



Council Agenda Report

From: Darcy Delgado, Assistant Planner

Subject: Tentative Parcel Map PR 16-0165 and Oak Tree Removal (OTR) 16-013
301 Creston Rd.
Omni Design Group / Carol Hawkins applicant
A recommendation from Planning Commission to approve a 4-lot Parcel Map to subdivide an approximately 3.45-acre parcel with an existing single-family residential unit into four parcels ranging in size from approximately 20,000 square feet to 1.23 acres with a request to remove four oak trees.

Date: February 7, 2017

Facts

1. The General Plan land use designation is Residential Single Family, four units per acre (RSF-4) and the zoning is Residential Single Family, minimum 7,000 square foot lot size (R1).
2. The existing property is approximately 3.45-acres, and has an existing single-family residence and two detached accessory buildings located on it. The proposed subdivision would create four parcels:
 - Parcel 1 – 53,483 sq. ft.; 1.23 acres
 - Parcel 2 – 30,953 sq. ft.; 0.71 acres
 - Parcel 3 – 45,973 sq. ft.; 1.06 acres
 - Parcel 4 – 20,159 sq. ft.; 0.46 acres

The existing residence would remain on proposed Parcel 1. Three additional single-family homes would be built, one on each new parcel. Both of the detached accessory buildings are located on proposed Parcel 2. Of these, one of the detached accessory buildings is proposed to be removed due to its proximity to the building envelope for a future single-family residence.

3. The subdivision of the 3.45-acre lot into four parcels is consistent with the RSF-4 and R1 regulations. The design of the subdivision is based on the applicant also requesting to remove four oak trees to accommodate future development of the lots. Tree 10 is located in the middle of the proposed driveway, trees 11 and 12 are located within the proposed building envelope for Lot 2, and tree 13 is too close to a proposed 6-foot high retaining wall. An Arborist Report has been provided which indicates the following summary for each tree. See Arborist Report, Exhibit A to Attachment 5.

Tree Number	Tree Type	Trunk DBH	General Health/Condition (10 is the best rating)
10	blue oak	7-inch	3
11	multi-trunk scrub oak	8-inch	3
12	multi-trunk scrub oak	13-inch	3
13	valley oak	8-inch	2

4. Planning Staff inspected the site to review the trees requested for removal (See Oak Tree Photos, Attachment 2). Consistent with the Arborist Report, the trees appear to have low aesthetic value; therefore the trees appear to be good candidates for removal based on the design of the proposed subdivision.
5. The City Council has full discretion to determine whether the trees warrant removal or not and may permit certain oak trees to be removed, based on factors listed in Section 10.01.050.E of the Oak Tree Preservation Ordinance.
6. The Development Review Committee (DRC) reviewed this project at its meeting on January 3, 2017, and were in favor of the tentative parcel map and oak tree removal request.
7. This application is Categorically Exempt from environmental review per Section 15315 (Minor Subdivision) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).
8. On January 10, 2017, the Planning Commission considered the application and recommended approval of Tentative Parcel Map 16-0165 and Oak Tree Removal 16-013, allowing the subdivision of a 3.45-acre parcel and removal request for four oak trees located at 301 Creston Road. See Attachment 1, Vicinity Map.

Options

1. Approve the 4-lot Parcel Map to subdivide an approximately 3.45-acre parcel with an existing single-family residential unit into four parcels ranging in size from approximately 20,000 square feet to 1.23 acres with a request to remove four oak trees by taking the following actions:
 - a. Approve draft Resolution A; approving Tentative Parcel Map 16-0165, subject to site specific conditions of approval; and
 - b. Approve draft Resolution B; approving Oak Tree Removal 16-013, subject to replacement requirements;
2. Approve the project with modifications to either Resolution A and / or Resolution B.
3. Continue the item by referring it back to staff for additional analysis.
4. Deny Resolution A and / or Resolution B with finding to be made by City Council motion.

Analysis and Conclusions

On January 10, 2017, the Planning Commission considered the application and recommended approval of both the tentative parcel map and oak tree removal request, subject to replacement requirements.

One of the main issues discussed during the meeting was the paving improvement requirements along Creston Road. The City Engineer explained the City's plans to rehabilitate the segment of Creston Road between S. River Road and Golden Hill Road and how the tentative map project would be required to provide a cash deposit in the amount of \$22,500 to cover their portion of the rehabilitation project. It was further explained that once the pavement rehabilitation project is finally completed, the City will recover only their real costs on a square foot basis. All remaining funds, including interest, will be refunded to the Hawkins. (See Attachment 3, Memo from City Engineer).

Additionally, the design of the subdivision is based on the applicant also requesting to remove four oak trees to accommodate future development of the lots. The proposed access road to serve all four lots would be taken from the existing driveway approach on Creston Road, keeping the number of access points to a minimum. It is possible for the applicant to propose an alternative design to retain the trees, however, the site is constrained by the location of the existing single-family residence and the mature landscaping, which includes the dense grove of oak trees on the northern half of the subject property. The City Council has full discretion to determine whether the trees warrant removal or not. If the Council does not approve the removals, the tentative parcel map may still be approved. However, approval of the tentative map without the oak tree removals may compel the applicant to modify the parcel map's proposed lot boundaries.

If the Council approves the tree removals, on-site replacement trees will be required. According to Section 10.01.050.E, there are several factors that need to be reviewed when considering the removal of a "healthy" oak tree. These factors along with Staff's analysis of each factor are listed below:

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

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

Based on the Arborist indicating that the trees are in poor condition and have low aesthetic value, the trees appear to be good candidates for removal. Additionally, all of the trees proposed for removal would be in close proximity to proposed structures, including the access road, which could impact the health of the trees once development moves forward.

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

It is possible for an alternative concept be prepared to design around the existing oak trees. However, the site is constrained by the location of the existing single-family residence and the dense grove of oak trees on the northern half of the subject property.

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

The removal of the trees would not result in negative effects on soil retention, water retention or surface water flows for the neighborhood.

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

The trees requested to be removed are not visible from the public right-of-way and therefore offer no scenic beauty to the general public. There are 10 additional oak trees located on the subject property that are proposed to be protected, in addition to the large oak grove located on the northern half of the property.

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

The removal of the trees will require replacement trees to be planted on site, additionally; the remaining oak trees on site will be protected.

Project Summary

For the City Council to consider an application to subdivide an approximately 3.45-acre parcel with an existing single-family residential unit into four parcels ranging in size from approximately 20,000 square feet to 1.23 acres with a request to remove four oak trees.

General Plan / Zoning Consistency

This subdivision would be a continuation of a residential development pattern that is established for the area and is considered an in-fill project because it is surrounded by residential development on all sides. As recommended to be conditioned, the subdivision is consistent with general plan policies and zoning requirements, and would be an acceptable use for the site.

Neighborhood Compatibility / Site Design Issues

Although the design of the project is constrained by existing development on the subject property, the size of the proposed lots is compatible with the surrounding residential development to the east and west of the site.

Architecture and Appearance

There are no house plans for the lots at this time. Since the site is located in the Hillside Development Overlay District, a condition of approval has been added so that future development be approved by the Development Review Committee (DRC). Development review approval will include detailed building elevations of all structures indicating materials, colors and architectural treatments, and fence and landscaping plans.

The applicant has proposed a 6-foot tall masonry wall to be located along the Creston Road frontage. Fences in the front yard, which includes masonry walls, hedges, and screen planting, are subject to height limitation of three-feet. The Development Review Committee may approve a fence in the front yard up to four-feet in height, provided that the fence is constructed in a manner that allows reasonable visibility through it. A condition of approval has been added so that future fencing in the front yard is consistent with the City's Zoning Code, Section 21.20.140.

CEQA issues

This application is Categorical Exempt from environmental review per Section 15315 (Minor Subdivision) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Options

Option 1. Option 1 takes into account the recommendation by the Planning Commission and the project Arborist to remove the trees, and consideration of the factors listed in Section 10.01.050.E. Additionally, the design of the project is constrained by existing development, and the trees proposed for removal are

in poor condition and have low aesthetic value, therefore the trees appear to be good candidates for removal. There are 10 trees identified on the tree preservation plan (See Exhibit B to Attachment 5)

Option 2. Option 2 takes into account the potential for the City Council to reduced number of oak trees be removed, specifying which of the four oak trees would need to be preserved.

Option 3. Continuing the item to a future City Council meeting would allow staff to work with the applicant and further review the projects' design around the existing oak trees.

Option 4: The City Council could deny the Parcel Map and/or the Oak Tree Removal permit based on making specific findings to support the decision.

Fiscal Impact

Revenue Neutral. The subdivision of this property will not have a fiscal impact to the City due to the City's standard condition B-3 to annex into the Community Facilities District prior to final map recordation.

Recommendation

Option 1. Approve the 4-lot Parcel Map to subdivide an approximately 3.45-acre parcel with an existing single-family residential unit into four parcels ranging in size from approximately 20,000 square feet to 1.23 acres with a request to remove four oak trees by taking the following actions:

- a. Approve draft Resolution A; approving Tentative Parcel Map 16-0165, subject to site specific conditions of approval; and
- b. Approve draft Resolution B; approving Oak Tree Removal 16-013, subject to replacement requirements;

Attachments

1. Vicinity Map
2. Oak Tree Photos
3. Memo from City Engineer
4. Draft Resolution A
5. Draft Resolution B
6. Mail affidavit
7. Newspaper affidavit

Attachment 1

Vicinity Map



Project Site
301 Creston Road

Attachment 2

Oak Tree Photos



Tree No. 10: 7-inch diameter Blue Oak



Tree Nos. 11 and 12: 8-inch and 13-inch multi-trunk Scrub Oaks



Tree No. 13: 8-inch diameter Valley Oak

Attachment 3

City Engineer Memorandum

TO: Warren Frace
FROM: John Falkenstien
SUBJECT: Tentative Parcel Map PR 16-0165, Hawkins
DATE: January 18, 2017

301 Creston Road

The subject property is located at 301 Creston Road. The segment of Creston Road between S. River Road and Golden Hill Road is classified as a two-lane divided arterial in the Circulation Element of the General Plan. As we embark upon the public engagement process to develop a plan for Creston Road, improvement concepts will revolve around this three lane concept, including bike lanes.

In the year or so prior to acquisition by the Hawkins family, the property was on the real estate market. We discussed many potential development schemes with many potential buyers. All potential purchasers of the property, including Hawkins, were advised that access to the property is compromised by the lack of a center turn lane today. Prior to recordation of any final map, or occupancy of any intensified development, a center turn lane must be established in Creston Road along the frontage of the property. The turn lane cannot be transitioned to the existing striping. Therefore, the turn must be established easterly to Tanner Drive.

Further, it has been discussed with all potential purchasers that the City has plans to rehabilitate the paving in Creston Road along with all curbs and sidewalks within the next couple of years and that any applicant would be responsible for the cost of their frontage improvements to the centerline of Creston Road.

What is new to Hawkins is the specific manner in which we determined that we would implement the Creston Road improvement condition. It is neither efficient nor reasonable to rehabilitate half the width of the frontage of 301 Creston Road. This kind of work must be done in concert with a comprehensive pavement rehabilitation project.

Therefore, the condition of approval requires a cash deposit, prior to recordation of the final map, to cover their portion of a pavement rehabilitation project. The cost estimate was prepared by our Public Works Department. Their consultant has completed the pavement index evaluation of Creston Road and they have a preliminary pavement rehabilitation design established. As a result of bids from previous sales tax projects they have a pretty firm idea of pavement rehabilitation costs. The number, \$22,500, is a fair representation of the potential City cost of rehabilitating this portion of Creston Road.

The cash deposit will be a joint account in both Hawkins and the City's name. Once the pavement rehabilitation project is finally completed, the City will recover only their real costs on a square foot basis. All remaining funds, including interest, will be refunded to Hawkins.

Attachment 4

Draft Resolution A

RESOLUTION NO. 17-XXX

**A RESOLUTION OF
THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
APPROVING TENTATIVE PARCEL MAP PR 16-0165
(Hawkins – 301 Creston Rd.)
APN: 009-401-044**

WHEREAS, Tentative Parcel Map PR 16-0165 has been filed by Omni Design Group on behalf of Carol Hawkins, a proposal to subdivide an approximate 3.45-acre site into four lots, with Parcel 1 to be 53,483 sq. ft., Parcel 2 to be 30,953 sq. ft., Parcel 3 to be 45,973 sq. ft., and Parcel 4 to be 20,159 sq. ft.; and

WHEREAS, the site is located at 301 Creston Road; and

WHEREAS, the site is located in the Residential Single Family (RSF-4) land use category, and the R-1 zoning district; and

WHEREAS, on January 10, 2017, the Planning Commission recommended approval of Tentative Parcel Map PR 16-0165, in addition to a recommendation to approve Oak Tree Removal 16-013 for the removal of four oak trees; and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15315 (Minor Subdivision) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was conducted by the City Council on February 7, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the application; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Findings: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the City Council makes the following findings:

- a. The proposed tentative parcel map is consistent with the adopted General Plan for the City of El Paso de Robles in that it provides for infill development within close proximity to schools, shopping and other services;
- b. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance; and
- c. The site is physically suitable for the type of development proposed; and
- d. The site is physically suitable for the proposed density of development; and

- e. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat; and
- f. The design of the land division and types of improvements proposed are not likely to cause serious public health problems; and
- g. The design of the land division 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; and

Section 3. Environmental Determination: This projects qualifies for as categorically Exempt from environmental review under the State's Guidelines to Implement the California Environmental Quality Act (CEQA) per Section 15315 (Minor Subdivision).

Section 4. Approval: Tentative Parcel Map 16-0165 is approved subject to the following:

1. This Tentative Parcel Map authorizes the subdivision of the approximate 3.45-acre lot into 4 single family residential lots, where Parcel 1 would be 53,483 square feet, Parcel 2 would be 30,953 square feet, Parcel 3 would be 45,973 square feet, and Parcel 4 would be 20,159 square feet, as shown in Exhibit C (Tentative Parcel Map 16-0165).
2. The project shall be constructed so as to substantially conform with the following listed exhibits established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions
B	Standard Conditions of Approval
C	Tentative Parcel Map 16-0165
D	Preliminary Grading Plan

PASSED AND ADOPTED THIS 7th Day of February 2017 by the following Roll Call Vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 Steven W. Martin, Mayor

ATTEST:

 Kristy Buxkemper, Deputy City Clerk

Exhibit A Project Conditions
 Exhibit B Standard Conditions of Approval
 Exhibit C Tentative Parcel Map 16-0165
 Exhibit D Preliminary Grading Plan

Exhibit A

Project Conditions (PR 16-0165 – Hawkins) 301 Creston Road

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution. Note: All checked standard conditions shall apply unless superseded by a site specific condition.
2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions
B	Standard Conditions of Approval
C	Tentative Tract Map
D	Preliminary Grading Plan

3. This Tentative Parcel Map PR 16-0165 authorizes the subdivision of the approximate 3.45-acre lot into 4 single family residential lots, where Parcel 1 would be 53,483 square feet, Parcel 2 would be 30,953 square feet, Parcel 3 would be 45,973 square feet, and Parcel 4 would be 20,159 square feet, as shown on Exhibit C, Tentative Parcel Map 16-0165.
4. The Final Parcel Map shall be in substantial compliance with the tentative parcel map and preliminary grading plan prepared for the project. (Exhibits C-D reductions attached; full size copies are on file in the Community Development Department).
5. Prior to issuance of building permits for each single-family residence, the Development Review Committee (DRC) shall approve detailed building elevations of all structures indicating materials, colors and architectural treatments, and fence and landscaping plans. The DRC may delegate staff the authority to approve plans for the single-family homes once the first building permit has been issued.
6. The location of future fencing in the "front yard", as defined under Section 21.08.480, shall be made to comply with the Section 21.20.140 of the City's Zoning Ordinance by one of the following:
 - a. Reduce the height of the fence to three (3) feet maximum; or
 - b. Relocate the fence outside of the front yard setback.

ENGINEERING SITE SPECIFIC CONDITIONS

7. Prior to recordation of the final map, Creston Road shall be improved along the frontage of the property with curb, gutter, sidewalk and paving in accordance with plans approved by the City Engineer. Paving improvements shall include grind and overlay of existing pavement to centerline.

8. Prior to recordation of the final map, a center turn shall be established on Creston Road across the frontage of the property and easterly to Tanner Drive.
9. Prior to the occupancy of the first building on either Parcel 2, 3 or 4, the existing overhead utility lines over Parcels 2, 3 and 4 shall be relocated underground (undergrounding requirement not applicable to the 70kv high voltage line along the easterly boundary of the property).

Exhibit B

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

Planned Development _____ Conditional Use Permit _____

Tentative Parcel Map- PR 16-0165 _____ Tentative Tract Map _____

Approval Body: Planning Commission Date of Approval: January 10, 2017

Applicant: Omni Design Group Location: 301 Creston Road

APN: 009-401-044

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 January 10, 2019 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.

(Adopted by Planning Commission Resolution 09-028)

- 4. Any site specific condition imposed by the Planning Commission in approving this project (**Tentative Parcel Map**) 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

(Adopted by Planning Commission Resolution 09-028)

- 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 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. 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.
 - 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
 - 19. 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 Developer Director or his designee.
 - 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the

(Adopted by Planning Commission Resolution 09-028)

Community Development Department prior to the issuance of building permits.

21. 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: See Site Specific Conditions.

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) PR 16-0165 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:
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(Adopted by Planning Commission Resolution 09-028)

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:

- 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.

(Adopted by Planning Commission Resolution 09-028)

- 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:

Creston Road

Street Name	City Standard	Standard Drawing No.
-------------	---------------	----------------------

- 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:
 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.

(Adopted by Planning Commission Resolution 09-028)

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 Vine Street 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 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

(Adopted by Planning Commission Resolution 09-028)

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.

- 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.

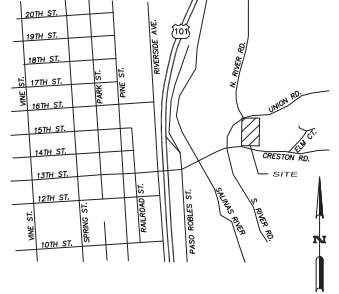
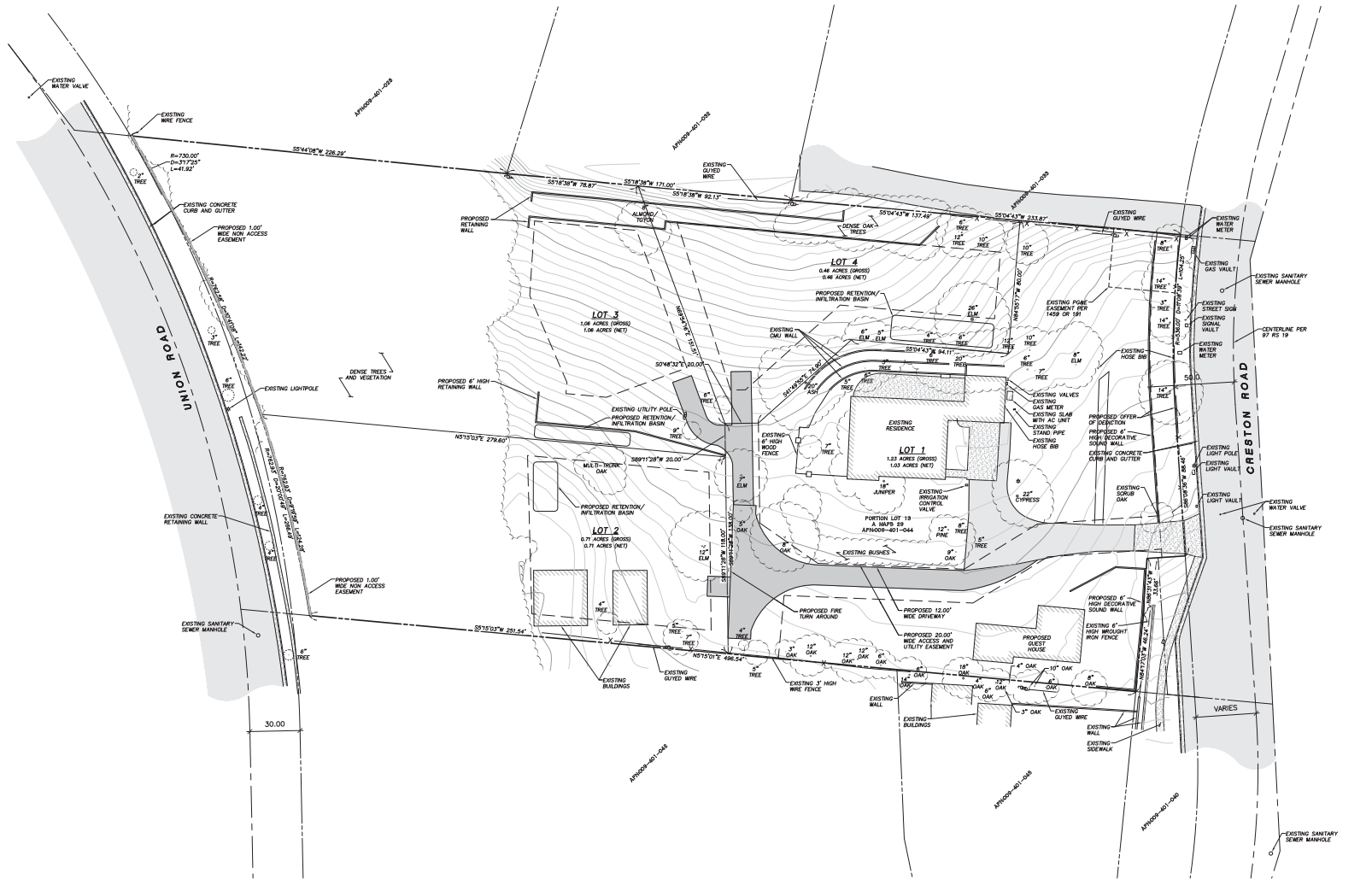
(Adopted by Planning Commission Resolution 09-028)

5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. Provide permanent turn-around to current City Engineering Standard for driveway/access roads that exceed 150 feet in length.
7. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
8. 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 09-028)

TENTATIVE PARCEL MAP
PR 16-0165

BEING A SUBDIVISION OF REAL PROPERTY IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 13 OF THE RANCHO SANTA YSABEL, IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED FOR RECORD JANUARY 23, 1987 IN BOOK A, AT PAGE 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
OCTOBER, 2016



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION
BEING A SUBDIVISION OF REAL PROPERTY IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 13 OF THE RANCHO SANTA YSABEL, IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED FOR RECORD JANUARY 23, 1987 IN BOOK A, AT PAGE 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT DESCRIPTION
PROPOSED (4) LOT SUBDIVISION OF THAT PORTION OF LOT 13 OF THE RANCHO SANTA YSABEL RECORDED IN BOOK A, AT PAGE 29 OF MAPS.

OWNER
CAROL HAWKINS
301 CRESTON RD.
PASO ROBLES, CA 93446

APPLICANT
DAVID MARCHELL
OMNI DESIGN GROUP, INC.
711 TANK FARM RD., STE. 100
SAN LUIS OBISPO, CA 93401

NOTES
1. PRELIMINARY TITLE REPORT NO. 4001-5281600
PREPARED BY: FIRST AMERICAN TITLE COMPANY

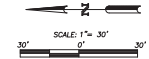
FLOOD ZONE DESIGNATION
ZONE X
MAP NO. 060700300AD
EFFECTIVE DATE: NOVEMBER 16, 2012

LEGEND:

---	EXISTING CONTOUR
---	EXISTING PROPERTY LINE
---	EXISTING ROAD CENTERLINE
---	PROPOSED EASEMENT AS NOTED
---	PROPOSED LOT LINE
---	PROPOSED BUILDING ENVELOPE
---	EXISTING LOT
---	PROPOSED LOT
---	EXISTING UTILITY POLE



BENCHMARK
EL PASO DE ROBLES PHASE 1 BENCHMARKS
BENCHMARK ID: 21
ALUMINUM BOLT STAMPED "OPS BENCHMARK NO. 21" IN TOP OF THE NORTHEASTERLY CURB OF CRESTON ROAD 20.2' SOUTHEASTERLY OF THE SOUTHEAST CURB RETURN AT THE NORTHEAST CORNER OF THE GOLDEN HILL AND CRESTON ROAD INTERSECTION 36' NORTHEASTERLY OF THE CENTERLINE OF CRESTON ROAD 60' SOUTHEASTERLY OF THE CENTERLINE OF GOLDEN HILL ROAD 8.5' SOUTHEASTERLY OF A PAC BELL TELEPHONE PEDIESTAL.
ELEVATION (NAVD88): 827.95'

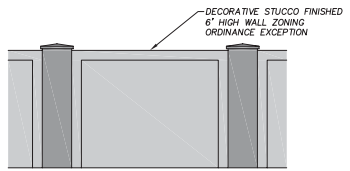


TENTATIVE PARCEL MAP
SCALE: 1" = 30'

Civil Engineering
Surveying
Architecture
711 Tank Farm Rd, Suite 100
San Luis Obispo
California, 93401
Phone: (805)544-9700
email: omni@odgslc.com

PRELIMINARY GRADING PLAN

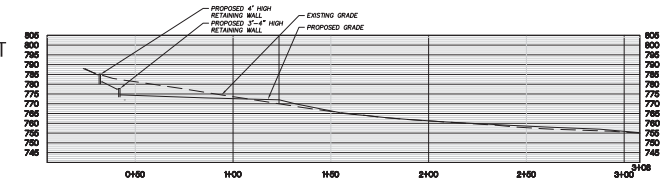
CITY OF PASO ROBLES
RESIDENTIAL DEVELOPMENT



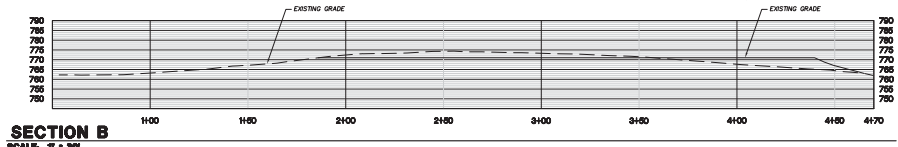
DETAIL A
SCALE: 1" = 3'

- 1 EXISTING PROPERTY LINE
- 2 EXISTING STREET LIGHT
- 3 EXISTING PLANTER
- 4 EXISTING LIGHT VAULT
- 5 EXISTING 8" PVC SANITARY SEWER
- 6 EXISTING SANITARY SEWER MANHOLE
- 7 EXISTING SIGN
- 8 EXISTING CURB AND GUTTER
- 9 EXISTING SIDEWALK
- 10 EXISTING AC PAVING
- 11 EXISTING WATER VALVE
- 12 EXISTING TREES TO REMAIN, TYPICAL
- 13 EXISTING BUSHES
- 14 EXISTING 20' WIDE CONCRETE DRIVEWAY
- 15 EXISTING DENSE TREES AND VEGETATION
- 16 EXISTING RETAINING WALL
- 17 EXISTING BUILDING, TO REMAIN
- 18 EXISTING GAS VAULT
- 19 EXISTING UTILITY POLE
- 20 EXISTING GUY WIRE
- 21 EXISTING FENCE
- 22 EXISTING STREET LIGHT VAULT
- 23 EXISTING IRRIGATION CONTROL VALVE
- 24 EXISTING SIGNAL VAULT
- 25 EXISTING WATER METER
- 26 EXISTING HOSE BIB
- 27 EXISTING VALVES
- 28 EXISTING GAS METER
- 29 EXISTING AC UNIT
- 30 EXISTING STAND PIPE
- 31 EXISTING CONCRETE
- 32 PROPOSED 20.00' WIDE ACCESS AND UTILITY EASEMENT
- 33 PROPOSED OFFER OF DEDICATION
- 34 PROPOSED 6' HIGH MAX. BLOCK RETAINING WALL
- 35 PROPOSED GUEST HOUSE
- 36 PROPOSED WATER SERVICE LINES, TYPICAL OF (3)
- 37 PROPOSED COMMON SEWER LATERAL
- 38 PROPOSED BUILDING ENVELOPE
- 39 PROPOSED RETENTION/INFILTRATION BASIN
- 40 PROPOSED 6' HIGH DECORATIVE STUCCO FINISHED SOUND WALL, SEE DETAIL "A" THIS SHEET
- 41 EXISTING BUILDING, TO BE REMOVED
- 42 ALL NEW SLOPES TO BE LANDSCAPED
- 43 1.00' WIDE NON ACCESS EASEMENT
- 44 PROPOSED DRIVEWAY
- 45 PROPOSED FIRE TURN AROUND
- 46 EXISTING UTILITY POLE TO BE REMOVED, UTILITIES TO BE UNDERGROUND
- 47 EXISTING TREE TO BE REMOVED, REFER TO ARBORIST REPORT
- 48 EXISTING PD&E EASEMENT PER 1459 OR 191

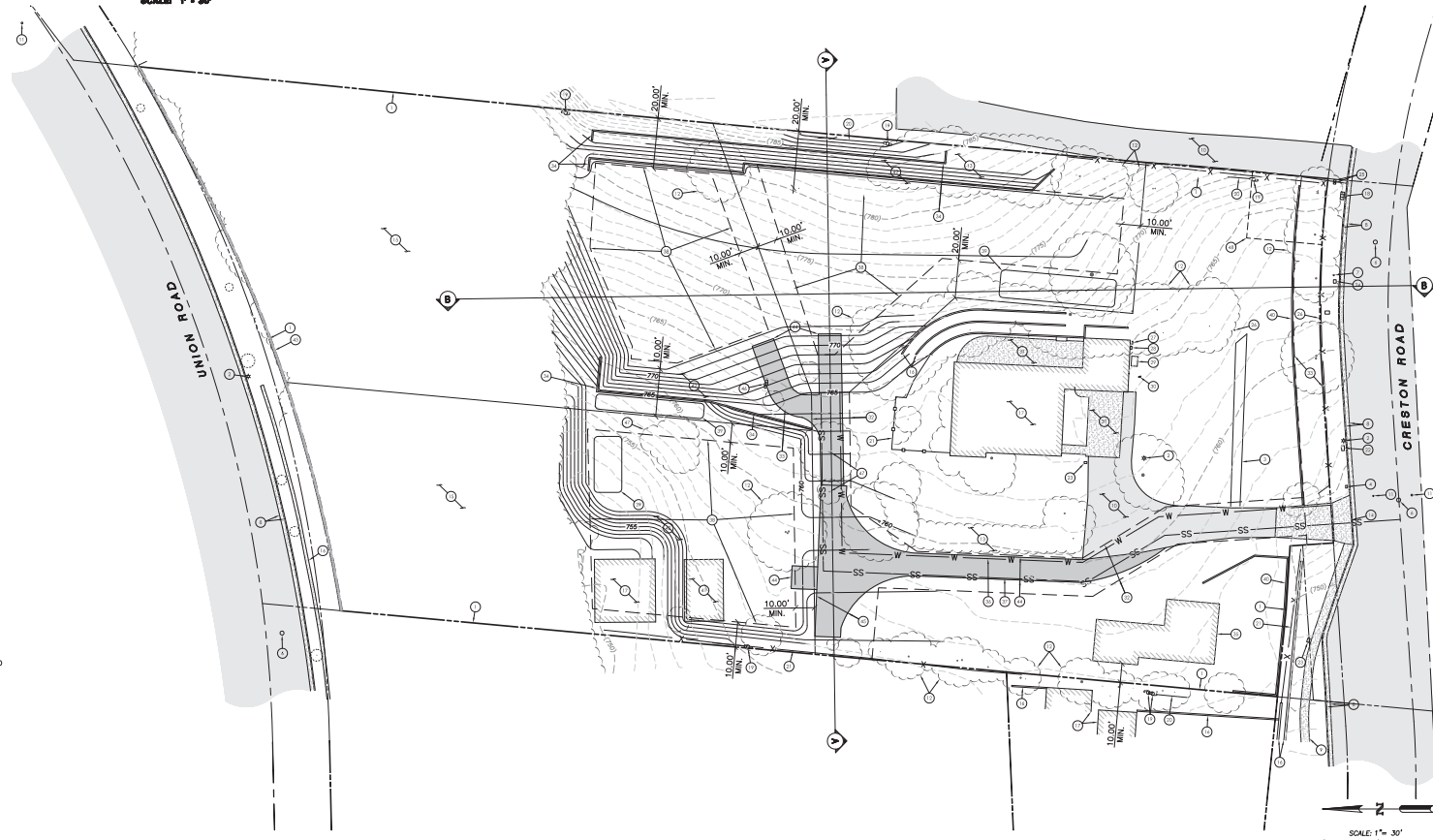
NOTES



SECTION A
SCALE: 1" = 30'



SECTION B
SCALE: 1" = 30'



GRADING PLAN
SCALE: 1" = 30'



HAWKINS
301 CRESTON ROAD
PASO ROBLES, CALIFORNIA 95444

GRADING PLAN
HAWKINS RESIDENCE
301 CRESTON ROAD
PASO ROBLES, CALIFORNIA 95444



PROJECT NUMBER: 112941
DATE: OCTOBER 3, 2014
SHEET TITLE:
PRELIMINARY GRADING, DRAINAGE AND SITE PLAN

SHEET NUMBER:
C1

Attachment 5

Draft Resolution B

RESOLUTION 16-XXX

**A RESOLUTION OF
THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
AUTHORIZING THE REMOVAL OF FOUR OAK TREES
AT 301 CRESTON ROAD
(OTR 16-013 / HAWKINS)
APN: 009-401-044**

WHEREAS, Carol Hawkins has submitted a request to remove four oak trees located at 301 Creston Road; and

WHEREAS, the trees proposed to be removed include a 7-inch diameter Blue Oak, an 8-inch diameter multi-trunk Scrub Oak, a 13-inch diameter multi-trunk Scrub Oak, and an 8-inch diameter Valley Oak; and

WHEREAS, the request for the trees to be removed is being made to accommodate future development of lots as part of Tentative Parcel Map 16-0165; and

WHEREAS, on January 10, 2017, the Planning Commission recommended approval of Oak Tree Removal 16-013 as part of their approval for Tentative Parcel Map 16-0165; and

WHEREAS, the Arborist Report (Exhibit A) has been prepared by A&T Arborists, which indicates that the four trees are in poor condition; and

WHEREAS, if the trees are approved to be removed, there are other oak trees on the lot that would be preserved; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Findings: Pursuant to Paso Robles Municipal Code section 10.01.050.E., and based on the entire record including all written and oral evidence presented, the City Council finds as follows:

Having considered the factors outlined in Section 10.01.050.E. of the Paso Robles Municipal Code, and the information provided by the Arborist in Exhibit A, the City Council finds that allowing the removal of the trees to accommodate future development of Tentative Parcel Map 16-0165, would result in a better project.

Section 3. Approval: Oak Tree Removal (OTR) 16-013 approved subject to the following:

1. Authorize the removal of Tree No. 10 (7-inch Blue Oak), Tree No. 11 (8-inch multi-trunk Scrub Oak), Tree No. 12 (13-inch multi-trunk Scrub Oak), and Tree No. 13 (8-inch Valley Oak) based on the trees being in poor health, as indicated in the Arborist Report, attached as Exhibit A;
2. Require six (6) 1.5-inch diameter oak replacement trees (or fewer replacement trees adding up to 9-inches) to be plated at the direction of the Arborist.

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Arborist Report
B	Tree Protection Plan

PASSED AND ADOPTED THIS 7th Day of February 2017 by the following Roll Call Vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 Steven W. Martin, Mayor

ATTEST:

 Kristy Buxkemper, Deputy City Clerk

Exhibit A Arborist Report
 Exhibit B Tree Protection Plan

<p>A & T ARBORISTS P.O. BOX 1311 TEMPLETON, CA 93465 (805) 434-0131</p>	
--	--

**Tree Preservation Plan
For**

301 Creston Road

**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 # _____

Project Description: This project involves a lot split for 301 Creston Road. This property currently has a single family home which will become lot one. The property will be divided to add three more lots and a guest house. There are several species of oak trees on the property including valley oaks (*Quercus lobata*), coast live oaks (*Quercus agrifolia*), blue oaks (*Quercus douglasii*), and scrub oaks (*Quercus dumosa*). There are 14 oaks potentially impacted in the immediate project area. There are another dozen that are inherently protected by others in the same area. There are also at least 60 more in the steep hillside extending down to Union Road to the north. These trees will all be saved as no development is planned anywhere near them. The trees planned for removal include tree #10, a seven inch diameter blue oak, trees #11 and #12, eight and 13 inch diameter multi-trunk scrub oaks, and one valley oak with an eight inch diameter. Tree #10 is in the middle of the proposed road, #11 and #12 will be within the building envelope for lot #2, and tree #13 is close to a retaining wall. It should be noted that tree #13 is has been topped for clearance of the 70 kv lines overhead.

Specific Mitigations Pertaining to the Project: Tree fencing must be up and per plan prior to any grading. The engineer explained the over-excavation for the guest unit will not go past the foundation so the impact will be minimal, however, this grading shall be monitored. Tree #9 will have the new driveway pass within the critical root zone. Grading shall be limited to no more than six inches of cut within the critical root zone. Tree #14 may need some clearance pruning prior to grading.

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 while saved trees in the impact area have yellow tape. Drip lines will be outlined on the plans.

If pruning is necessary for road 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 **City of Paso Robles** 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 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. A **Mandatory** meeting between the arborists and grading 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 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
- 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 IV 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.

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.

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. **Exhibit A**

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

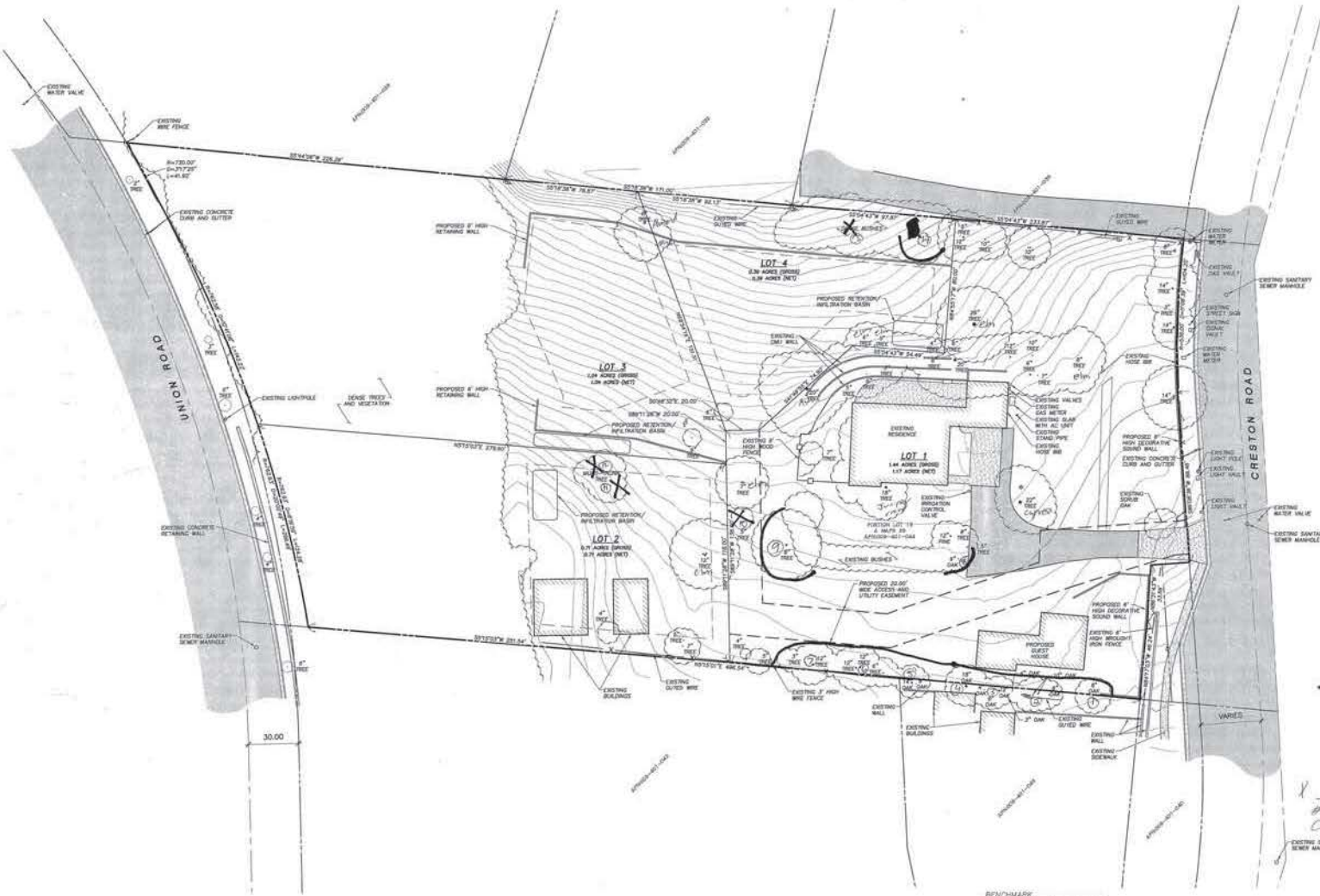
TREE PROTECTION SPREAD SHEET

	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	<i>Q. agrifolia</i>	7	4	A	0%	NONE	F	NO		good		10/10	none	100
2	LO	<i>Q. agrifolia</i>	8	4	A	0%	NONE	F	NO		fair		8/8	none	100
3	VO	<i>Q. lobata</i>	9	3	A	0%	NONE	F	NO		fair		12/16	none	100
4	VO	<i>Q. lobata</i>	18	4	I	10%	GR	F,M	YES		good		15/15	none	100
5	LO	<i>Q. agrifolia</i>	14	4	A	0%	NONE	F	NO		good		20/15	none	100
6	VO	<i>Q. lobata</i>	9	3	A	0%	NONE	F	NO		fair		8/8	none	100
7	VO	<i>Q. lobata</i>	10	3	A	0%	NONE	F	NO		fair		12/10	none	100
8	LO	<i>Q. agrifolia</i>	8	4	A	0%	NONE	F	NO		fair		10/10	none	100
9	VO	<i>Q. lobata</i>	3x22	3	I	25%	GR	F,M	YES		good		20/24	none	80
10	BO	<i>Q. doug</i>	7	3	R	100%	GR	NONE	NO		poor		7/7		
11	SO	<i>Q. dumosa</i>	4x8	3	R	100%	GR	NONE	NO		fair		12/8		
12	SO	<i>Q. dumosa</i>	10x13	3	R	100%	GR	NONE	NO		fair		15/14		
13	VO	<i>Q. lobata</i>	8	2	R	100%	GR	NONE	NO		fair		14/12		
14	BO	<i>Q. doug.</i>	7	3	A	0%	NONE	F	NO		fair		9/9	none	70

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, COMPACTION, TRENCHING, FILL
 9 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING,
 10 = ARBORIST MONITORING REQUIRED: YES/NO
 11 = PERSCRIBED PRUNING: CLASS 1-4
 12= AESTHETIC VALUE
 13= FIELD NOTES
 13= NORTH SOUTH/ EAST WEST CANOPY SPREAD
 14= CANOPY SPREAD
 15= LONG TERM SIGNIFICANT IMPACTS: HIGH, MEDIUM, LOW, NONE
 16 = USEFUL LIFE EXPECTANCY

**TENTATIVE PARCEL MAP
PR 16-0165**

BEING A SUBDIVISION OF REAL PROPERTY IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 13 OF THE RANCHO SANTA YSABEL, IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED FOR RECORD JANUARY 23, 1987 IN BOOK A-1 AT PAGE 28 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
DATE: JULY, 2016



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

BEING A SUBDIVISION OF REAL PROPERTY IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 13 OF THE RANCHO SANTA YSABEL, IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED FOR RECORD JANUARY 23, 1987 IN BOOK A-1 AT PAGE 28 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT DESCRIPTION

PROPOSED (4) LOT SUBDIVISION OF THAT PORTION OF LOT 13 OF THE RANCHO SANTA YSABEL, RECORDED IN BOOK A, AT PAGE 28 OF MAPS.

OWNER:

CARD, HARVEY
801 CRESTON RD.
PASO ROBLES, CA 93446

APPLICANT:

DAVID MARSHALL
DAVE DESIGN GROUP, INC.
351 TANF FARM RD. STE. 100
SAN LUIS OBISPO, CA 93409

NOTES:

1. PRELIMINARY FILE REPORT NO. 0007-206219
PREPARED BY FREE AMERICAN TITLE COMPANY

FLOOD ZONE DESIGNATION

ZONE X
MAP NO. 0007002008
EFFECTIVE DATE: NOVEMBER 16, 2012

LEGEND:

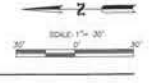
- EXISTING CONTOUR
- EXISTING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- - - PROPOSED CASEMENT AS NOTED
- - - PROPOSED LOT LINE
- - - PROPOSED BUILDING ENVELOPE
- EXISTING LOT
- - - PROPOSED LOT
- - - EXISTING UTILITY POLE



Handwritten notes:
- = Fencing
X = Remove oak
O = Tree #
AWB/AL-A
Cliff Tarragon



BENCHMARK
BLANDING OF SOUNDS (BASE 1) BENCHMARK
BENCHMARK ID: 01
ALUMINUM DISC STAMPED TYPE BENCHMARK NO. 21" IN DIAMETER OF THE NORTHEAST CORNER OF CRESTON ROAD 20.25' DIMENSIONALITY OF THE SOUTHWEST CORNER AT THE NORTHEAST CORNER OF THE BOLDEN HALL AND CRESTON ROAD INTERSECTION TO NORTHEASTERNLY OF THE CENTERLINE OF CRESTON ROAD AT SOUTHWESTERNLY OF THE CENTERLINE OF BOLDEN HALL ROAD 65.5' DIMENSIONALITY OF A PINE BELL TELEPHONE PEDIestal.
ELEVATION (NAVD85) 827.55'



TENTATIVE PARCEL MAP
SCALE: 1" = 30'

**Civil Engineering
Surveying
Architecture**
711 Tank Farm Rd, Suite 100
San Luis Obispo
California, 93401
Phone: (805)544-9700
email: omni@odgso.com





AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Parcel Map 16-0165 and Oak Tree Removal 16-013, on this 24th day of January, 2017.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: *Monica C Hollenbeck*
Monica Hollenbeck

THE Newspaper of the Central Coast
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 2891502
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; JANUARY 25, 2017 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)

DATED: JANUARY 25, 2017
AD COST: \$239.58

**CITY OF PASO ROBLES
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City Council will hold a Public Hearing to consider the following project:

APPLICATION: Parcel Map (PR) 16-0165 and Oak Tree Removal (OTR) 16-013, an application to subdivide an approximately 3.45-acre parcel with an existing single-family residential unit into four parcels ranging in size from approximately 20,000 square feet to 1.23 acres with a request to remove four oak trees.

APPLICANT: Omni Design Group

LOCATION: 301 Creston Road; Assessor's Parcel Number 009-401-044

ENVIRONMENTAL DETERMINATION: This application is Categorically Exempt from environmental review per Section 15315 (Minor Subdivision) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

HEARING(S): The Planning Commission held a Public Hearing on Tuesday, January 10, 2017 to consider this item, and on a 6-0 vote recommended that the City Council approve the application.

The City Council will hold a Public Hearing on Tuesday, February 7, 2017, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearings.

If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearings.

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Darcy Delgado
Assistant Planner
January 25, 2017

2891502