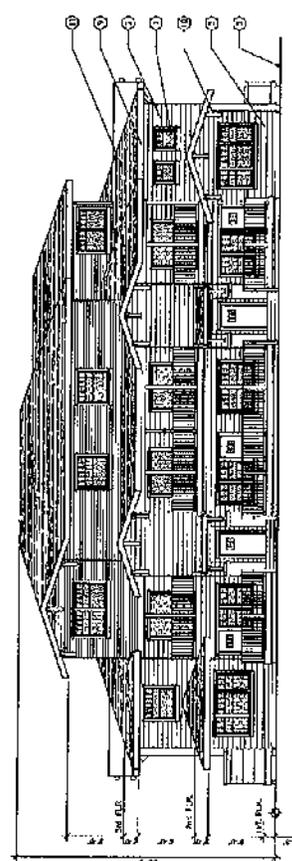
- SHEET NOTES**
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 2. 1" QUARTZITE FRONT PANEL
 3. 1/2" GAUZE REAR PANEL
 4. 1/2" GAUZE FRONT PANEL
 5. 1/2" QUARTZITE REAR PANEL
 6. 1/2" QUARTZITE FRONT PANEL
 7. 1/2" QUARTZITE REAR PANEL
 8. 1/2" QUARTZITE FRONT PANEL
 9. 1/2" QUARTZITE REAR PANEL
 10. 1/2" QUARTZITE FRONT PANEL
 11. 1/2" QUARTZITE REAR PANEL
 12. 1/2" QUARTZITE FRONT PANEL
 13. 1/2" QUARTZITE REAR PANEL
 14. 1/2" QUARTZITE FRONT PANEL
 15. 1/2" QUARTZITE REAR PANEL



REAR ELEVATION
 10' x 10'



SIDE ELEVATIONS
 10' x 10'



FRONT ELEVATION
 10' x 10'

DATE: 10/10/2014
 TIME: 10:00 AM
 PROJECT: OAK PARK COMMUNITY
 SHEET: A3.2b

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS
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 SAN JOSE, CA 95128
 (408) 291-1111
 paul@pauldavispartnership.com

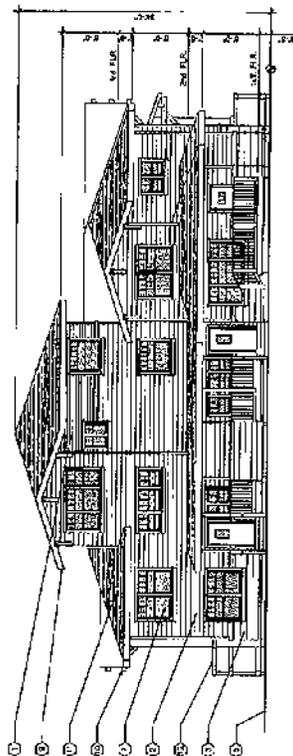
Sheet Number

A3.2b

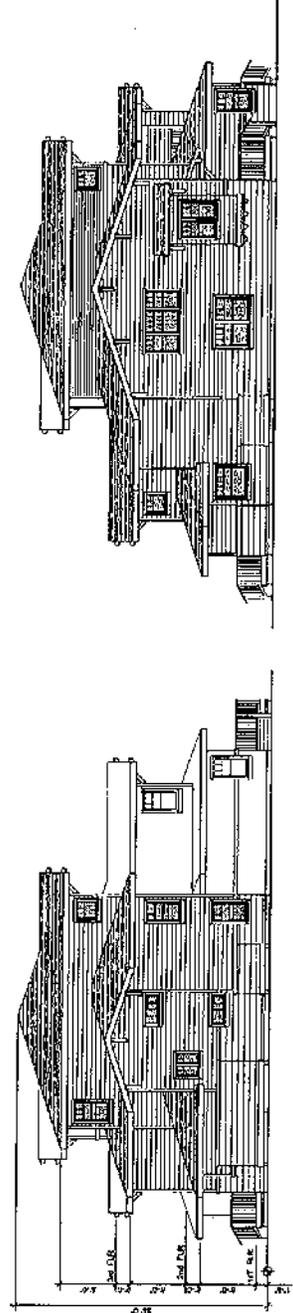
Exhibit F-4
 Architectural Elevations
 Bldg. B
 PD 10-001 & Tract 3024
 (Oak Park Housing)

SHEET NOTES

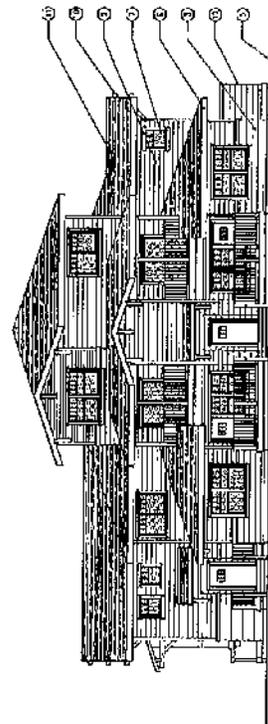
1. FINISH FLOOR BOARD
2. 2" CEILING FIBER BOARD
3. 1/2" GYPSUM WALL PANEL
4. EXTERIOR 1/2" GYPSUM FIBER PANEL
5. FINISH GRABER
6. 1/2" HIGH WOOD FINISHING
7. 1/4" x 1/4" SILENT DOORS AND WINDOW
8. WINDOW SILLING
9. PAINTED 1/2" PAPER
10. DECORATIVE WOOD FLOORING
11. HIGH-ROOF CORNER BRACKETS ROOFING
12. 6" x 8" SILL ON WALL - 1/2" CEILING FIBER BOARD
13. 4" SPOKE WALL WITH 1/4" x 1/4" FIBER PANEL



REAR ELEVATION
 1/8" = 1'-0"



SIDE ELEVATIONS
 1/8" = 1'-0"



FRONT ELEVATION
 1/8" = 1'-0"

Scale: 1/8" = 1'-0"
 Project: 10/01
 Date: 10/01/01

Project: 10/01
 Date: 10/01/01

ELEVATIONS
 BUILDING C

Sheet Number

A3.3a

Exhibit F-5
 Architectural Elevations
 Bldg. C
 PD 10-001 & Tract 3024
 (Oak Park Housing)

SHEET NOTES

1. 9' CONCRETE PIER/BASE
2. 4" CONCRETE PIER/BASE
3. 1" CONCRETE PIER/BASE
4. EDGING & BATT EDGING/STAIR PAINT
5. FINISH GRADE
6. 2" HIGH WOOD TALKING
7. 2" HIGH SLIDING DOORS AND WINDOWS
8. WINDOOR AWNING
9. PAINTED 1/4" PLYWOOD
10. DECORATIVE WOOD OUTDOOR
11. KORNBECK COMP. SHINGLES ROOFING
12. 4" X 4" SOBBER WALL w/ 1/4" CONCRETE PIER/PANEL
13. 4" X 4" SOBBER WALL w/ 1/4" CONCRETE PIER/PANEL

PASO ROBLES HOUSING AUTHORITY

MONTEREY COUNTY HOUSING AUTHORITY

OAK PARK COMMUNITY
 PARK STREET, PASO ROBLES, CA

THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS

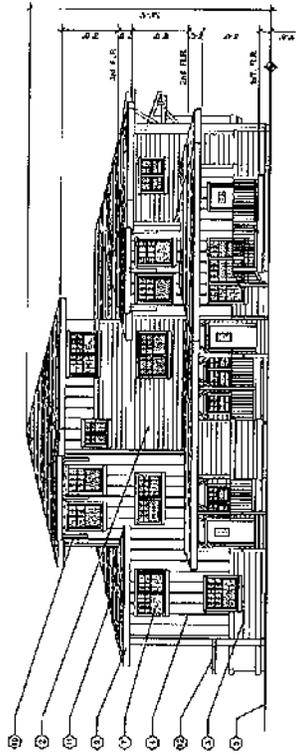
The Paul Davis Partnership, LLP
 200 California Street
 San Francisco, CA 94111
 (415) 774-2999 FAX: (415) 774-3451
 paul@pauldavispartnership.com

Drawn By: CHM
 Check Date: 4/19/13
 Project Number: 000

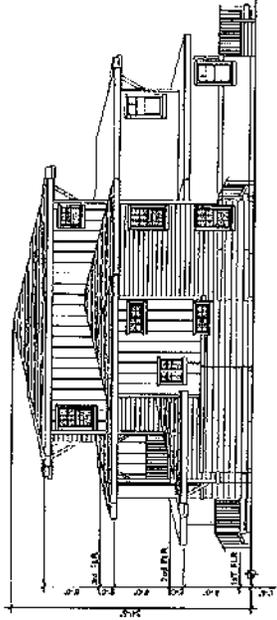
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 BUILDING C

Sheet Number:

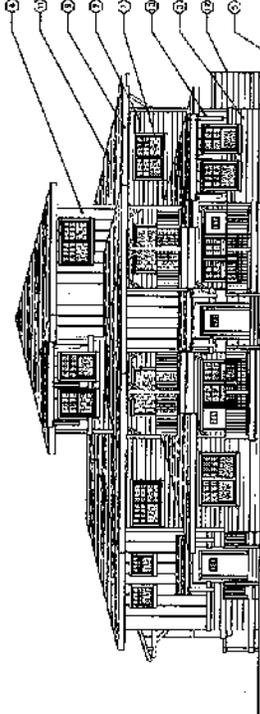
A3.3b



REAR ELEVATION
 1/8" = 1'-0"



SIDE ELEVATIONS
 1/8" = 1'-0"



FRONT ELEVATION
 1/8" = 1'-0"

Exhibit F-6
 Architectural Elevations
 Bldg. C
 PD 10-001 & Tract 3024
 (Oak Park Housing)

PASO ROBLES HOUSING AUTHORITY

MONTEREY COUNTY HOUSING AUTHORITY

OAK PARK COMMUNITY
PARK STREET, PASO ROBLES, CA

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

16100 JONES ROAD, SUITE 100
PASO ROBLES, CA 93226
TEL: 805.728.5415 FAX: 805.728.5410
EMAIL: paul@pauldavis.com

Drawn By: CDF/L
Checked By: JTB/AC
Project Number: 000

Project:

Sheet Name:

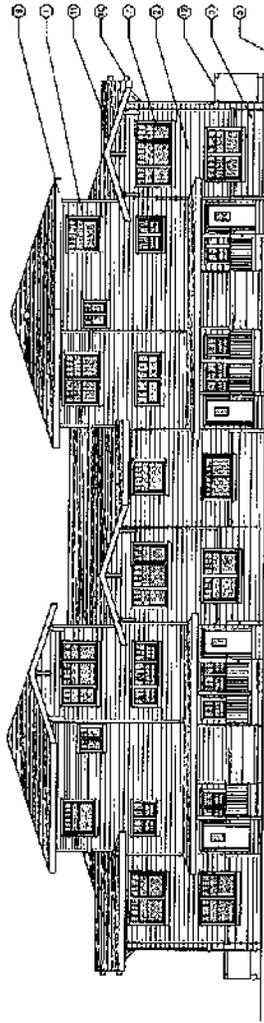
ELEVATIONS BUILDING D

Sheet Number:

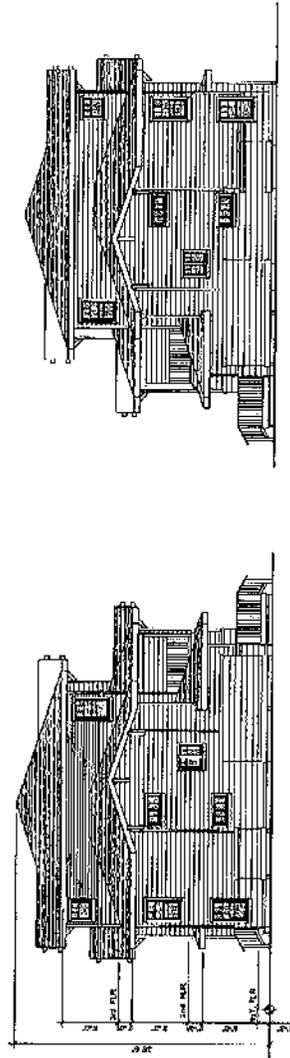
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SHEET NOTES

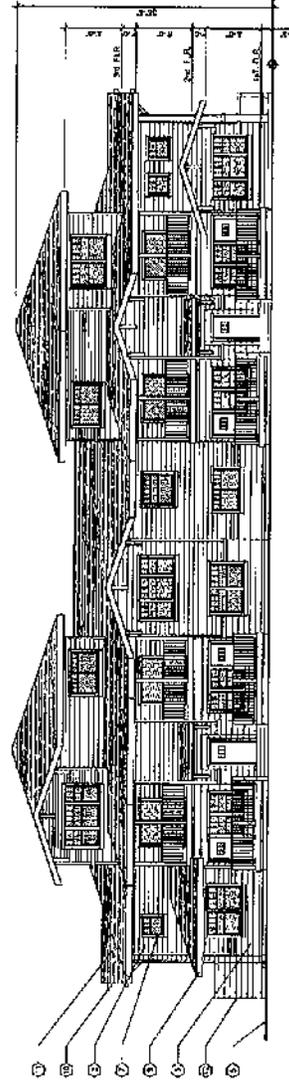
1. 1" CONCRETE FIBER BOARD
2. 6" CONCRETE FIBER BOARD
3. 1/2" CEILING FIBER PANEL
4. ROOFING & GUTTER CONCRETE FIBER PANEL
5. FRESH GRADE
6. 4" HIGH WOOD LAMING
7. VERTICAL SLIDING DOORS AND WINDOWS
8. WINDOW LAMING
9. PAINTED 1" X 4" S
10. OCCIDENTAL WOOD GUTTER
11. WORKS FLOOR, SPONGE COATING
12. 6" X 6" SOLID WOOD 1" X 6" CONCRETE FIBER PANEL
13. 4" X 6" CONCRETE FIBER PANEL



REAR ELEVATION
1/8" = 1'-0"



SIDE ELEVATIONS
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

Exhibit F-7
Architectural Elevations
Bldg. D
PD 10-001 & Tract 3024
(Oak Park Housing)

Client: PASO ROBLES HOUSING AUTHORITY

Contract: MONTEREY COUNTY HOUSING AUTHORITY

Project: OAK PARK COMMUNITY HOUSING
 PARK STREET, PASO ROBLES, CA

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

10 Paul Davis Architects, LLC
 2000 Highway 101, Suite 100
 San Luis Obispo, CA 93401
 (805) 781-1111

Drawn By: CHUL
 Check Date: 4/18/10
 Project Number: 0204

Revised:

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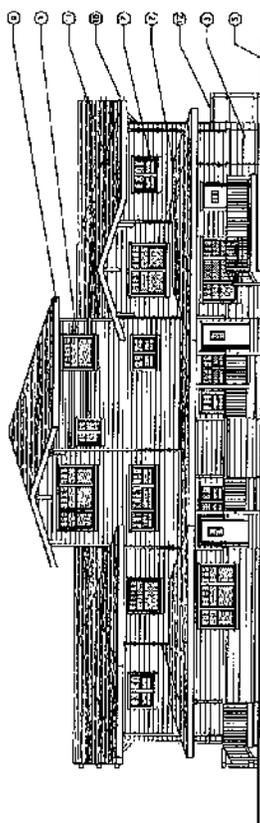
2. The Paul Davis Partnership Architects & Planners is not responsible for the accuracy of any data or information provided by others, or for the consequences of any actions taken based on this information.

Scale: As Shown

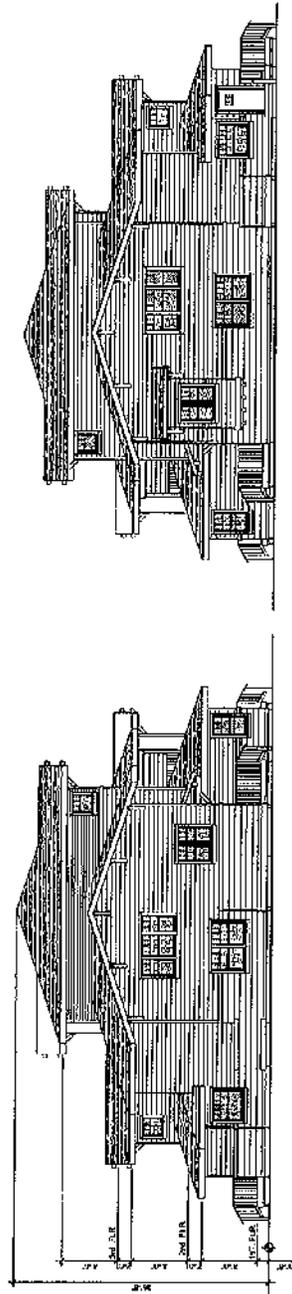
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SHEET NOTES

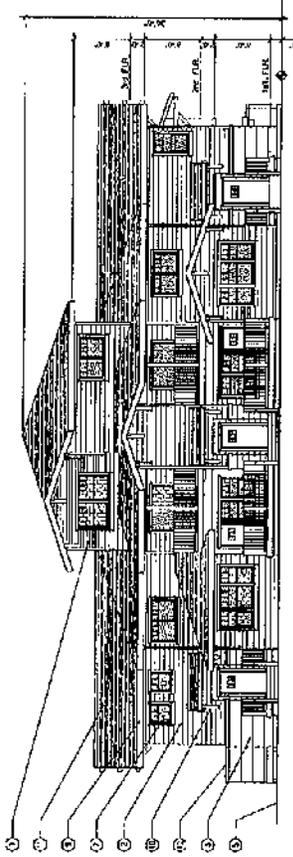
1. 5" CONCRETE AREA BOARD
2. 1" CONCRETE FIBER BOARD
3. 1" CONCRETE FIBER BOARD
4. BOARD & BATT CONCRETE FIBER PANEL
5. FRESH GRADE
6. 4" HIGH-NOISE RAILING
7. VERT. SLIDING DOORS AND WINDOWS
8. WINDOW/DOOR
9. PAINTED 1" FASCIA
10. DECORATIVE WOOD OUTLOOKER
11. HIGH-RIFT OUP 3-1/2" X 1/2" ROOFING
12. 1" X 1" SOLID WALL w/ 1" CONCRETE FIBER PANEL
13. 4" SOLENS WALL w/ 1" CONCRETE FIBER PANEL



REAR ELEVATION
 1/8" = 1'-0"



SIDE ELEVATIONS
 1/8" = 1'-0"



FRONT ELEVATION
 1/8" = 1'-0"

Exhibit F-9
 Architectural Elevations
 Bldg. E
 PD 10-001 & Tract 3024
 (Oak Park Housing)

SHEET NOTES

1. 1/2" CEDAR FIBERBOARD
2. 4" CEMENT FIBERBOARD
3. 1/2" OSB GYPSUM BOARD
4. BOARD & BATT GYPSUM BOARD
5. FINISH GRADE
6. 2" RAIN HOOD PAINT
7. VENT SCREENS DOORS AND WINDOWS
8. WINDOW ANVING
9. PARTITION PLY
10. 2X6 SHIP LAP WOOD ON TUCKER
11. 1/2" SHEET GYPSUM BOARD
12. 1/2" SHEET GYPSUM BOARD
13. 1/2" SHEET GYPSUM BOARD

Client: PASO ROBLES HOUSING AUTHORITY
 Designer: MONTEREY COUNTY HOUSING AUTHORITY
 Project: OAK PARK COMMUNITY
 2000 S. STREET, PASO ROBLES, CA

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS
 1000 S. STREET, PASO ROBLES, CA
 805.233.2272 FAX 805.233.2273
 paul@pauldavispartnership.com

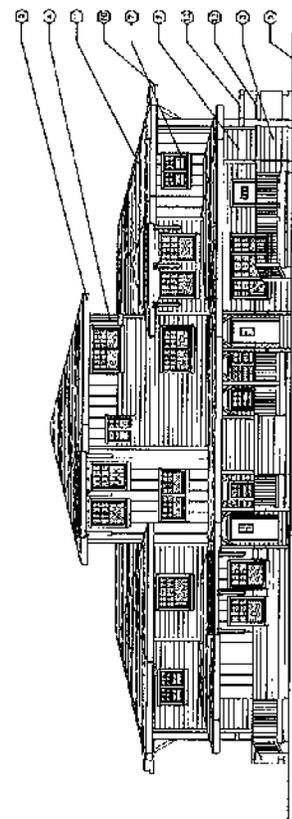
Drawn By: C. JAL
 Checked By: A. W. H.
 Project Number: 0005

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 1000 S. STREET, PASO ROBLES, CA
 805.233.2272 FAX 805.233.2273
 paul@pauldavispartnership.com

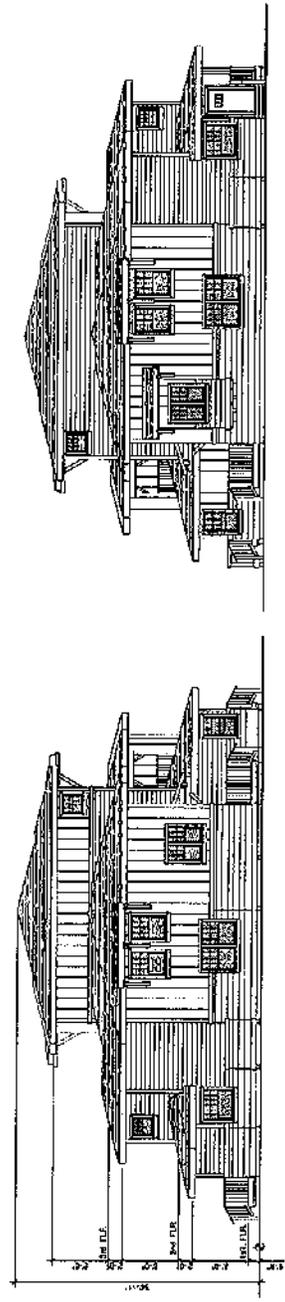
THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS
 1000 S. STREET, PASO ROBLES, CA
 805.233.2272 FAX 805.233.2273
 paul@pauldavispartnership.com

Sheet Number:

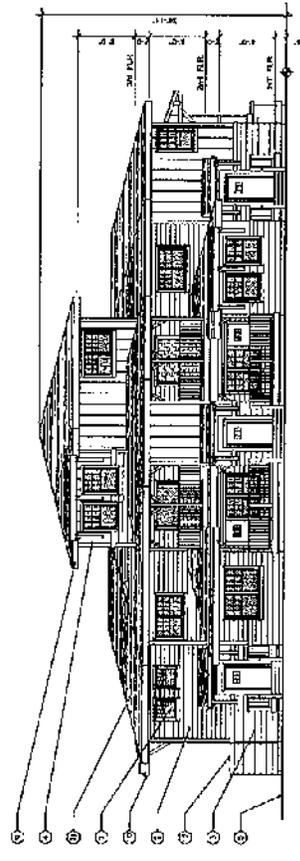
A3.5b



REAR ELEVATION
1/8" = 1'-0"



SIDE ELEVATIONS
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

Exhibit F-10
 Architectural Elevations
 Bldg. E
 PD 10-001 & Tract 3024
 (Oak Park Housing)

Client: PASO ROBLES HOUSING AUTHORITY
 Location: MONTEREY COUNTY HOUSING AUTHORITY

Project: OAK PARK COMMUNITY
 PARK STREET PASO ROBLES, CA

THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS

25 Paul Davis Way, #117
 Monterey, CA 93940
 (831) 372-2222
 paul@pauldavispartnership.com

Drawn By: BDR/LL
 Date: 03/26/16
 Project Number: 0803

Architectural Elevation
 Scale: 1/8" = 1'-0"
 Date: 03/26/16
 Project: 0803

Architectural ELEVATIONS

Draw Number

A3.6

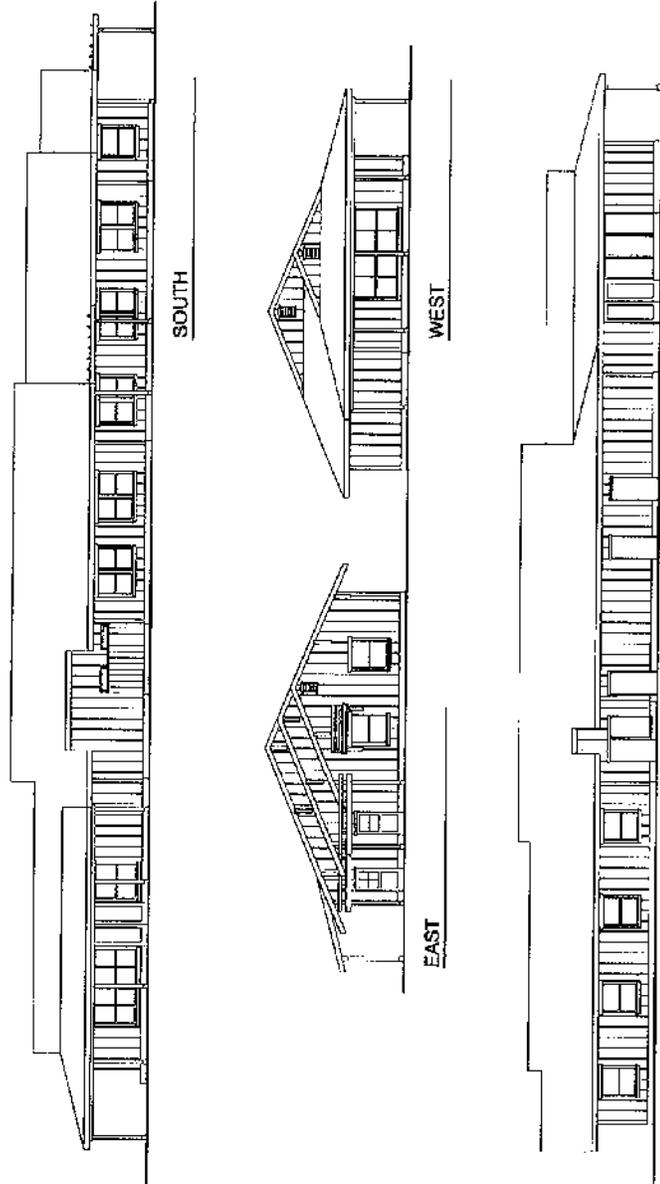
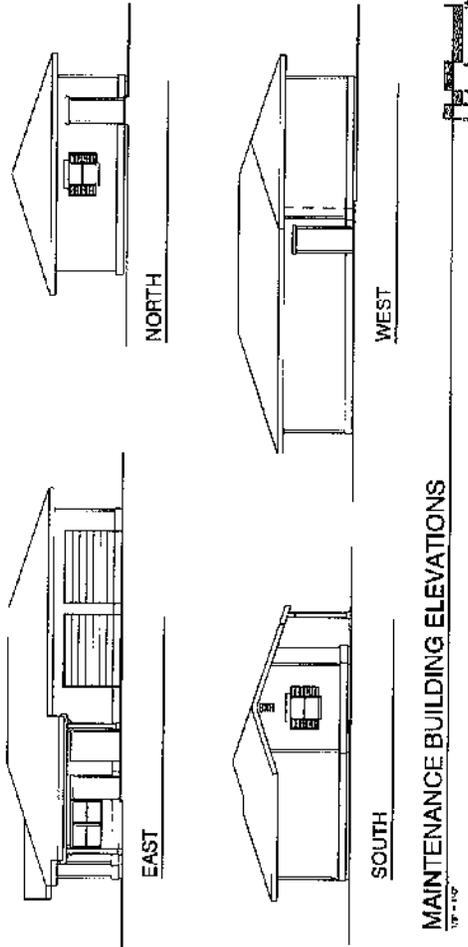


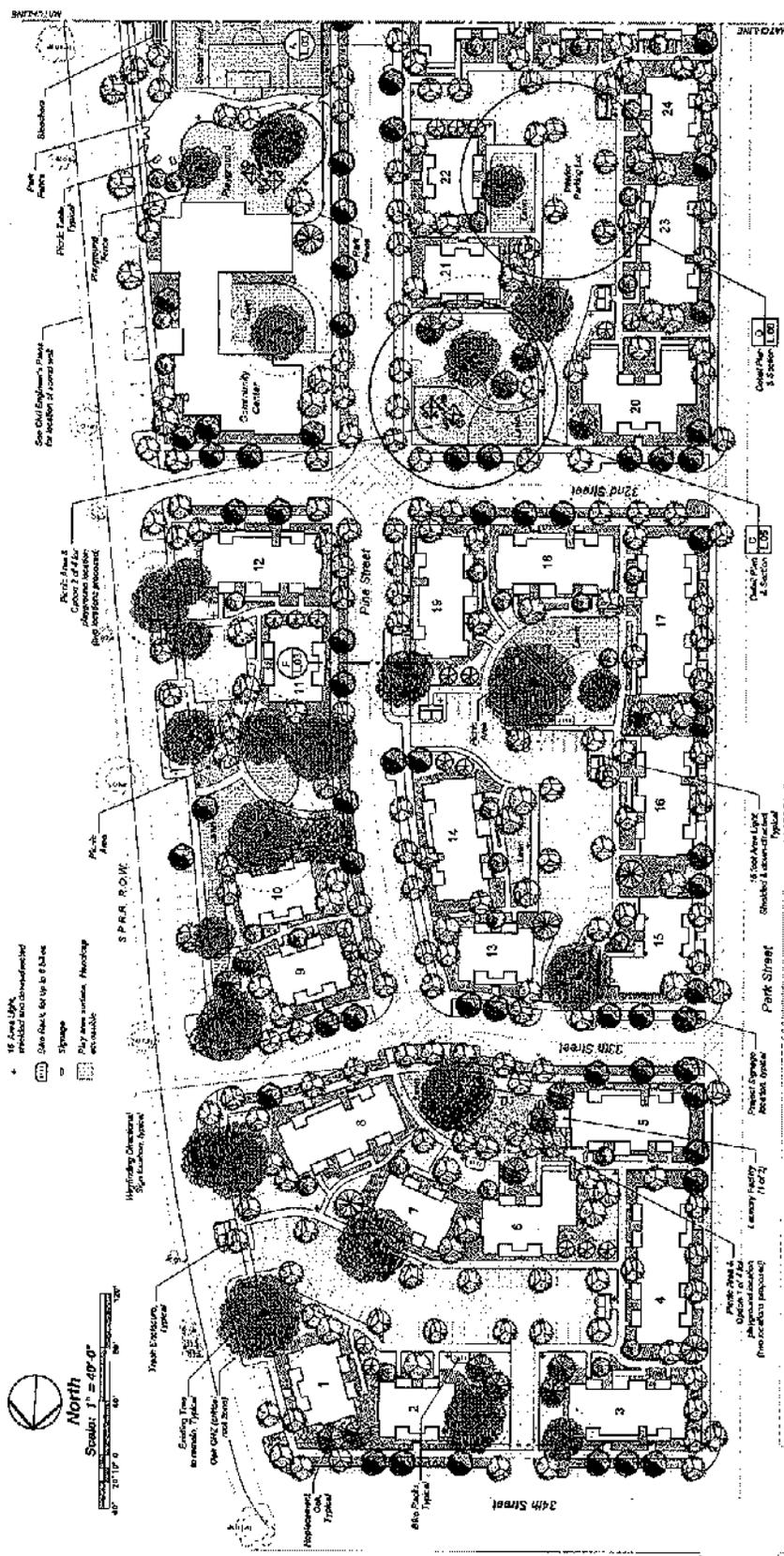
Exhibit F-11
 Architectural Elevations
 Office & Maint. Bldgs.
 PD 10-001 & Tract 3024
 (Oak Park Housing)

Date: 7/11/17
 Drawing: 03.18.17
 Project: 3024

Scale: 1" = 40'-0"

Conceptual Landscape Site Plan

L.01



Conceptual Plant List [A]
Drought Tolerant & Under Oaks

Purpose: New List A is comprised of plants which are drought tolerant and suitable under oak trees. Plants generally have a water use rating of 0.2 to 0.5.

- TREES**
- 1' - 2' Calceolaria
 - 2' - 3' Calceolaria
 - 3' - 4' Calceolaria
 - 4' - 5' Calceolaria
 - 5' - 6' Calceolaria
 - 6' - 7' Calceolaria
 - 7' - 8' Calceolaria
 - 8' - 9' Calceolaria
 - 9' - 10' Calceolaria
 - 10' - 11' Calceolaria
 - 11' - 12' Calceolaria
 - 12' - 13' Calceolaria
 - 13' - 14' Calceolaria
 - 14' - 15' Calceolaria
 - 15' - 16' Calceolaria
 - 16' - 17' Calceolaria
 - 17' - 18' Calceolaria
 - 18' - 19' Calceolaria
 - 19' - 20' Calceolaria
 - 20' - 21' Calceolaria
 - 21' - 22' Calceolaria
 - 22' - 23' Calceolaria
 - 23' - 24' Calceolaria
- SHRUBS**
- 1' - 2' Calceolaria
 - 2' - 3' Calceolaria
 - 3' - 4' Calceolaria
 - 4' - 5' Calceolaria
 - 5' - 6' Calceolaria
 - 6' - 7' Calceolaria
 - 7' - 8' Calceolaria
 - 8' - 9' Calceolaria
 - 9' - 10' Calceolaria
 - 10' - 11' Calceolaria
 - 11' - 12' Calceolaria
 - 12' - 13' Calceolaria
 - 13' - 14' Calceolaria
 - 14' - 15' Calceolaria
 - 15' - 16' Calceolaria
 - 16' - 17' Calceolaria
 - 17' - 18' Calceolaria
 - 18' - 19' Calceolaria
 - 19' - 20' Calceolaria
 - 20' - 21' Calceolaria
 - 21' - 22' Calceolaria
 - 22' - 23' Calceolaria
 - 23' - 24' Calceolaria
- GROUND COVER / PLANTINGS**
- 1' - 2' Calceolaria
 - 2' - 3' Calceolaria
 - 3' - 4' Calceolaria
 - 4' - 5' Calceolaria
 - 5' - 6' Calceolaria
 - 6' - 7' Calceolaria
 - 7' - 8' Calceolaria
 - 8' - 9' Calceolaria
 - 9' - 10' Calceolaria
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 - 23' - 24' Calceolaria

Conceptual Plant List [C]
Streetscape

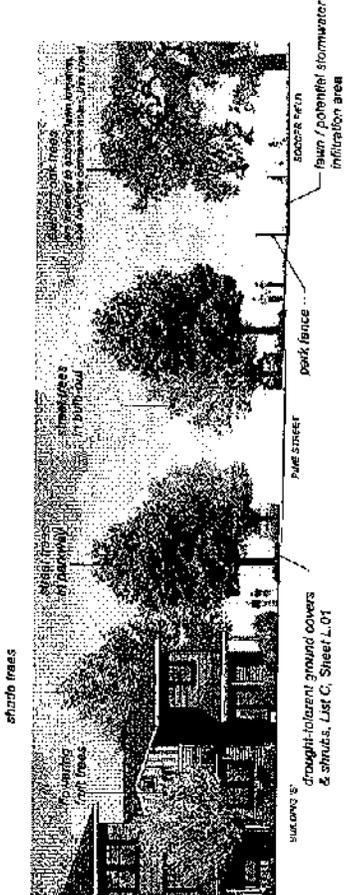
Purpose: New List C is comprised of plants which are drought tolerant and suitable for streetscape use. Plants generally have a water use rating of 0.2 to 0.5.

- TREES**
- 1' - 2' Calceolaria
 - 2' - 3' Calceolaria
 - 3' - 4' Calceolaria
 - 4' - 5' Calceolaria
 - 5' - 6' Calceolaria
 - 6' - 7' Calceolaria
 - 7' - 8' Calceolaria
 - 8' - 9' Calceolaria
 - 9' - 10' Calceolaria
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 - 20' - 21' Calceolaria
 - 21' - 22' Calceolaria
 - 22' - 23' Calceolaria
 - 23' - 24' Calceolaria
- SHRUBS**
- 1' - 2' Calceolaria
 - 2' - 3' Calceolaria
 - 3' - 4' Calceolaria
 - 4' - 5' Calceolaria
 - 5' - 6' Calceolaria
 - 6' - 7' Calceolaria
 - 7' - 8' Calceolaria
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 - 10' - 11' Calceolaria
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 - 22' - 23' Calceolaria
 - 23' - 24' Calceolaria
- GROUND COVER / PLANTINGS**
- 1' - 2' Calceolaria
 - 2' - 3' Calceolaria
 - 3' - 4' Calceolaria
 - 4' - 5' Calceolaria
 - 5' - 6' Calceolaria
 - 6' - 7' Calceolaria
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 - 20' - 21' Calceolaria
 - 21' - 22' Calceolaria
 - 22' - 23' Calceolaria
 - 23' - 24' Calceolaria

See Plant List for equipment height or specific plant details.

See Plant List for equipment height or specific plant details.

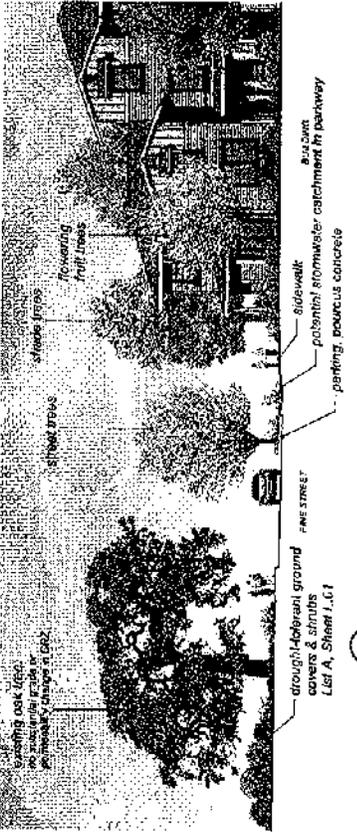
Exhibit G-1
Conceptual Landscape Plan
PD 10-001 & Tract 3024
(Oak Park Housing)



A PINE STREET - SECTION A
At Community Park
1" = 10'



E PARK STREET - SECTION E
Zone 31, Specific Plan
1" = 10'



F PINE STREET - SECTION F
Zones 18 & 19, Specific Plan
1" = 10'

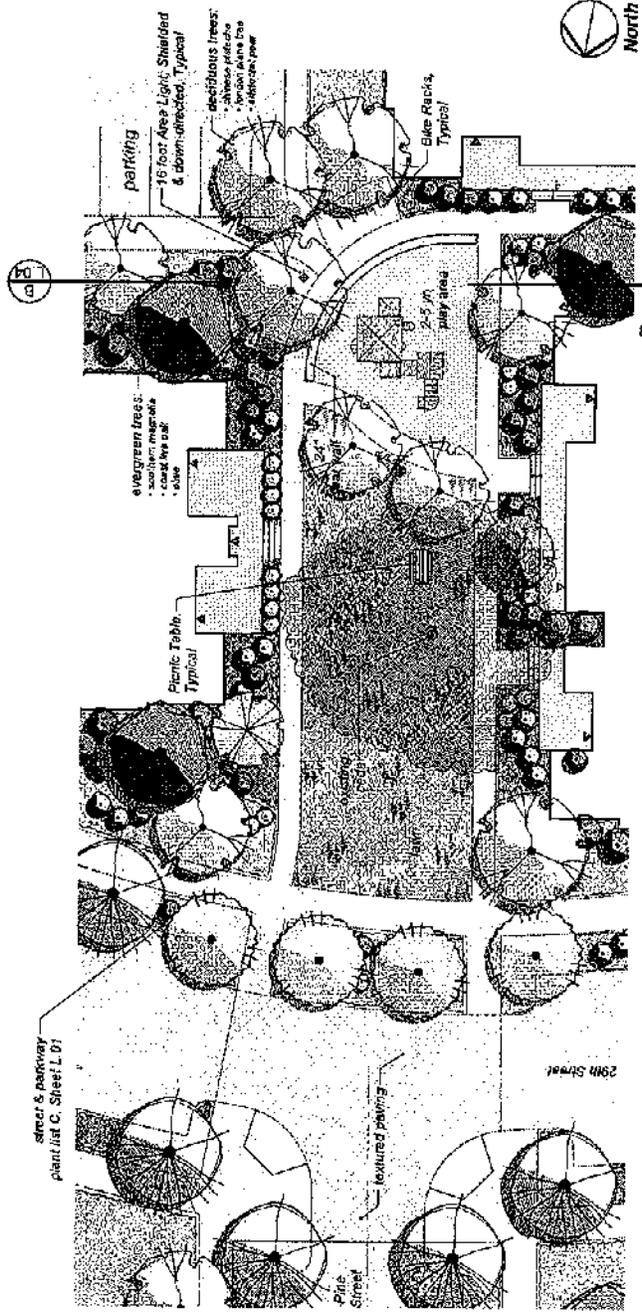
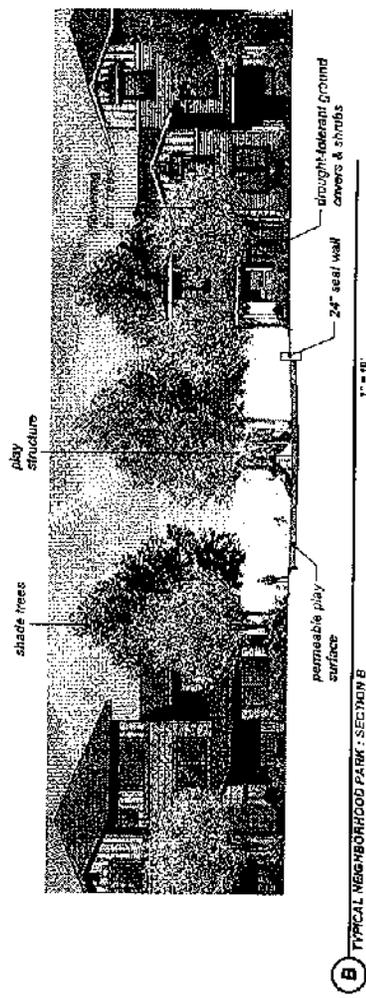
Landscape Design Consistency with Adopted Plans & Ordinances

- SPECIFIC PLAN**
- Street trees to be 24" in diameter at 1' to 1.25'
 - Plantings may provide shade for automobile travel in some locations
 - Landscaping at parking lots to have one tree for every five spaces
 - Lighting shall be shielded, down-facing
 - Gates and drive windows shall be appropriately screened
- LOW IMPACT DEVELOPMENT**
- Planting adjacent to buildings to provide shade and drainage for building
 - Permeable paving and other areas used as catchment to have minimum 60% infiltration
 - Paving on street (5' by porous concrete for storm water storage)
- WATER EFFICIENT LANDSCAPE ORDINANCE**
- Drought tolerant plantings shall be used in all areas not seasonally wet (lawns, shrubs and trees) and
 - In high water use areas, sheets L.01 & L.02 shall be adopted
 - Minimum 20% of landscape shall be low water use plants
 - Minimum 2" layer of mulch shall be used in all planting beds
 - Irrigation shall use low evaporation equipment with rain sensors tied to automatic controllers
- OAK TREE ORDINANCE**
- All Oak trees to remain, shall be protected during construction per City Ordinance
 - All planting within the CRZ to be compatible
 - A minimum of 50% of Oak CRZ shall have Oak mulch, drought-tolerant plants and drought-tolerant shrubs. Existing Oaks are subject to existing tree retention

Exhibit G-3
Conceptual Landscape Sect. A, E, F
PD 10-001 & Tract 3024
(Oak Park Housing)

Landscape Design Consistency with Adopted Plans & Ordinances

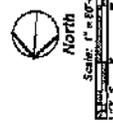
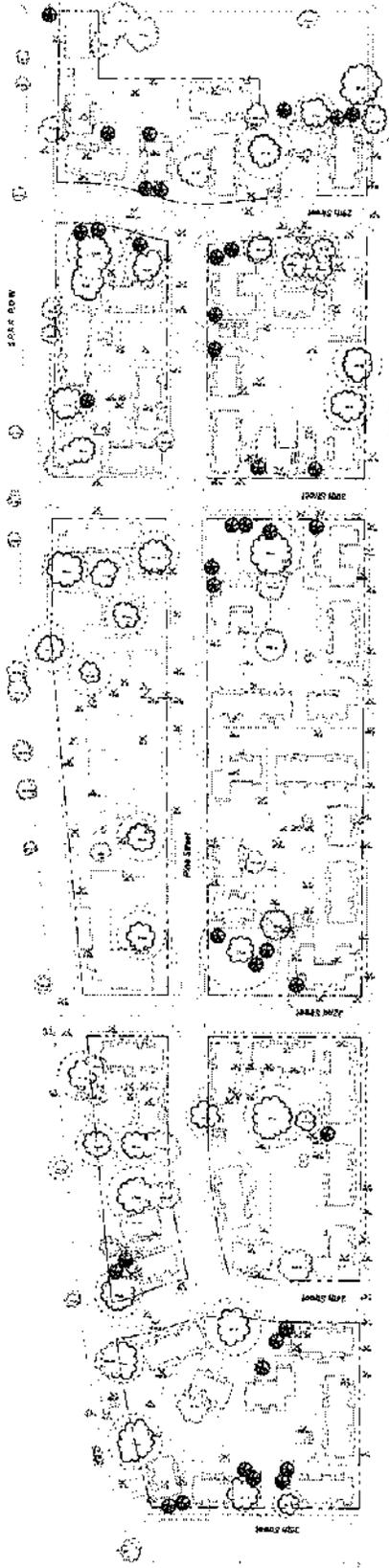
- Existing site conditions, including drainage, shall be preserved to the maximum extent possible.
- Existing trees shall be preserved to the maximum extent possible.
- Existing structures shall be preserved to the maximum extent possible.
- Existing utilities shall be preserved to the maximum extent possible.
- Existing easements shall be preserved to the maximum extent possible.
- Existing setbacks shall be preserved to the maximum extent possible.
- Existing zoning shall be preserved to the maximum extent possible.
- Existing environmental resources shall be preserved to the maximum extent possible.
- Existing cultural resources shall be preserved to the maximum extent possible.
- Existing historical resources shall be preserved to the maximum extent possible.
- Existing archaeological resources shall be preserved to the maximum extent possible.
- Existing geologic resources shall be preserved to the maximum extent possible.
- Existing seismic resources shall be preserved to the maximum extent possible.
- Existing floodplain resources shall be preserved to the maximum extent possible.
- Existing wetland resources shall be preserved to the maximum extent possible.
- Existing riparian resources shall be preserved to the maximum extent possible.
- Existing mineral resources shall be preserved to the maximum extent possible.
- Existing oil and gas resources shall be preserved to the maximum extent possible.
- Existing geothermal resources shall be preserved to the maximum extent possible.
- Existing solar resources shall be preserved to the maximum extent possible.
- Existing wind resources shall be preserved to the maximum extent possible.
- Existing seismic resources shall be preserved to the maximum extent possible.
- Existing floodplain resources shall be preserved to the maximum extent possible.
- Existing wetland resources shall be preserved to the maximum extent possible.
- Existing riparian resources shall be preserved to the maximum extent possible.
- Existing mineral resources shall be preserved to the maximum extent possible.
- Existing oil and gas resources shall be preserved to the maximum extent possible.
- Existing geothermal resources shall be preserved to the maximum extent possible.
- Existing solar resources shall be preserved to the maximum extent possible.
- Existing wind resources shall be preserved to the maximum extent possible.



Ground Cover Legend
See sheets L.01 & L.02

Unit A	Drought Tolerant & Under Decks
Unit B	Med. Soil's & LDI Response
Unit C	Street-edge

Exhibit G-4
 Conceptual Landscape Detail, Sec. B
 PD 10-001 & Tract 3024
 (Oak Park Housing)



LEGEND

- Oak Trees to be retained per Arborist Report (89)
- Trees to be retained (18)
- Trees to be removed (15)
- Trees to be removed (15)
- Oak Trees to be retained (10)
- Trees to be removed (15)
- Oak Critical Root Zone

Oak Tree Replacement

- 212 - 217 Oak trees removed per Draft Arborist Report dated January 20, 2010
- 212, 225 - 60,200 sq. ft. to be planted as replacement trees
- Replacement trees shall be planted in a 1:1 ratio. Quantity will be based on caliper of replacement trees, approximately 3.5 to 4.5 trees with 1.5 to 2" caliper (final quantity to be determined by Arborist.)

Tree Protection & Safety Measures

- Compliance with the measures outlined in the Oak Park Community Tree Protection Ordinance, City of Paso Robles, California, and City of Paso Robles, California, for RSE shall be required during construction for all Oak trees on site.
- All other tree species to remain shall have protective fencing and signs as applicable, and also trenches within the crown and limited excavation within 10 feet of the trunk, as well as any other measures deemed necessary by the Arborist.
- The design intent is to retain the maximum feasible number of existing canopy trees. Certain trees identified in the arborist report will require root pruning, and other measures to ensure the health of retained trees.
- The project architect will inspect and evaluate designated trees to be retained prior to, or at, construction. Architect will make a determination on the safety of the retained tree and propose a mitigation plan that may include removal and replacement.

DATE: 01/13/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]

Tree Preservation Plan

L.07

Exhibit H
 Tree Preservation Plan
 PD 10-001 & Tract 3024
 (Oak Park Housing)

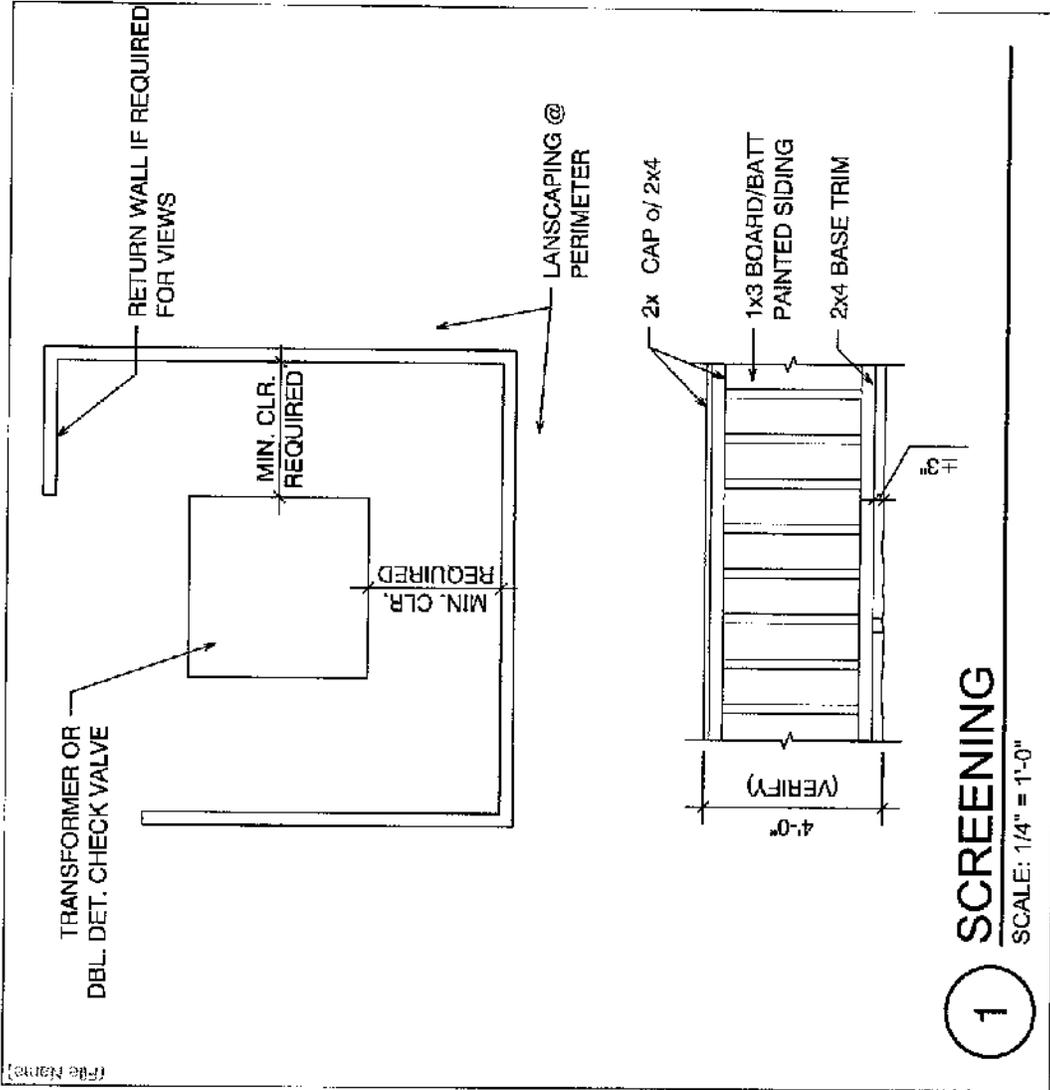


Exhibit I
 Equipment Screening Detail
 PD 10-001 & Tract 3024
 (Oak Park Housing)



Drawn By: DJT
 Checked By: DJT
 Project Number: 011918

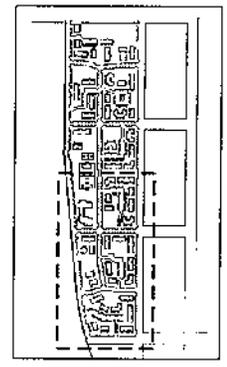
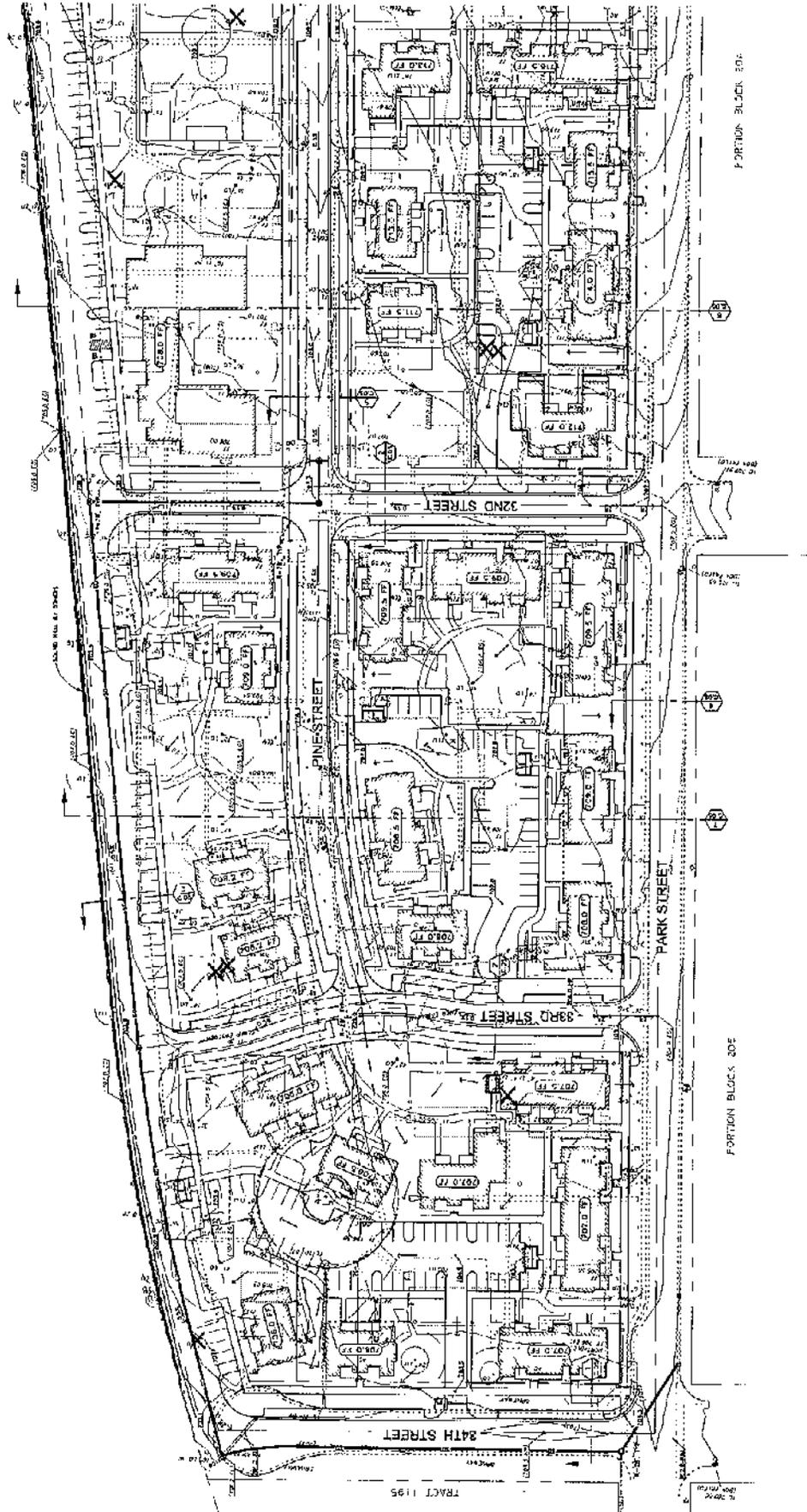
Sheet No.:

DATE: 01/19/18

SITE GRADING AND DRAINAGE NORTH

Sheet Number:

C.03



SEE SHEET C.07 FOR UNDERGROUND IMPROVEMENTS

NOTE

1. SUBJECT TO FINAL REVIEW BY PASO ROBLES AND MONTEREY COUNTY HOUSING AUTHORITIES. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY.
2. STORM WATER SHALL BE COLLECTED AND TREATED AS REQUIRED BY THE CITY OF PASO ROBLES.
3. STORM WATER SHALL BE COLLECTED AND TREATED AS REQUIRED BY THE CITY OF PASO ROBLES.

LEGEND

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Exhibit K
 Grading & Drainage Plan
 PD 10-001 & Tract 3024
 (Oak Park Housing)

**THE
PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS



Paso Robles
APR 19 2010
Planning Division

TO: Ed Gallagher
City Planner
City of Paso Robles

FROM: Paul W. Davis, AIA
Architect

RE: Oak Park Community (PD10-01)
SUBJ: Density Bonus and Incentives Request

DATE: April 16, 2010

The proposed Oak Park Community is a 100% affordable multi-family apartment project. Based on the elements of the project proposal, the Paso Robles Housing Authority requests the following incentives and/or modifications:

1. Waiver of requirement for off-street parking required by Chapter 21.22 to allow on-street parking to meet a portion of the project's parking requirements. This request is consistent with the pattern of parking this neighborhood.
2. Waiver of requirement of all unit storage space to be a minimum of 250 cu ft of storage space per units required by Section 21.16I.185.C. All units have indentified storage space but the volume in some units is less than 250 cu ft.
3. Waiver or Modification of the minimum front and street side yard setbacks required by Section 21.16I.160.

Our request is based on the City's Ordinance Section 21.16L.080.C.2 listing development incentives that can be requested. Section 21.16L.070.A.1 defines incentives (which include modifications of zoning standards) and Section 21.16L.070.C provides that the applicants are entitled to at least 3 incentives for a 100% affordable project.

In addition, Section 21.16I.140 allows that development standards can be modified upon a finding that the modified standards will not create a physical hazard or negative visual impact when viewed from a street or neighboring property on a case-by-case basis in a Multi-Family Zone.

Attachment 4

Paul Davis Part. 4-16-10
PD 10-001 & Tract 3024
(Oak Park Housing)

**THE
PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS



Paso Robles

APR 19 2010

Planning Division

TO: Ed Gallagher
City Planner
City of Paso Robles

FROM: Paul W. Davis, AIA
Architect

RE: Oak Park Community (PD10-01)

DATE: April 16, 2010

The following are responses to some of city staff's comments emailed in 4/1/10.

- Number of tot lots – We consider the play areas (tot lots, soccer field, basketball court, volleyball court, etc.) located on the community center/PRHA offices and residents center parcel to be a part of the recreation requirement for the project. There are 2 tot lots on this parcel.
- On the Landscaping Plans, revisions have been made to add the building numbers, correct street names and the legend now reflects the play area surface.
- The Architectural plans now have plans and elevations for the residential buildings, the PRHA offices/Residents Center building and the PRHA maintenance building. The Community Center building will be a separate application once funding is available. Details have been added for the trash enclosures, the soundwall at the east property line and the screening around transformers, BFP valves, AC compressors and utility meters at buildings.
- A color (preliminary) and materials board is being prepared and we it done for the DRC meeting on April 26. The PRHA is hiring a consultant to evaluate building colors and signage/wayfinding design.
- Trash Enclosures: We met with Paso Robles Waste Disposal Inc. on March 3, 2010 and reviewed the site plan and their recommendations based on frequency of pick ups. The proposed site plan reflects that discussion with two pickups/week. They are currently reviewing our plan and we have requested a final review letter indicating their approval.
- Air conditioning compressors will be ground mounted. The floor plans and elevations indicate potential screening locations as well as locations of utility meters.
- Building Footprints on the site plan have dark solid lines for the building wall perimeter. Lighter lines are patios/porches. There are no enclosed patios.
- Handicapped parking spaces are added to the architectural site plan and no parking spaces were displaced. On the Title Sheet A0.1, there is a tabulation of

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
Phone: 831-373-2784 * Fax: 831-373-7459

the accessible/adaptable units and the requirement for the number of accessible spaces to be 2% of the number of units. Currently, we have exceeded the required minimum.

- Setbacks and building separation dimensions are added to the site plans on A1.2 and A1.3.
- Please see attached memo from North Coast Engineering that responds to John Falkenstein's memorandum dated April 4, 2010.

Items that could be addressed later:

- Exterior Lighting plan – we will be submitting a complete site and building lighting plan. The landscape plans do show a conceptual lay-out of site lighting on L.01 and L.02
- Back Racks – bike racks are shown on the landscape plans in each block adjacent to on-site parking areas.
- A consultant is being hired to develop a project signage and wayfinding program.
- The landscape plans now show 2 possible locations for a community garden

Please call me with any questions.

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
Phone: 831-373-2784 * Fax: 831-373-7459

**THE
PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS



Paso Robles
APR 19 2010
Planning Division

TO: Ed Gallagher
City Planner
City of Paso Robles

FROM: Paul W. Davis, AIA
Architect

RE: Oak Park Community (PD10-01)
SUBJ: Project Description

DATE: April 19, 2010

Based upon the Oak Park Conceptual Redevelopment Plan proposed by The Paso Robles Housing Authority in 2008, the proposed Oak Park Community is a new 100% affordable multi-family development of the site that will reconfigure the existing site circulation with a new street network, retain most of the existing oak trees, provide 2 story apartment buildings with partial 3rd story floors, a building for the Paso Robles Housing Authority and residents and a site for a community center. The site maximizes the use of open space around the buildings and provides large developed recreational areas and small, passive use open spaces through out. Following is a specific description of the proposed project.

Site Planning

In collaboration with the city's specific plan consultants and Neal Payton of the firm Torti Gallas & Partners Inc., the redevelopment of the Oak Park Community is a network of city streets forming blocks with residential buildings and internal parking lots surrounded by open space and existing oak trees. One block is dedicated to recreation uses, a community center and a building with a combination of offices for the Paso Robles Housing Authority and Residents Center and a maintenance building. The streets have been designed to encourage pedestrians by providing landscaping stripes separating the walks from the streets and providing safe street crossings. The buildings address the streets with front doors and porches.

Residential Buildings

The project consists of 302 affordable multi-family residential units with 1, 2, 3, or 4 bedrooms. The units are combined into 5 building types (A – E) with a range of 4 to 8 units in each building for a total of 49 residential buildings through out the project.

The Paul Davis Partnership, LLP

Attachment 5

Paul Davis Part. 4-19-10
PD 10-001 & Tract 3024
(Oak Park Housing)

The units are typically 2 story townhouses with some two-bedroom flats located on first floors.

The unit breakdown for the project is:

32	one-bedroom units
174	two-bedroom units
84	three- bedroom units
12	four-bedroom units

Each building type includes different mixes of unit types and are two-stories with partial third floors. By building type, the breakdown is:

- A** There 2 two-bedroom units and 2 three-bedroom units
- The 1st floor has the first floor portion (living room/kitchen) of 2- 3br townhouse units and an entry lobby to a stair up to the 2nd floor for 2- 2br units.
 - The 2nd floor has the 2nd story portion (bedrooms) of the 3br units and the 1st floor portion (living room/kitchen) of the 2br townhouse units.
 - The 3rd story has the 2nd floor portion (bedrooms) of the 2br units and its total floor area is 41% of the 1st floor coverage.
- B** There is 1 one-bedroom unit, 4 two-bedroom units and 2 three-bedroom units
- The 1st floor has the first floor portion (living room/kitchen) of 2- 3br townhouse units, 1- 2br flat and 2 entry lobbies to stairs up to the 2nd floor for 1- 1br unit and 3- 2br units.
 - The 2nd floor has the 2nd story portion (bedrooms) of the 3br units and the 1st floor portion (living room/kitchen) of the 1br unit and 3- 2br townhouse units.
 - The 3rd story has the 2nd floor portion (bedrooms) of the 1br and 2br units and its total floor area is 53% of the 1st floor coverage.
- C** There is 1 one-bedroom unit, 4 two-bedroom units and 1 three-bedroom unit
- The 1st floor has the first floor portion (living room/kitchen) of the a 2br and 3br townhouse unit, 1- 2br flat and 2 entry lobbies to stairs up to the 2nd floor for 1- 1br unit and 2- 2br units.
 - The 2nd floor has the 2nd story portion (bedrooms) of a 2br and 3br unit, the main level of the 1br unit and the 1st floor portion (living room/kitchen) of 2-2br townhouse units.
 - The 3rd story has the 2nd floor portion (bedrooms) of the 1br and 2br units and its total floor area is 31% of the 1st floor coverage.
- D** There are 4 two-bedroom units, 2 three-bedroom units and 2 four-bedroom units
- The 1st floor has the first floor portion (living room/kitchen) of 2- 3br and 2- 4br and 2 entry lobbies to stairs up to the 2nd floor for 4- 2br units.

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- The 2nd floor has the 2nd story portion (bedrooms) of the 3br and 4br units and the 1st floor portion (living room/kitchen) of the 4-2br townhouse units.
- The 3rd story has the 2nd floor portion (bedrooms) of the 2br units and its total floor area is 40% of the 1st floor coverage.

E There are 2 one-bedroom units and 6 two-bedroom units

- The 1st floor has the first floor portion (living room/kitchen) of 2- 3br townhouse units, 2- 2br flats and 2 entry lobbies to stairs up to the 2nd floor for 2- 1br units and 2- 2br units.
- The 2nd floor has the 2nd story portion (bedrooms) of the 2- 2br units, the main level of the 2- 1br units and the 1st floor portion (living room/kitchen) of 2-2br townhouse units.
- The 3rd story has the 2nd floor portion (bedrooms) of the 2- 2br units and its total floor area is 26% of the 1st floor coverage.

RESIDENTIAL BUILDINGS UNIT MIX

BLDG.	No. of Bldgs.	1 BR 2-Story 1029 SF AVE	2 BR Flat 998 SF AVE	2 BR 2-Story 977 SF AVE	3 BR 2-Story 1307 SF AVE	4 BR 2-Story 1502 SF AVE	TOTAL
A	16	0	0	32	32	0	64
B	18	18	18	54	36	0	126
C	4	4	4	12	4	0	24
D	6	0	0	24	12	12	48
E	5	10	10	20	0	0	40
TOTAL:	49	32	32	142	84	12	302 UNITS

Private open space: Each unit has semi-private open space at the front and rear entries of the first floor units and decks off of the living rooms units located on the second floor. At the first floor, these spaces are private because they are located at unit entries but we are not providing fences to define the spaces.

- One-bedroom units - Some are on the second floor with a private entry and stair at the first floor. The entry is in a private area at the corner of the building with a patio.
- Two-bedroom units - At first floor units, they have both front and rear entry porches and patios and most are covered. At units beginning on the second floor, there are covered decks off of the living rooms
- Three and Four-bedroom units- Each have both front and rear entry porches and patios at the first floor and are covered.

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Storage Space: Each unit is provided with storage space. The floor plans for each building indicate the storage closet location adjacent to or within each unit and its size in square feet (height is always 8').

- One-bedroom units - Just inside the building entry at the first floor, there is a storage closet of approx. 40 sf (320 cf) or off of a deck of approx. 30 sf (240 cf) .
- Two-bedroom units - At first floor flat units there is a storage closet on the kitchen patio porch at 17 sf (136 cf). At first townhouse units, storage is located at the second floor in the interior at 31 sf (248 cf). At building C, there are 2 units with internal storage at the first floor of 31 sf (248 cf). At second floor units, there are storage closets accessed from the decks that are a minimum of 27 sf (216 cf)
- Three-bedroom units – There 2 locations for storage closets. One is internal at the top of the stair at the second floor that is 42 sf (336 cf) or (32 sf (256 cf) or on the first floor in 2 locations at the front and rear porch/patio totaling 28.5 sf (228 cf).
- Four-bedroom units – All have closets at the first floor in 2 locations at the front and rear porch/patio totaling 28.5 sf (228 cf).

Architecture and Building Construction: The residential buildings are wood framed and factory built modules that have 2x6 wood stud walls and 12" deep manufactured wood framed floors and ceilings. They will be assembled into the configuration shown on the floor plans and exterior elevations. The design theme of all buildings responds to the design guidelines in the draft specific plan using the Rowhouse building type and the Craftsman architectural style. The roofs will use a variety of colors of high-definition asphalt shingles and photovoltaic panels flat on the roof surface on southerly orientations. Exterior cladding is a combination of fiber cement board & batt siding and horizontal ship-lap siding in smooth and wood grain textures with wood trim. Each building type will have 2 different roof designs and various detail elements that can be utilized in different locations on each building like railings, wood braces/brackets, timber outriggers, bay windows, small roofs over windows, etc. Different window configurations will be used with different trim styles. The buildings will be painted with 4 different color schemes.

Parking: Parking is proposed in on-site parking lots with 249 spaces and 411 spaces on the streets within the project. This combination of on-site and off-site parking is the pattern for the existing Oak Park development. The breakdown of the parking spaces is:

Residential (2 spaces per unit)	604
Offices and Community Center	56

Note that the number of spaces located on the streets includes 128 spaces along the eastern property that is not a typical street right-of-way and is more like a parking area. If those spaces can be considered 'on-site', the parking numbers would be 377 on-site and 283 on street.

Laundry: All of the units have hookups for a stackable washer/dryer and there are 3 laundry rooms on the property. At buildings 5 and 45, there are laundry rooms at the first floor with 3-4 washers and 3-4 dryers. At the PRHA office/Residents center, there is a laundry with 7 washers and 5 dryers.

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Recreation, Amenities and Open Space: The proposed project has used a similar type of site planning as the existing Oak Park development that places buildings within a landscaped site. This provides the opportunity for passive use by residents of adjacent open space surrounding the buildings and under the oak trees. Fenced yards will not be allowed to maintain this continuity of open space. There are structured recreational features that include 4 tot lots (2 are located adjacent to the Community Center and PRHA/Residents Center), a soccer field, basketball and volleyball courts, picnic areas and a group BBQ area at the Resident's Center.

Community Center: The community center is a one story building that will provide two distinct functions. In the south wing, there is a proposed child car facility for 28 children. On that side of the building there is a tot play area that can be opened for the use of the public after hours. The northern wing will include one large multi-purpose room that can be subdivided in to 2 rooms, a small meeting room, offices with counseling rooms and restrooms that are accessible to the outdoor recreational uses as well.

Mineral Springs: The geotechnical engineer has been has been asked for recommendations for foundation design in this area. A subsurface drainage system will be designed to collect and pipe the spring water away from the building.

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MEMORANDUM

DATE: April 13, 2010
TO: Paul W. Davis
FROM: John R Luttman, PE
SUBJECT: Response to Oak Park Redevelopment Preliminary Plan Comments

This memorandum is in response to the memorandum from John Falkenstein to Ed Gallagher, dated 1 April 2010, regarding the comments on the Oak Park Preliminary Plans. John's comments are in italics and our responses are in bold font. Any comments not addressed in this memorandum will be addressed by others.

Sheets C.01 and C.02

Right of ways of 30th and 32nd Streets are shown to be abandoned. On Sheet C.02 it appears that these right-of-ways will be maintained.

30th and 32nd Street are being extended east of Pine Street to the eastern project boundary and Pine Street is being realigned. For the sake of clarity the existing 30th and 32nd Street right-of-ways are to be abandoned and a new offer of dedication proposed.

Sheets C.03, C.04 and C.05

I recommend we reduce the width of the south half of 34th Street similar to the other streets. The width may be reduced by five feet. This will provide more green area in front of the new buildings along 34th Street.

The proposed 34th Street section has been changed per John's recommendation. Detail 1, Sheet C.05 has been modified to reflect these changes.

Attachment 6

North Coast Eng. 4-13-10
PD 10-001 & Tract 3024
(Oak Park Housing)

The project should include a security fence between the railroad and the east end of 34th Street.

A sound wall is proposed on the eastern project boundary and its preliminary location is shown in the plans and sections.

The use of pervious concrete for parking areas and sidewalks should be clarified.

Pervious concrete will be used in all on-street parking stalls, private parking stalls and driveways, with the exception of regular concrete slabs in front of trash enclosures, and private sidewalks. Pervious concrete is being considered for public sidewalks. Note 1 has been added to sheets C.03 – C.06 to clarify where pervious concrete will be used.

I recommend we remove the curb along the east boundary of the project and drain the easterly "alley" to a bio-swale along the east boundary.

Detail 3, Sheet C.05 has been modified to reflect John's recommended changes. These changes eliminate the ribbon gutter and curb, and adds a 5' bio-swale along the eastern project boundary that discharges to 34th street. It should be noted that the 5' bio-swale will not have adequate capacity to convey run-off from large storm events, therefore wall scuppers will be required to allow runoff to flow east to the railroad right-of-way as it historically does.

Sheets C.07 and C.08

Verify the feasibility of the phasing plan in regard to the sewer (and maybe other utilities) extension that will be needed. Will the construction of the sewer extension needed to serve Phase I disrupt existing housing infrastructure?

The phase one sewer and water improvements will be constructed within the phase boundaries and will be stubbed for future connection to phase two. The existing water and sewer will be abandoned or removed within the phase boundaries. The proposed sewer and water will temporarily tie into the existing utilities at the phase boundaries. This construction will not disrupt service to existing buildings except for a brief period of time when the tie-ins to the existing systems are performed.

All new sewer lines and water mains shall be a minimum of 8-inch.

The proposed sewer main in 29th Street was increased from 6" to 8". All sewer and water mains are 8" unless otherwise noted (U.O.N.) as per the legend.

Sheet C.09

There is an existing 24-inch concrete storm drain behind the east side sidewalk in the Park Street right-of-way terminating at 34th Street. This storm drain should be accessed and used for the project.

A field survey and reconnaissance could not locate this storm drain nor determine if it ties in to the storm drain at 36th Street. Per sheet 1 of the "Storm Sewer Park ST – 34th to 36th" as-built drawings, dated 10/83, a 24" RCP storm drain is located approximately 2' inside the Park Street right-of-way. The approximate location of the existing storm drain pipe has been shown on the plans assuming that the 24" RCP connects to the storm drain at 36th and Park Streets. The proposed storm drain alternate now connects to the existing 24" RCP on the north east corner of Park and 34th and a drain inlet has been added on the south west corner of the intersection. The tie-in to the existing 24" RCP is shown on sheets C.07 and C.09.

MEMORANDUM

TO: Ed Gallagher, Darren Nash
FROM: John Falkenstien
SUBJECT: PD 10-01 Oak Park Housing
DATE: April 27, 2010

I have reviewed the plans for the Oak Park Housing Project and have the following comments:

Subdivision Map

The tentative subdivision map indicates four underlying parcels are proposed to be subdivided into nine lots, each representing one block contained within a grid pattern of public streets. 30th and 32nd Street will be extended to the railroad consistent with the original town subdivision. Existing right-of-ways of 30th and 32nd Street are proposed to be abandoned so that new right-of-way lines can be drawn in the context of the overall plan. Reference to the abandonment of the existing right-of-ways should be made in the council resolution of approval of the subdivision, or by separate resolution.

Pine Street will provide a north-south connecting route, parallel to Park Street. New streets called 29th and 33rd Streets will be plotted to create a block structure similar to the town pattern south of 24th Street. An alley will be dedicated along the railroad right-of-way, consistent with existing conditions, in order to provide access to parking for the new development.

Transportation

All new streets are proposed to be public. Proposed street designs are consistent with the draft Uptown Plan and the policies in the draft circulation element of the General Plan. The block and grid pattern combined with relatively narrow streets should provide for slow moving traffic and a pedestrian and bike friendly environment.

The project consists of 302 multi-family units; 154 more than exist today. As a result, there will be transportation impacts in the surrounding neighborhood. The traffic study for the project indicates no significant impacts to intersections on Spring Street near the project. However, improvements to routes to schools including Georgia Brown, the proposed County Office of Education First Five and to Flanson Middle School should be considered.

Drainage and Storm Water Quality

The density of the existing Oak Park neighborhood is doubling and new streets and parking will be provided. However, storm water quality mitigation measures are included in the project that will maintain and may even improve the quality of storm water run-off. Low impact development best management practices include high density three-story structures resulting in preservation of open spaces; downspouts disconnected and storm water distributed over landscape areas; narrow streets; and the use of pervious concrete products for many sidewalks and parking areas.

Utilities

The existing sewer system dates back to the original development of the project and needs to be replaced. There is an existing 8-inch sewer trunk line traversing the site that delivers west side effluent directly to the treatment plant. This line is currently over-charged and is listed as due for

Attachment 7

City Engineer Memo
PD 10-001 & Tract 3024
(Oak Park Housing)

replacement in the sewer master plan and capital improvement program. The Public Works Department will coordinate the replacement of that line with the redevelopment project.

Existing water lines within the project are also out-dated and under-sized. New water mains will be placed in all new proposed streets to create a network suitable for fire protection. Fire hydrants will be placed as directed by Emergency Services.

Conditions of Approval

All streets shall be constructed in general conformance to the approved plan and in accordance with plans approved by the City Engineer. Effort shall be made to save the 24-inch oak tree in the north end of the alley near 34th Street.

A security fence shall be placed at the railroad right-of-way at the east end of 34th Street consistent with proposed fencing along the project boundary.

New sidewalks shall be constructed to improve routes to school on Oak Street from 34th Street to 36th Street and on Spring Street from 28th Street to 26th Street in accordance with plans approved by the City Engineer.

The existing storm drain at the northeast corner of 34th and Park shall be exposed and accessed with a new drainage inlet.

All new sewer and water lines shall be 8-inch and shall be constructed in accordance with plans approved by the City Engineer. Fire hydrants shall be placed at locations approved by Emergency Services.

The developer shall coordinate design of the sewer line in 33rd Street to meet the requirements of the sewer master plan. Plans for the line will be approved by the Wastewater Division Manager.

The design and type of street lights must be presented to and approved by the City Council.

a & t arborists

P.O. BOX 1311 TEMPLETON, CA 93465 (805) 434-0131



**Tree Preservation Plan
For**

Oak Park

**Prepared by A & T Arborists
and Vegetation Management**

**Chip Tamagni
Certified Arborist #WE 6436-A**

**Steven Alvarez
Certified Arborist #WE 511-A**

Tract # _____

PD # _____

Building Permit # _____

**Attachment 8
Arborist Report
PD 10-001 & Tract 3024
(Oak Park Housing)**

Project Description: This project involves the complete demolition and reconstruction of the Oak Park property operated by the Paso Robles Housing Authority. The plans are to remove many non-protective trees and save as many oak trees as possible. Some of non-native trees that won't be too highly impacted will also be saved. The 49 coast live oak trees (*Quercus agrifolia*) located on the property are unique due to the fact they have grown very rapidly. Photographs from the 1940's don't show any live oaks growing on the property. Today there are oak trees with trunk diameters that range from three to five feet across on the property. The most likely factors are the alluvial soil located in the area and the availability of ground water which is most likely very shallow in the area. There are both negatives and positives with having fast growing trees. The benefits obviously are large aesthetically appealing trees in a shorter time frame than normal for the species. On the other side, fast growing trees tend to have weaker structure including narrow crotch angles and poor trunk taper. Because they grow fast, they require more maintenance to keep them safe. Most, if not all of the oaks exhibit these traits to some degree. The trees that are being proposed for removal are #3, #7, #8, #15, #16, #27, #32, #42, #43, and #49. Tree #3 is in the middle of the new road. Trees #7 and #8 are very suppressed and leaning into the new proposed building. Tree #15 has a severe cavity four feet up from the base. This factor has severely jeopardized the tree's structure and it needs to be removed. Tree #16 is in the proposed soccer field. Tree #27 has a cavity jeopardizing structural integrity. Tree #32 is in severe decline. Trees #42 and #43 are very suppressed and are growing through cyclone fences. Tree #49 has a severe cavity that is also jeopardizing structural integrity. Total diameter of the removals is 273 inches. The replacement ratio is 68.25 inches of new trees.

The city had expressed interest in trying to save as many non-protected trees as possible. The tree plan developed by the landscape architect shows the drip line of non-native trees that are planned to be saved. While we agree in saving some of the non-native trees, there are some trees that we feel might not be worth saving. In general, the sycamores are long-lived and worth saving if they can be mitigated during construction. On the plans, 11 sycamores are planned to be saved. There are two of those eleven that we feel should be removed due to over-excavation. One tree is due south of oak tree #29. The other is 150 feet west of oak tree #23. Root loss will most likely render these trees unstable, therefore making them a liability. Several ash trees were also planned to be saved. Some are competing with protected live oaks, some have very poor structure including very acute crotch angles that increase failure potential and all have severe mistletoe. The mistletoe may not kill the trees, however, it does weak their immune system making them susceptible to other pathogens. There are many other viable species that are lower maintenance that we would recommend be planted instead. Three atlas cedars are planned to be saved. They are very good quality trees and are low maintenance. All non-oak trees that are planned to be saved fall under the standard mitigations laid out in this report.

Specific Mitigations Pertaining to the Project: There are construction impacts to many of the trees. We feel most of the impacts will be due to grading for building pads and new hardscape. Final elevations shall take into consideration existing grade especially for roads, curb/gutter and sidewalks. The project design may need to utilize root bridging techniques when improvements pass within five feet from the trunk. The larger buttressing roots shall not be cut as the trees will suffer long term impacts in addition to stability issues. Adding base to the existing topsoil shall be the method for roadways and

concrete flatwork rather than cutting existing grade as most of the root structure of these trees most likely exists in the top 18-24 inches of soil. All new utilities shall be routed outside of the critical root zones when possible. All trenching within the critical root zone shall be monitored. All trenching contractors shall be prepared to save all roots >2" in diameter by tunneling under them. All trees regardless of new construction impact shall be fenced at the critical root zone or line of encroachment and approved by the project arborist. We feel there is a high probability of root damage during demolition, therefore, arborist monitoring will be required during any demolition activities within the critical root zone. Please refer to all standard mitigation listed in this report as they will apply in many different circumstances. The project arborist must be notified at least 24 hours in advance of all work within the critical root zone so he can arrange to make himself present for proper root pruning and mitigation. Over time, the trees on this property have received irrigation from the tenants. Being accustomed to this supplemental irrigation may result in future stress to the saved trees that no longer receive this additional water. The project arborist may recommend supplemental water for individual trees during and possibly after construction.

The term "critical root zone" or CRZ is an imaginary circle around each tree. The radius of this circle (in feet) is equal to the diameter (in inches) of the tree. For example, a 10 inch diameter tree has a critical root zone with a ten foot radius from the tree. Working within the CRZ usually requires mitigations and/or monitoring by a certified arborist.

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Trees are numbered on the grading plans and in the field with an aluminum tag. Tree protection fencing is shown on the grading plan. In the field oak trees to be removed have red tape attached to the tag (none confirmed yet for this project). Both critical root zones and drip lines will be outlined on the plans.

If pruning is necessary for building, road or driveway clearance, removal of limbs larger than 6 inches in diameter will require a city approved permit along with a deposit paid in advance (to the City of Paso Robles). The city will send out a representative to approve or deny the permit. Only 25% of the live crown may be removed during a given season.

Tree Rating System

A rating system of 1-10 was used for visually establishing the general health and condition of each tree on the spreadsheet. The rating system is defined as follows:

<u>Rating</u>	<u>Condition</u>
0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline.
2	May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.
3	Some past failures, some pests or structural defects that may be mitigated by class IV pruning.

- 4 May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.
- 5 Relatively healthy tree with little visual, structural and/or pest defects and problems.
- 6 Healthy tree that probably can be left in its natural state.
- 7-9 Has had proper arboricultural pruning and attention or have no apparent structural defects.
- 10 Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

Aesthetic quality on the spreadsheet is defined as follows:

- **poor** - tree has little visual quality either due to severe suppression from other trees, past pruning practices, location or sparse foliage
- **fair** - visual quality has been jeopardized by utility pruning/obstructions or partial suppression and overall symmetry is average
- **good** - tree has good structure and symmetry either naturally or from prior pruning events and is located in an area that benefits from the trees position
- **excellent** - tree has great structure, symmetry and foliage and is located in a premier location. Tree is not over mature.

The following mitigation measures/methods must be fully understood and followed by anyone working within the critical root zone of any native tree. Any necessary clarification will be provided by us (the arborists) upon request.

It is the responsibility of the **owner or project manager** to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.

Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed.

Fencing: The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

Tree Protection Zone

No personnel, equipment,
materials, and vehicles are
allowed

Do not remove or re-position
this fence without calling:

A & T Arborists
434-0131

Soil Aeration Methods: Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.

Chip Mulch: All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

Trenching Within Critical Root Zone: All trenching within the critical root zone of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. 2" and larger roots shall be saved. A **Mandatory** meeting between the arborists and trenching contractor(s) must take place prior to work start.

Grading Within The Critical Root Zone: Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

Exposed Roots: Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.

Equipment Operation: Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.

Existing Surfaces: The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans and approved by the arborist.

Construction Materials And Waste: No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.

Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not

necessarily have to be continuous but observational at all times during these activities within the CRZ. It is the responsibility of the **project manager or their designee** to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department. All blatant violations shall be immediately reported to the project manager. Monitoring will include:

- pre-construction fence placement inspection
- demolition activities within the critical root zone
- all grading and trenching identified on the spreadsheet
- any other encroachment the arborist feels necessary

Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.

Pruning Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

Landscape: All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. We feel it is important to save or re-establish lawn areas under the trees as they have become accustomed to the water. It is the owner's responsibility to notify the landscape contractor regarding this mitigation.

Utility Placement: All utilities, sewer and storm drains shall be placed down the roads and driveways and when possible outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over roots larger than 3 inches in diameter.**

Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens. In addition, there are numerous trees we feel will benefit from anti-fungal and systemic insecticides agents during the construction process. We will make the determinations during our monitoring visits on a tree by tree basis.

The included spreadsheet includes trees listed by number, species and multiple stems if applicable, scientific name, diameter and breast height (4.5'), condition (scale from poor to excellent), status (avoided, impacted, removed, exempt), percent of critical root zone impacted, mitigation required (fencing, root pruning, monitoring), construction impact (trenching, grading), recommended pruning, aesthetic value and individual tree notes along with canopy spread.

If all the above mitigation measures are followed, we feel there will be no long-term significant impacts to the native trees.

Please let us know if we can be of any future assistance to you for this project.

Steven G. Alvarez
Certified Arborist #WC 0511

Chip Tamagni
Certified Arborist #WE 6436-A

TREE PROTECTION SPREAD SHEET

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE COND.	CONST. STATUS	CRZ % IMPACT	CONST. IMPACT	MITIGATION PROPOSAL	MONT. REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW	LTSI H-M-L-N	USEFUL LIFE EXP.
41	LO	<i>Q. agrifolia</i>	28	4	I	15%	GR	F,RP,M	YES				40/30	low	40+
42	LO	<i>Q. agrifolia</i>	3x9	1	R	100%	GR	NONE	NO			growing in fence	10/10		10+
43	LO	<i>Q. agrifolia</i>	3x10	1	R	100%	GR	NONE	NO			growing in fence	10/10		10+
44	LO	<i>Q. agrifolia</i>	60	4	I	20%	GR	F,RP,M	YES				80/80	low	50+
45	LO	<i>Q. agrifolia</i>	48	4	I	25%	GR	F,RP,M	YES				70/60	low	50+
46	LO	<i>Q. agrifolia</i>	21	3	I	10%	NONE	F	YES				30/35	low	50+
47	LO	<i>Q. agrifolia</i>	29	3	I	40%	GR	F,RP,M	YES			powerline tree	65/70	low	40+
48	LO	<i>Q. agrifolia</i>	36	3	I	40%	GR	F,RP,M	YES				60/60	low	40+
49	LO	<i>Q. agrifolia</i>	55	3	R	100%	GR	NONE	NO			cavity	80/80		30+

1 = TREE #; MOSTLY CLOCKWISE FROM DUE NORTH
 2 = TREE TYPE: COMMON NAME IE W, O = WHITE OAK
 3 = SCIENTIFIC NAME
 4 = TRUNK DIAMETER @ 46"
 5 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT
 6 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL
 7 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE
 8 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTON, TRENCHING, FILL
 9 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOT PRUNING
 10 = ARBORIST MONITORING REQUIRED: YES/NO
 11 = PERSCRIBED PRUNING CLASS 1-4
 12 = AESTHETIC VALUE
 13 = FIELD NOTES
 14 = NORTH SOUTH/ EAST WEST CANOPY SPREAD
 15 = LONG TERM SIGNIFICANT IMPACTS: HIGH, MEDIUM, LOW, NONE
 16 = USEFUL LIFE EXPECTANCY

03/22/2010

TREE PROTECTION SPREAD SHEET

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE COND.	CONST. STATUS	CRZ % IMPACT	CONST. IMPACT	MITIGATION PROPOSAL	MONT. REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW	LTSI H-M-L-N	USEFUL LIFE EXP.
1	LO	Q. agrifolia	21	6	I	25%	GR	F,RP,M	YES		good		42/47	low	100+
2	LO	Q. agrifolia	28	4	I	15%	GR	F,RP,M	YES		good	excess. Thinned	57/57	low	90+
3	LO	Q. agrifolia	29	4	R	100%	GR	NONE	NO		good		55/57		90+
4	LO	Q. agrifolia	30	5	I	30%	GR	F,RP,M	YES		good		55/61	low	60+
5	LO	Q. agrifolia	34	4	I	50%	GR	F,RP,M	YES		good		45/57	med	70+
6	LO	Q. agrifolia	42	5	I	40%	GR	F,RP,M	YES		good		77/77	med	70+
7	LO	Q. agrifolia	9	2	R	100%	GR	NONE	NO		poor	suppressed	15/15		30+
8	LO	Q. agrifolia	11	1	R	100%	GR	NONE	NO		poor	suppressed	15/15		30+
9	LO	Q. agrifolia	38	4	I	20%	GR	F,RP,M	YES		good		50/50	low	60+
10	LO	Q. agrifolia	35	3	I	10%	GR	F,RP,M	YES		good		45/45	low	40+
11	LO	Q. agrifolia	36	4	I	20%	GR	F,RP,M	YES		good	new curb at trunk?	50/55	med	60+
12	LO	Q. agrifolia	34	4	I	60%	GR	F,RP,M	YES		fair	excess. Thinned	52/52	med	50+
13	LO	Q. agrifolia	42	4	I	10%	GR	F,RP,M	YES		good		70/70	low	50+
14	LO	Q. agrifolia	43	4	I	10%	GR	F,RP,M	YES		good		70/80	low	50+
15	LO	Q. agrifolia	39	2	R	100%	GR	NONE	NO		good	cavity	35/40		20+
16	LO	Q. agrifolia	40	4	R	100%	GR	NONE	NO		good	new soccer field	70/70		50+
17	LO	Q. agrifolia	39	3	I	10%	GR	F,RP,M	YES		good	cavity	50/50	low	40+
18	LO	Q. agrifolia	32	4	I	25%	GR	F,RP,M	YES		good		45/45	low	50+
19	LO	Q. agrifolia	35	4	I	10%	GR	F,RP,M	YES		good		52/35	low	60+
20	LO	Q. agrifolia	37	3	I	10%	GR	F,RP,M	YES		good		50/50	low	40+

16 = USEFUL LIFE EXPECTANCY

9 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING

10 = ARBORIST MONITORING REQUIRED: YES/NO

11 = PRESCRIBED PRUNING: CLASS 1-4

12 = AESTHETIC VALUE

13 = FIELD NOTES

14 = NORTH SOUTH/ EAST WEST CANOPY SPREAD

15 = CANOPY SPREAD

16 = LONG TERM SIGNIFICANT IMPACTS: HIGH, MEDIUM, LOW, NONE

1 = TREE # MOSTLY CLOCKWISE FROM DUE NORTH

2 = TREE TYPE COMMON NAME (E.W.O. = WHITE OAK)

3 = SCIENTIFIC NAME

4 = TRUNK DIAMETER @ 46"

5 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT

6 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL

7 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE

8 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING, FILL

TREE PROTECTION SPREAD SHEET

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE COND.	CONST. STATUS	CRZ % IMPACT	CONST. IMPACT	MITIGATION PROPOSAL	MONT. REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW	LTSI H-M-L-N	USEFUL LIFE EXP.
21	LO	<i>Q. agrifolia</i>	53	4	I	20%	GR	F,RP,M	YES		good		60/65	low	70+
22	LO	<i>Q. agrifolia</i>	36	4	I	20%	GR	F,RP,M	YES		good		75/75	low	70+
23	LO	<i>Q. agrifolia</i>	41	4	I	20%	GR	F,RP,M	YES		good		70/67	low	40+
24	LO	<i>Q. agrifolia</i>	32	5	I	20%	GR	F,RP,M	YES		good		55/55	low	50+
25	LO	<i>Q. agrifolia</i>	40	4	I	20%	GR	F,RP,M	YES		good		50/55	low	50+
26	LO	<i>Q. agrifolia</i>	45	4	I	10%	GR	F,RP,M	YES		good		60/60	low	50+
27	LO	<i>Q. agrifolia</i>	34	2	R	100%	GR	NONE	NO		good	cavity	30/30		20+
28	LO	<i>Q. agrifolia</i>	37	3	I	15%	GR	F,RP,M	YES		fair		70/70	low	30+
29	LO	<i>Q. agrifolia</i>	44	3	I	15%	GR	F,RP,M	YES		good		55/55	low	30+
30	LO	<i>Q. agrifolia</i>	32	3	I	15%	GR	F,RP,M	YES		good		70/70	low	50+
31	LO	<i>Q. agrifolia</i>	40	4	I	10%	GR	F,RP,M	YES		good	exces. Trimmed	55/55	low	40+
32	LO	<i>Q. agrifolia</i>	37	2	R	100%	GR	NONE	NO		fair	decay	30/30		10+
33	LO	<i>Q. agrifolia</i>	38	5	I	20%	GR	F,RP,M	YES		good		30/28	low	50+
34	LO	<i>Q. agrifolia</i>	29	4	I	5%	NONE	F,RP,M	YES		good		30/30	low	50+
35	LO	<i>Q. agrifolia</i>	36	3	I	5%	NONE	F,RP,M	YES		good	bad crotch	40/40	low	30+
36	LO	<i>Q. agrifolia</i>	25	4	I	20%	GR	F,RP,M	YES		good		30/40	low	40+
37	LO	<i>Q. agrifolia</i>	30	4	I	10%	GR	F,RP,M	YES		good		40/40	low	50+
38	LO	<i>Q. agrifolia</i>	45	4	I	25%	GR	F,RP,M	YES		good		80/82	low	50+
39	LO	<i>Q. agrifolia</i>	40	4	I	15%	GR	F,RP,M	YES		good		60/60	low	40+
40	LO	<i>Q. agrifolia</i>	66	4	I	15%	GR	F,RP,M	YES		good		80/80	low	40+

1 = TREE #, MOSTLY CLOCKWISE FROM DUE NORTH
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03/22/2010

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 10-001 & Tract 3024 (Oak park Affordable Housing Project) on this 27th day of April, 2010.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Lonnie Dolan

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