

RESOLUTION 99-130
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
TO UPHOLD THE PLANNING COMMISSION'S DECISION OF JUNE 22, 1999
TO APPROVE PLANNED DEVELOPMENT 98016 (NOVA HOUSING GROUP)

WHEREAS, Nova Housing Group has filed an application, Planned Development (PD) 98016, for authorization to construct 80 multi-family residential units on a 6 acre site located on the west side of Nicklaus Road, approximately 700 feet south of Niblick Road; and

WHEREAS, the project site is designated by the Land Use Element of the General Plan for Residential, Multiple Family, Low (RMF-L) Land Use and is zoned R-2,PD; and

WHEREAS, the project site is located in a Planned Development Overlay Zoning District and Municipal Code Section 21.16A.050 requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District; and

WHEREAS, on December 9, 1997, the Planning Commission adopted Resolution PC 97-060 to approve Planned Development (PD) 97012, which established a maximum density of 161 dwelling units on 58 acres, covering 3 then-existing legal parcels, of which the project site for PD 98016 is a part; and

WHEREAS, Nova Housing Group has indicated that all 80 of the proposed dwelling units are to be reserved for exclusive occupancy by "lower income" households as defined by California Health and Safety Code Section 50079.5 (those earning 80% or less of the County's Median Income); and

WHEREAS, Section 65915 of the California Government Code provides the following:

- a. That the City shall offer at least a 25% density bonus and one "developer incentive" to developers who propose that 20% or more of the dwelling units in a housing project be reserved for lower income households;
- b. Defines "developer incentive" as a reduction in site development standards, a modification of zoning code requirements, or other regulatory incentives proposed by the developer or the city which result in identifiable cost reductions;
- c. Requires that a deed restriction limiting occupancy of the project site for a period of not less than 30 years be recorded against the property; and

WHEREAS, the proposed 80 units includes a base density of 64 units plus an additional 16 units, which is 25% of the 64 base units; and

WHEREAS, at the request of the applicants, on November 24, 1998, the Planning Commission interpreted Paso Robles Municipal Code Section 21.22.060.A.1 to provide that the 10 foot width requirement for parking spaces in residential zones only applied to parking spaces that are covered in a garage or carport and that open parking spaces may be 9 feet wide; and

WHEREAS, the applicants have received an allocation of Federal Tax Credits to finance the project and, via their tax credit application, have indicated an intent to include a non-profit organization as managing partner in order that the project may qualify for a "Welfare" (property tax) exemption under Section 214(g) of the California Revenue and Taxation Code; and

WHEREAS, regulations governing the Federal Tax Credit Program require that, beyond the 30 years required by state law, a deed restriction limiting occupancy of the project site for a period of not less than 55 years be recorded against the property; and

WHEREAS Policy PS-12 of the Land Use Element of the City's General Plan calls for the City to support the public schools districts' efforts to ensure that new development mitigates its impacts to public schools; and

WHEREAS, the project site is located within the Paso Robles Joint Unified School District, which has two general obligation bond issues in effect until the year 2002, with a combined ad valorem tax rate of 0.3575%; and

WHEREAS, in June 1998 and in March 1999, the Paso Robles Joint Unified School District was unsuccessful in obtaining voter approval of a proposed a new general obligation bond issue, at an ad valorem rate of 0.18%, to begin in the year 2002; and

WHEREAS, the Paso Robles Joint Unified School District has indicated that it may try a third ballot measure for a new general obligation bond issue, at an ad valorem rate of 0.18%, to begin in the year 2002; and

WHEREAS, under a welfare exemption, the City will not receive any property tax revenues from the project, including revenues under general obligation bond approved via Measure D98, facing a property tax loss estimated at about \$950,500 in the first 30 years and at about \$1,696,000 after 55 years; and

WHEREAS, under a welfare exemption, the Paso Robles Joint Unified School District will not receive any revenues under the existing general obligation bonds or under any future general obligation bond; and

WHEREAS, on February 2, 1999, the City Council adopted an update to the Economic Strategy for the City of El Paso de Robles, which included Implementation Measure II for Objective A of the Housing Section, which calls for the following:

- a. That the City require all developers proposing the use of low-income tax credit financing or other financing (which will have property tax exemptions) to have a local non-profit or public entity with a proven track record in ownership and management be the general managing partner or controlling ownership interest in the project; and
- b. That the City require such developments to provide adequate recreation, childcare facilities, and after-school programs with a guarantee for their long-term viability; and

WHEREAS, one purpose of the Economic Strategy's Implementation Measure to require a local non-profit or public entity with a proven track record in ownership and management be the general managing partner or controlling ownership interest is to ensure that projects such as that proposed are effectively managed and maintained and State Law does not set criteria for nonprofit managing partners; and

WHEREAS, another purpose of the Economic Strategy's Implementation Measure to require such developments to provide adequate recreation, childcare facilities, and after-school programs with a guarantee for their long-term viability is to off-set impacts to City services such as police, fire, parks and recreation and general governmental services; and

WHEREAS, it has been reported that some cities have experienced significant problems associated with nonprofit managing partners that are partners in name only, and which perform little or no on-site management services; and

WHEREAS, for reasons discussed in the Initial Study prepared for this project, completion of the improvement of the west side of Nicklaus Road between Niblick Road and Pat Butler School and of the full length of Oak Hill Road is necessary for purposes of orderly development and public safety; and

WHEREAS, the applicants' tax credit application estimated of the value of the project at \$7,554,375, and based on this value, it is estimated that the amount of property tax revenue that the City would lose would be as follows:

- a. \$12,842 beginning in Fiscal Year 2000/2001 (assuming that the project was ready for occupancy on July 1, 2000), based on the City's share (17%) of the annual maximum rate of 1% of valuation; with the 2% annual increase allowed by Proposition 13, over 30 years this amount comes to about \$521,000 and over 55 years this amount comes to about \$1,266,100;
- b. An additional \$13,950 for bonded indebtedness from Measure D beginning in Fiscal Year 2002/2203; with the 2% annual increase allowed by Proposition 13, over 25 years this amount comes to about \$429,000;
- c. Any property tax revenues for periods beyond 55 years that the project continues to qualify for a welfare exemption; and

WHEREAS, if the applicants obtain a welfare exemption, it is expected that the city will not receive the above property tax revenues to offset the demand on police services, emergency (fire prevention and paramedic) services, recreation (including library) services, other municipal services and impact to public facilities (river crossings, parks, public safety center, etc.); and

WHEREAS, based on an estimated of the value at \$7,554,375, it is estimated that the amount of property tax revenue from existing general obligation bonds that the Paso Robles Joint Unified School District would lose would be as follows:

- a. About \$54,500 for the period between July 1, 2000 and June 30, 2002;
- b. Should a new general obligation bond be approved at 0.18% to begin on July 1, 2002, and including the \$54,500 mentioned above, about \$507,700 over 25 years; and
- c. Any property tax revenues for periods beyond 55 years that the project continues to qualify for a welfare exemption; and

WHEREAS, if the applicants obtain a welfare exemption, it is expected that the Paso Robles Joint Unified School District will not receive the above property tax revenues to offset the demand on elementary and high school services; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an Expanded Initial Study was prepared for this project, which found several potential significant impacts that could be mitigated if the project was revised to incorporate certain mitigation measures; and

WHEREAS, the applicants have agreed to revise the project to incorporate the mitigation measures listed in the Initial Study, as modified by the Planning Commission in the public hearings conducted on May 11 and 25, and June 8 and 22, 1999; and

WHEREAS a Mitigated Negative Declaration was approved by the Planning Commission on June 22, 1999 via Resolution 99-049; and

WHEREAS, the applicants have agreed to make annual “payments in lieu of taxes” to the City, equal to the amount that the City would receive if there were no welfare exemption; and

WHEREAS, a public hearing was conducted by the Planning Commission on May 11, May 25, June 8 and June 22, 1999, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development; and

WHEREAS, a member of the City Council has filed an Appeal of the Planning Commission’s decision on June 22, 1999, to approve Planned Development 98016 and the accompanying Mitigated Negative Declaration; and

WHEREAS, at its meetings of July 20 and August 17, 1999, the City Council took the following actions regarding this planned development amendment:

- a. Considered the facts and analysis, as presented in the staff report prepared for the proposed planned development amendment;
- b. Conducted a public hearing to obtain public testimony on the proposed planned development amendment;

NOW, THEREFORE, BE IT FOUND AND RESOLVED, by the City Council of the City of El Paso de Robles, that based on the foregoing recitals, facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, that:

1. As long as a nonprofit organization is a managing partner, which will be 30-55 years or longer, the loss of property tax revenues as a result of the project qualifying for a Welfare (property tax) exemption under California Revenue and Taxation Code Section 214(g) will pose ongoing significant fiscal impacts to: (a) City services and infrastructure, including, but not limited to, City streets, sewer, water, police, fire parks, recreation programs, and general governmental services, for as long as the project remains restricted to low income households and (b) to local public schools;
2. The fiscal impacts to the City resulting from the loss of property tax revenue may be offset through either “payments in lieu of taxes” or equivalent measures. The following measures are necessary to help off-set fiscal impacts, be consistent with the adopted Economic Strategy, and address public safety needs:
 - a. The street improvement conditions/mitigation measures listed in the Mitigation Agreement; and
 - b. Compliance with the Economic Strategy Implementation Measure by which a local nonprofit organization manages the project and provides adequate recreation, childcare facilities, and after-school programs with a guarantee for their long-term viability;
3. The fiscal impacts to public schools resulting from the loss of property tax revenue will remain unmitigated.
4. The Planning Commission’s November 24, 1998 interpretation of the Zoning Code to allow for the parking spaces to be 9 feet wide was sought by the applicant as being necessary for the feasibility of the project, and as such, is consistent with Government Code Section 65915’s definition of a “developer incentive”;

BE IT FURTHER FOUND AND RESOLVED, by the City Council of the City of El Paso de Robles, that based on the foregoing recitals, facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, that:

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);

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles, does hereby uphold the Planning Commission's action of June 22, 1999 to approve Planned Development 98016, subject to the following conditions set forth below.

COMMUNITY DEVELOPMENT DEPARTMENT

1. This Planned Development authorizes the construction of 80 multi-family dwelling units for exclusive occupancy by "lower income" households as defined by California Health and Safety Code Section 50079.5.
2. In accordance with California Government Code Section 65915(c.) prior to issuance of a building permit, the applicant shall record a restrictive covenant limiting occupancy of the site to lower income households for a period of not less than 30 years, beginning on the date of issuance of a Certificate of Occupancy for the project.
3. The applicant shall comply with all those standard conditions which are indicated on "Exhibit A" to this resolution. NOTE: All checked standard conditions shall apply unless superseded by a site specific condition.
4. The project shall be constructed so as to substantially conform with the following exhibits established by this resolution. (NOTE: Reductions of Exhibits B-H are attached to this resolution; full-sized copies of Exhibits B-H and Exhibit I are on file in the Community Development Department.)

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Preliminary Grading and Drainage Plan
C	Site Plan (labeled "Sheet A1")
D	Floor Plans (labeled "Sheets A2 - A4")
E	Building Elevations (labeled "Sheets A5 - A6")
F	Cross Sections (labeled "Sheets A7 - A8")

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
G	Mailbox, Trash Enclosure, Directory Sign and Tot Lot Details (labeled "Sheet A9")
H	Landscaping Plan (labeled "Sheet L1")
I	Color and Materials Board

5. The project shall be developed in a single phase, including all amenities and improvements reflected on the submitted exhibits. Any proposal to develop the project in multiple phases shall be subject to Planning Commission consideration and approval as part of a subsequent amendment to this Planned Development. Prior to granting approval of any phasing plan, the City may impose additional conditions upon this Planned Development relative to phasing which are necessary to protect the public health, safety and welfare and orderly development of the City.
6. Approval of Planned Development 98016 shall not be effective until all Development Application fees required by Resolution 96-75 for this application have been paid to the City.
7. This project is subject to the State of California Department of Fish and Game Environmental Filing Fees for a Negative Declaration which requires the applicant submit a \$1250.00 filing fee payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval, which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
8. Within 6 weeks prior to issuance of a grading permit, the applicant shall retain a qualified biologist to perform a survey of the site for the presence of San Joaquin Kit Fox in accordance with protocols established by the US Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG). If kit fox are found on site, specific measures for avoiding impacts to kit fox will then be identified and implemented through documented consultation with USFWS and CDFG, and according to the current protocols for kit fox protection.
9. The applicant shall retain a qualified biologist to monitor the site during construction. If the biologist finds raptor nests on the site, the following mitigation measures shall be implemented:
 - a. To avoid taking of active raptor nests, necessary tree removals or pruning should be conducted between September 15 and February 15, outside of the typical nesting season.
 - b. If any tree removals are determined to be necessary between February 15 and September 15, a raptor nest survey shall be conducted by a qualified biologist prior to any identified tree removals or pruning.
 - c. If the biologist determines that a tree slated for removal or pruning is not currently used by nesting raptors, the applicant shall apply for appropriate permits for tree removal or pruning.
10. The applicant shall implement the following mitigation measures to minimize impacts to potential aquatic wildlife resources of the project site:
 - a. A minimum setback from the upland edge of riparian vegetation shall be established through documented consultation with the CDFG and USFWS.

- b. Sedimentation and erosion control measures shall be implemented during construction, and construction activities in or near stream channels should be limited to the dry season to avoid impacts from increased runoff and sedimentation (i.e. May 15, to October 15th).
 - c. Creek banks impacted as a result of construction or other activities should be revegetated as soon as possible after construction, using native riparian shrubs and ground covers.
 - d. Drainage design features shall be implemented to reduce storm water impacts to the creek channels resulting from increased hardscape runoff.
 - e. Prior to construction, a 2-day/2-night California red-legged frog survey shall be conducted, according to USFWS protocol for the species.
11. Prior to issuance of a building or grading permit, and between the months of May and July, the applicant shall retain a qualified biologist to perform a survey of the site for the presence of shining navarretia, one-awned spineflower, and the oval-leafed snapdragon in accordance with requirements established by the US Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG). If special status plant species are found on site, specific measures for avoiding or mitigating impacts will then be identified and implemented through documented consultation with USFWS and CDFG.
12. Wetlands Protection: The applicant shall implement the following mitigation measures to minimize impacts to the creek along the south side of the site, which is considered a wetland:
- a. Implement erosion control measures during construction and limit construction activities adjacent to riparian/wetland areas to dry weather periods in order to avoid impacts related to increased runoff and sedimentation from the project site.
 - b. Prior to commencement of construction, place highly-visible temporary fencing along the upper streambanks and limit construction activities to areas located outside of the fenced areas.
 - c. During construction, avoid cleaning and refueling of equipment and vehicles within the vicinities of the existing channels and associated wetland and riparian habitats.
 - d. Following completion of construction-related activities, revegetate all disturbed and barren areas with appropriate native vegetation to reduce the risk of erosion and sedimentation into the adjacent drainages.
13. Prior to issuance of a Certificate of Occupancy, a Bus Shelter, of the dark green metal type installed at various locations in the City, shall be installed in a location in front of the project site to be determined by the Directors of Public Works and Administrative Services.
14. All existing oak trees shall be retained. In addition to Public Works Department Conditions #26 and 35, below, the following shall be accomplished:
- a. A qualified arborist shall monitor grading and trenching to ensure that oak trees are protected in the manner depicted in the "Tree Protection & Tree Preservation Report for Canyon Creek Apartments" dated February 6, 1999, prepared by Jack Brazeal.
 - b. Prior to issuance of a Certificate of Occupancy, the applicant shall submit to the Community Development Department written certification from a qualified arborist that the oak trees have not been damaged as a result of construction.

15. Prior to issuance of a grading permit, a Phase II Archaeological Study shall be conducted, as recommended by “An Archaeological Survey of the Nova Housing Group Property”, dated November 9, 1998, prepared by Heritage Discoveries, Inc. All recommendations of the Phase II Archaeological Study shall be incorporated into the project development.
16. The following air quality mitigation measures shall be included in the project:
 - a. Bike racks;
 - b. Energy efficient appliances;
 - c. double-paned windows;
 - d. Increase wall and ceiling insulation beyond Title 24 requirements;
 - e. Insulate hot water pipes.
17. The following air quality mitigation measures shall be followed during construction of the project:
 - a. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site;
 - b. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible; building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
 - c. Vehicle speed for all construction equipment shall not exceed 15 mph on any unpaved surface at the site;
 - d. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with CVC Section 23114;
 - e. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved roads.
18. Prior to issuance of a building permit, the property owner shall record an instrument, to be approved by the City Attorney, naming the City of El Paso de Robles as the sole agent for pumping and delivering the overlying's groundwater water rights.
19. In accordance with Implementation Measure II for Objective A of the Housing Section of the 1999 Economic Strategy for the City of El Paso de Robles, approval of PD 98016 shall not be effective until the applicant provides proof that the following has been accomplished:
 - a. A local non-profit or public entity with a proven track record in ownership and management be the general managing partner or controlling ownership interest in the project.
 - b. Commitment to provide adequate on-site recreation, childcare facilities, and after-school programs with a guarantee for their long-term viability in a manner to be approved by the City Council.

Peoples' Self-Help Housing Corp. or an affiliate have demonstrated that it meets the above criteria and is hereby pre-qualified to assume this role.
20. A 10 to 12 foot high chain link fence shall be installed to enclose the sport court at the west end of the site.
21. An ornamental iron fence with decorative masonry pilasters every 8 feet on center shall be constructed at the top of the retaining wall at the north end of the parking lot. The design plans for this fence shall be approved by the Development Review Committee prior to issuance of a building permit.
22. Prior to issuance of a Certificate of Occupancy, the applicant shall submit a renter's lease agreement to the City for review and approval. Said lease agreement shall inform all prospective renters that, as provided for in Municipal Code Sections 9.06.030 and 21.22.160, parking spaces may not be used for storage of trailers, boats, or inoperative vehicles.

PUBLIC WORKS DEPARTMENT

23. Prior to the issuance of a grading permit, the applicant shall submit a written verification from a certified arborist that all mitigation measures as outlined in the arborist report dated February 6, 1999 have been included with the grading construction proposed adjacent to existing oak trees.
24. Prior to the issuance of a grading permit, the applicant shall submit a haul route to export any excess dirt from the project site.
25. Prior to the issuance of a Certificate of Occupancy, the west side of Nicklaus Road, from the edge of existing full improvements at the south end of the Alder Creek Condominium property to the edge of existing full improvements at the north end of Pat Butler School Property, shall be fully-improved with concrete curb, gutter, sidewalk, paving (from the gutter to the existing edge of pavement), and streetlights in accordance to City Standards and Specifications.
26. Prior to the issuance of a Certificate of Occupancy, and as indicated in the Traffic Report dated February 24, 1999, the applicant shall construct the northwest curb return at Oak Hill Road and Nicklaus Street.
27. Prior to the issuance of a Certificate of Occupancy, the applicant shall improve both sides of Oak Hill Road from South River Road to the western property line of the project site in the same manner as required for the Woodland Plaza III Project (PD 98003 and Parcel Map PR 98-038), and make half-width improvements plus 12-feet wide of paving along the frontage of the project site to Nicklaus Road. These improvements shall include but not be limited to concrete curb, gutter, sidewalk, parkway landscaping and irrigation, streetlights, striping, signage and utilities, all in accordance to the City's Standards and Specifications. If, by the time of issuance of a Certificate of Occupancy, the right-of-way for Oak Hill Road between the western property line and South River Road has not yet been dedicated, the applicant shall post a bond or equivalent security to pay for the costs of full street improvements.
28. Prior to the issuance of a Certificate of Occupancy, the applicant shall install a traffic signal at the intersection of Nicklaus and Niblick Road. The applicant may, at his discretion, request from the City Council, to be reimbursed for a portion of the installation costs.
29. Prior to the issuance of a Certificate of Occupancy, the applicant shall install a waterline from River Road to Nicklaus Street within Oak Hill Road.
30. Prior to the issuance of a Certificate of Occupancy, the applicant shall install separate fireline and domestic water lines to serve the project. A backflow prevention device shall be installed with the fireline system. Maintenance of both water systems shall be the responsibility of the apartment complex developer.
31. Any connections to the sewer line in Nicklaus Street shall be made in a manhole. It is recommended that a minimum 6-inch diameter line be installed.
32. As required in the arborist report dated February 6, 1999, prior to the issuance of a construction permit to install the sewer line and storm drain lines, the applicant shall submit a written confirmation from a certified arborist that the alignment of these pipelines will not impact the health of the oak trees or that mitigation measures will be implemented so as not to impact the existing oak trees.
33. Prior to the issuance of a grading permit, the applicant shall dedicate the open space and drainage easement south of the property to the City's Landscape and Lighting Maintenance District.

34. Concurrent with the issuance of a building permit, and in addition to standard sewer connection fees, the applicant shall pay the South River Road Sewer Reimbursement (\$80.00/unit) and the Meadowlark Sewer Reimbursement (\$293.25/unit).
35. Prior to the issuance of a Certificate of Occupancy, the applicants may, at their discretion, request that the City Council establish a Reimbursement Agreement for those improvements installed by the applicants which would have been installed as a condition of approval for Woodland Plaza III pursuant to Planning Commission Resolutions No. 98-042 and 98-043.

EMERGENCY SERVICES DEPARTMENT

36. Fire hydrants will be required on Oak Hill Rd with spacing of not more than 300 feet. On site hydrants will be placed on the property at intervals of not more than 300 feet. The interior fire line will be required to have a backflow preventer/double detector valve at the connection with the city water main. The hydrant locations will be approved by Emergency Services prior to construction.
37. Any building 5000 square feet or more will be required to have an approved automatic fire sprinkler system installed. The system must be monitored for water flow, supervisory and tamper at a minimum. Tamper alarms are required on the DDC.
38. Approved addressing and/or signage will need to be approved prior to construction.
39. All required alarms will be installed and operating prior to occupancy.
40. The chain link fence to the rear of the property will be required to have a minimum of 2 pedestrian gates. The location will be determined at the site just prior to construction.
41. Provisions shall be made to update the Fire Department Run Book. The developer can provide a disk of the final approved map on AutoCad format to Emergency Services. The map will need to show all right of ways, lot lines, footprint of buildings. (if available), hydrant locations etc.
42. A vegetation management plan will be submitted to Emergency Services for approval prior to construction. The plan will need to include the removal of dead vegetation and the trimming of trees to limit exposure to fires. The plan will need to be verified by the arborist

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 17th day of August, 1999 by the following vote:

AYES:	Macklin, Mecham, and Picanco
NOES:	Baron and Swanson
ABSENT:	None
ABSTAIN:	None

Duane J. Picanco, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

