

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**

**FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: TENTATIVE PARCEL MAP PR 14-0027, APN 009-134-008  
(APPLICANT – WILLIAM RIDINO)**

**DATE: NOVEMBER 25, 2014**

**Needs:** For the Planning Commission to consider an application for a Tentative Parcel Map to subdivide an existing parcel into two lots and develop two single family homes.

- Facts:**
1. The project site is located between James and Blackburn Streets approximately 180-feet east of Grove Street. See Attachment 1, Vicinity Map.
  2. The property is zoned R-1 (Residential Single Family), with a General Plan designation of RSF-4 (Residential Single Family – 4 units/acre).
  3. The existing property is approximately 36,000 square feet. The proposed subdivision would create two parcels where Parcel 1 would be 18,210 square feet and Parcel 2 would be 18,092 square feet. See Attachment 2, Tentative Parcel Map.
  4. The minimum lot size in the R-1 zoning district is based on the average slope of the property per Table 21.16E.090 of the Municipal Code. The average slope of the property is around 20% which requires a minimum lot size of 15,000 square feet. Both proposed lots are consistent with the minimum lot size.
  5. See Attachment 3, City Engineer Memo that discusses access and utilities for the lots.
  6. An Arborist Report, attached as Exhibit 4, identified 13 oak trees on the property. One oak tree is located on Parcel 1 and will not be affected by the proposed development. The other 12 oak trees are located on Parcel 2. The report addresses the oaks on Parcel 2 as follows:
    - a. The proposed house on Lot 2 has been designed to protect all of the oaks, except for Tree No. 7, which is shown on the plan to be removed with the proposed development;
    - b. The Arborist Report indicates that a 6-inch oak (Tree No. 5) is in poor condition and would be removed on Parcel 2 (oak trees 6-inches in diameter or less do not require city approval for removal);
    - c. Since Mr. Ridino does not have City Council approval for removal of oak tree No. 7 on Parcel 2, a condition of approval has been added to the resolution approving the Parcel Map with the requirement that the house on Lot 2 be re-designed to protect all oak trees, unless approvals for oak tree removals are granted by the City Council in the future.

7. The Development Review Committee (DRC) reviewed the subdivision at their meeting on November 10, 2014, and recommended approval to the Planning Commission.
8. The project is exempt from requirements of the California Environmental Quality Act (CEQA) Class 15, Minor Land Divisions.

**Analysis and**

**Conclusion:**

The proposed project is an infill subdivision, and is consistent with Zoning and General Plan regulations. The project includes a request to approve the tentative parcel map and develop two single family homes (one on each parcel).

Along with the proposed Parcel Map, Mr. Ridino has provided proposed site plans, and grading plans, for the proposed homes on each lot. The grading plan for Parcel 2 indicates that a 22-inch Blue Oak tree (Tree No. 7) would need to be removed to accommodate the proposed grading for the home, which proposes a stepped foundation. As mentioned above, no oak trees are approved to be removed with the approval of this Parcel Map. Any oak tree removals (greater than 6-inches in diameter) are subject to City Council approval in the future. Given the lot sizes, it would appear that there is room on each lot for house designs that protect all of the oak trees.

This proposed subdivision supports implementation of the General Plan by providing opportunities for additional infill housing development.

**Policy**

**Reference:**

Paso Robles General Plan, Paso Robles Zoning Ordinance, and CEQA.

**Fiscal**

**Impact:**

None.

**Options:**

After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

- a. Adopt the attached Resolution, approving Tentative Parcel Map PR 14-0027 subject to findings and standard and site specific conditions.
- b. Amend, modify, or reject the above-listed action.

**Attachments:**

1. Vicinity Map
2. Tentative Parcel Map PR 14-0027
3. City Engineer Memo
4. Arborist Report
5. Resolution to Approve Tentative Parcel Map PR 14-0027
6. Newspaper and Mail Notice Affidavits

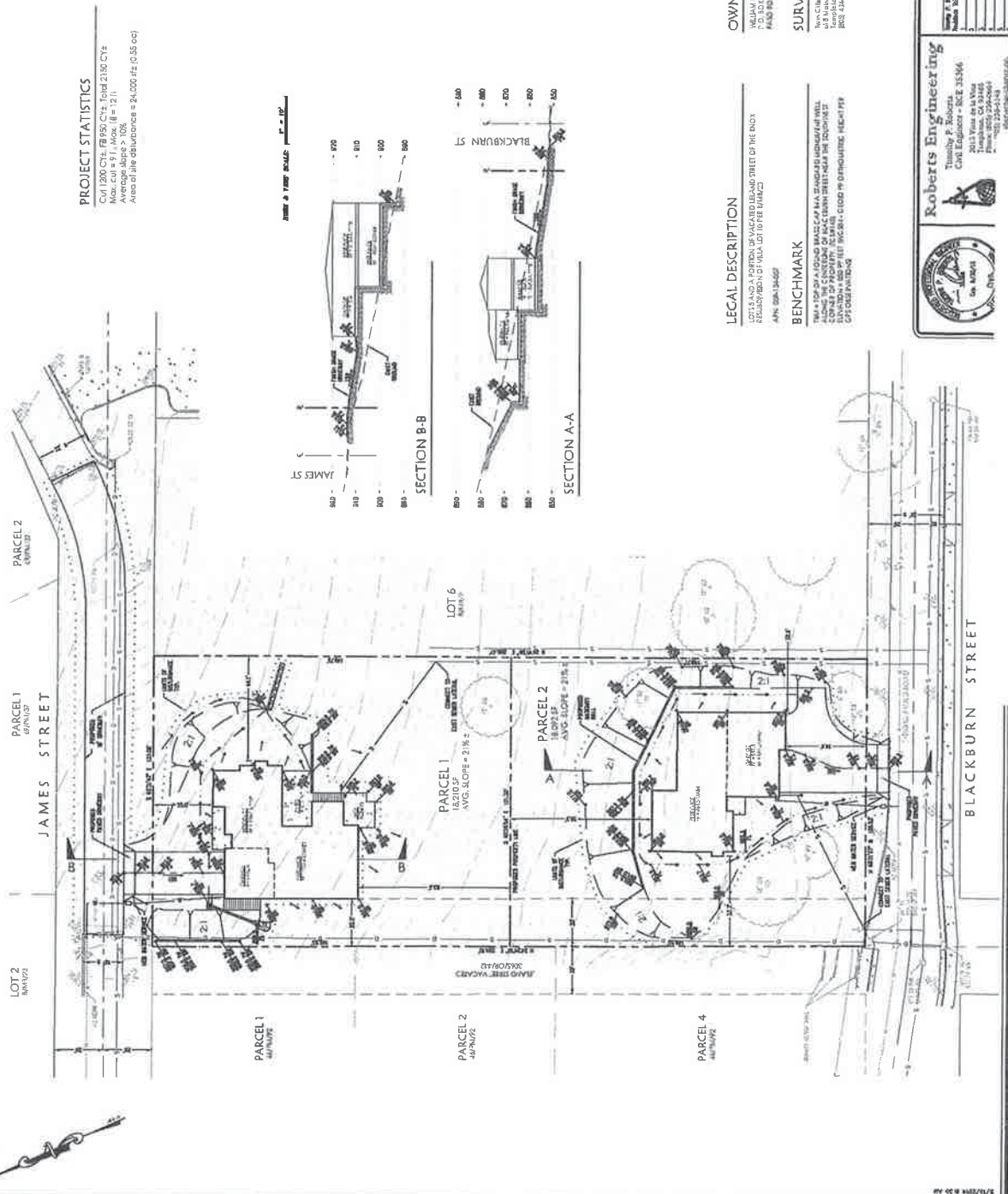


**Attachment 1**  
Vicinity Map  
(PR 14-0027)

RECEIVED  
SEP 03 2014

RIDINO - TENTATIVE PARCEL MAP PR 14-0027

Community Development Department  
Paso Robles



**PROJECT STATISTICS**  
 Civil 1000 CY ±, 1800 CY ±, 1800 CY ±, Total 5400 CY ±  
 Max. cut = 9' 1", Max. fill = 12' 1"  
 Average slope > 10%  
 Area of site disturbance = 24,000 sq. ft. (0.55 ac)

SCALE: 1" = 20'

SECTION B-B

SECTION A-A

**TREE LEGEND**  
 ○ SINGLE TRUNK  
 ⊗ MULTIPLE TRUNK  
 12" TRUNK SIZE LABEL  
 NOTE:  
 ALL TREES SHOWN ARE LIVE OAKS UNLESS  
 OTHERWISE NOTED. TRUNK DIAMETER AT  
 TRUNK DILATED AT CHECK POINT. TREE  
 LOCATIONS ARE APPROXIMATE.

**OWNER**  
 TOWN OF PASO ROBLES  
 100 N. MAIN ST.  
 PASO ROBLES, CA 94027

**SURVEYOR**  
 TERRY G. ROBERTS, INC.  
 2100 YUMA ST. SUITE 200  
 PASO ROBLES, CA 94027

**LEGAL DESCRIPTION**  
 CERTAIN PARTS OF PARCELS 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**Roberts Engineering**  
 Timothy P. Roberts  
 Civil Engineer - BCE 35364  
 200 Yuma St. Suite 200  
 Paso Robles, CA 94027  
 Phone: (805) 238-0000  
 Fax: (805) 238-0001  
 www.roberts-engineering.com

Project Name	Tentative Parcel Map PR 14-0027
By Whose Order	Conceptual Grading & Drainage Plan
Scale	As Shown
Sheet No.	1 of 1
Date	8/15/2014
Drawn By	[Signature]
Checked By	[Signature]
Project No.	14-0027
Sheet No.	1
Project Name	Tentative Parcel Map PR 14-0027
By Whose Order	Conceptual Grading & Drainage Plan
Scale	As Shown
Sheet No.	1 of 1
Date	8/15/2014
Drawn By	[Signature]
Checked By	[Signature]
Project No.	14-0027
Sheet No.	1

Attachment 2  
 Tentative Parcel Map  
 (PR 14-0027)

## MEMORANDUM

**TO:** Darren Nash  
**FROM:** John Falkenstien  
**SUBJECT:** Tentative Parcel Map PR 14-0027, Ridino  
**DATE:** November 10, 2014

### Streets

The parcel being created will take access from the westerly extension of James Street. The James Street right-of-way is currently rough graded. Access was historically cut-off to vehicular traffic by a thick cable barrier at the Grove Street cul-de-sac. This had been destroyed upon my recent visit. A rough wooden barricade remains at the end of the paving in line with the west boundary of the subject property.

Although located in a public right-of-way, the proposed street improvement will act like a private driveway in that the new parcel, and likely the adjacent parcel to the east, will be the only ones to use it for vehicular access. From the Council adopted Blackburn Area Study Resolution No. 04-048 "*a fully developed street section between James Street and Grove Street does not appear warranted*". Emergency Services has verified that they do not need or recommend the connection. To mitigate the generation of stormwater runoff on the steep hillside, we are recommending the installation City Standard A-8, an 18-foot wide pervious paver block roadway with the development of Parcel 1.

The subdivision application does not present any reason to remove the James Street barrier. The Blackburn Area Study, adopted by the City Council by Resolution No. 04-048 in 2004 recommends that the barrier remain in place. The barrier does not preclude foot traffic, and the James Street right-of-way does provide an attractive neighborhood trail. This subdivision will not affect use of the James Street right-of-way for recreational trail purposes. The barrier at Grove Street should be replaced in a more permanent form.

Blackburn Street improvements will be completed with the development of Parcel 2 in accordance with the Blackburn Study.

### Sewer and Water

In order to serve the elevation of a home on Parcel 1, the future builder will need to build a water service off of the 6-inch water main in Cherry Street. This line is on the 12<sup>th</sup> Street boosted zone. For orderly development, a water service should be provided for the adjacent parcel to the east with this construction.

Both parcels may receive sewer service from the 8-inch sewer line in Blackburn Street.

## **Conditions**

With the development of Parcel 1, the developer shall improve James Street in accordance with City Standard A – 8 from the end of the existing paving near Cherry Street to the west boundary of the subdivision.

With the development of Parcel 1, the developer shall provide water services to both Parcel 1 and to the adjacent property to the east.

With the development of Parcel 1, the developer shall re-install a barricade across the James Street access-way at Grove Street in accordance with a plan approved by the City Engineer.

With the development of Parcel 2, the developer shall complete the improvements to Blackburn Street including curb, gutter and installation of a drainage inlet in accordance with City Standard D – 1; all in accordance with the Blackburn Area Study adopted by City Council Resolution 04-048.

# **A & T ARBORISTS**

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



## **Tree Preservation Plan For**

### **Ridino Project 14-0027 Blackburn Court**

#### **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 # \_\_\_\_\_

**RECEIVED**

**OCT 27 2014**

**City of Paso Robles  
Community Development Dept.**

Project Description: This project involves the development of two parcels between James Street and Blackburn Court in Paso Robles. Parcel two is located next to Blackburn Court where the ground slopes uphill towards parcel one next to James Street. There is one blue oak tree (*Quercus douglasii*) located at the bottom of parcel one that will not be impacted by either development. There are six oak trees, five blue oaks and one coast live oak (*Quercus agrifolia*) located on parcel two. Two trees are being proposed for removal. First tree is a six inch live oak (Figure #2) and the second is a 22 inch blue oak (Figure #1). The smaller live oak is directly in the middle of the driveway that already is located to avoid larger blue oaks. The blue oak proposed for removal is located in the cut area behind the proposed home. Due to the steepness of the lot, there is a 2:1 cut on top of a retaining planned for the back yard. There is really no way to avoid removing this tree while saving the others. The planned home is already two story so the footprint can't be changed or made any smaller. The home also can't be located further up the hill as the cut would be enormous and impact tree eight on parcel one. We feel this is the best design causing the least amount of impacts to the other trees. Photographs of both of the planned removals are at the end of the report.

Specific Mitigations Pertaining to the Project: Trees #1-4, 6, and 8 shall have protective fencing placed around them in the configuration laid out on the parcel map. All utilities shall be placed just to the north side of the driveway. The sewer line for parcel one will pass down the east side of parcel #2 near the property line. The sewer for parcel two shall be re-located out of the critical root zone of tree #3. Trees #1-4, and 6 shall have the canopies raised prior to any grading per the standards set forth in the standard mitigations below.

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 saved have yellow tape and trees to be removed have red tape attached to the tag (none for this project). Both critical root zones and drip lines are outlined on the plans.

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



## Tree Rating System

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

<u>Rating</u>	<u>Condition</u>
0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline.
2	May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.
3	Some past failures, some pests or structural defects that may be mitigated by class IV pruning.
4	May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.
5	Relatively healthy tree with little visual, structural and/or pest defects and problems.
6	Healthy tree that probably can be left in its natural state.
7-9	Has had proper arboricultural pruning and attention or have no apparent structural defects.
10	Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

Aesthetic quality on the spreadsheet is defined as follows:

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

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

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

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

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

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

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

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

**Trenching Within Critical Root Zone:** All trenching within the critical root zone of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. 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 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

**Landscape:** All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation.

**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.

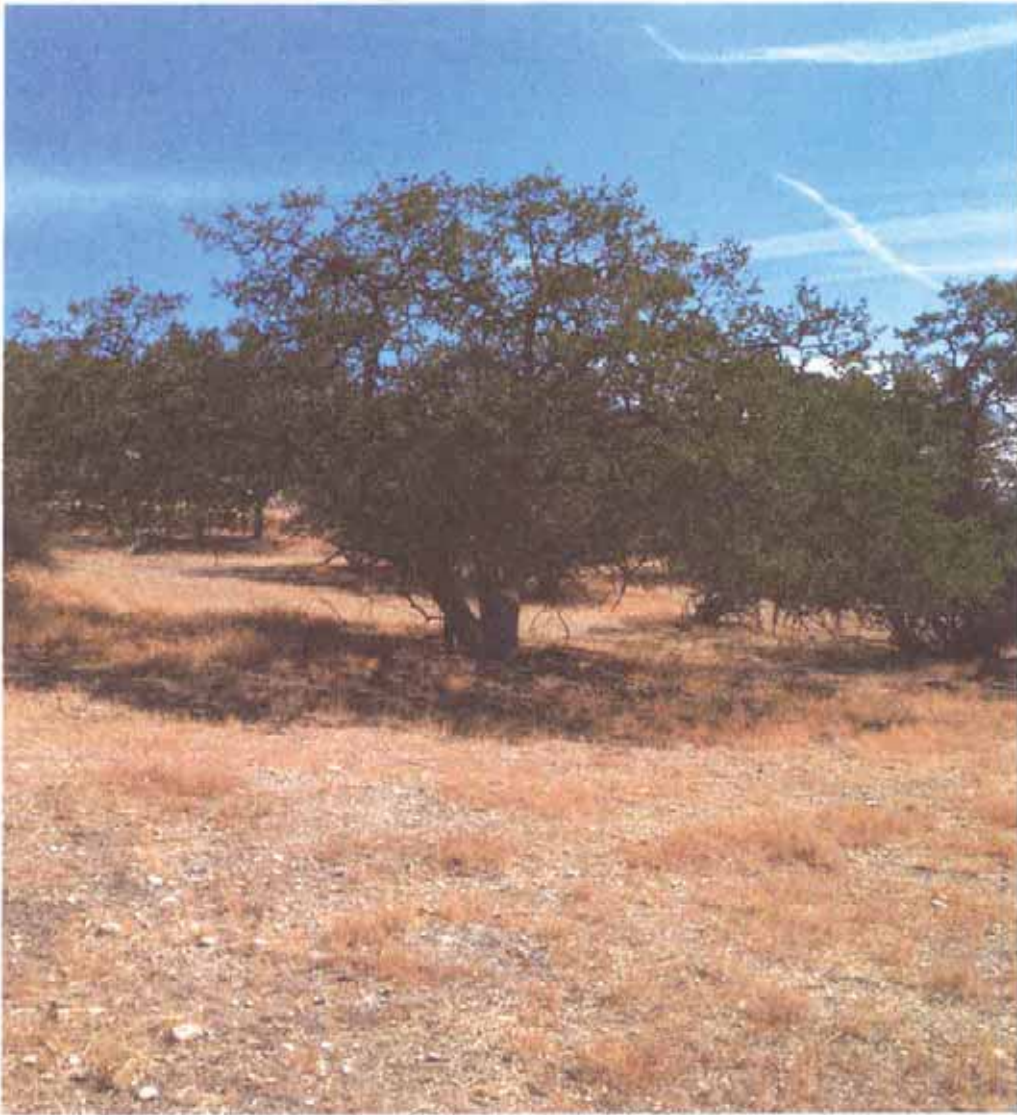
If all the above mitigation measures are followed, we feel there will be no long-term significant impacts to the native trees.

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

Steven G. Alvarez  
Certified Arborist #WC 0511

Chip Tamagni  
Certified Arborist #WE 6436-A





**Figure 1 - Tree #7**

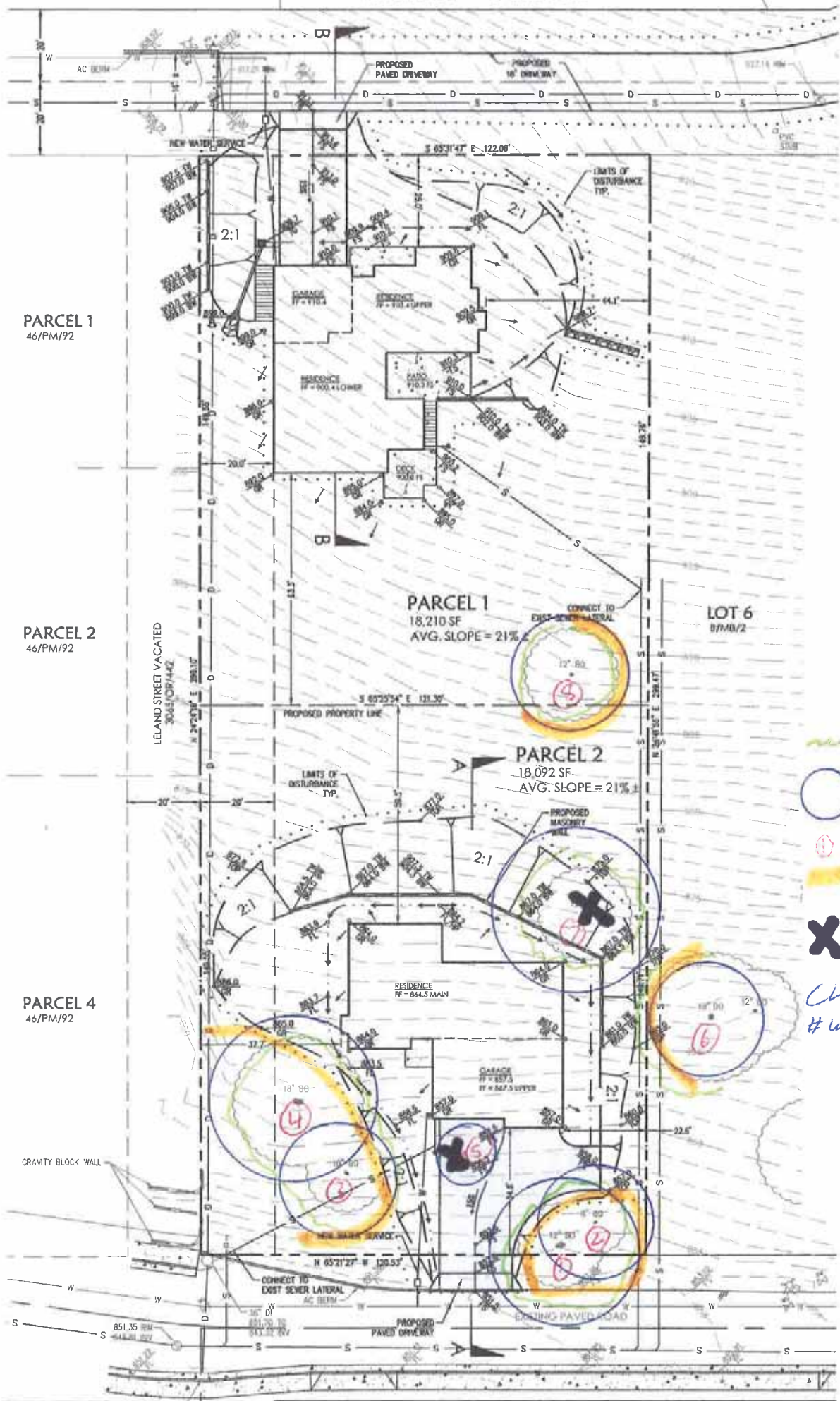


**Figure 2 - Tree #5**

TREE PROTECTION SPREAD SHEET FOR  
Ridino on Blackburn Court

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW	LTSI H-M-L-N
1	BO	Q. doug.	20	4	I	15%	GR	F,RP,M	YES	IV	fair		36/36	low
2	BO	Q. doug.	15	4	I	15%	GR	F,RP,M	YES	IV	fair		24/20	low
3	BO	Q. doug.	15	3	I	15%	GR	F,RP,M	YES	IV	fair	suppressed frm 2	20/25	low
4	BO	Q. doug.	21	5	I	20%	GR	F,RP,M	YES	IV	good		40/40	low
5	LO	Q. agrif.	6	3	R	100%	GR	NONE	NO		poor		15/15	
6	BO	Q. doug.	15	3	A	0%	NONE	F	NO		good		35/35	none
7	BO	Q. doug.	22	4	R	100%	GR	NONE	NO		good		35/35	
8	BO	Q. doug.	14	4	A	0%	NONE	F	NO		good		30/30	none
9														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH  
 2 = TREE TYPE: COMMON NAME (E.W.O.= WHITE OAK)  
 3= SCIENTIFIC NAME  
 4= TRUNK DIAMETER @ 4ft  
 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  
 9 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING,  
 10 = ARBORIST MONITORING REQUIRED: YES/NO  
 11 = PRESCRIBED PRUNING: CLASS 1-4  
 12= AESTHETIC VALUE  
 13= NORTH SOUTH/ EAST WEST CANOPY SPREAD  
 14= NORTH, SOUTH, EAST, WEST  
 15= LONG TERM SIGNIFIANT IMPACT



PARCEL 1  
46/PM/92

PARCEL 2  
46/PM/92

PARCEL 4  
46/PM/92

PARCEL 1  
18,210 SF  
AVG. SLOPE = 21%

PARCEL 2  
18,092 SF  
AVG. SLOPE = 21%

LOT 6  
B/M/92

- = dripline
  - = CRZ
  - = Tree #
  - = Fencing
  - = Removals
- Chip Tameson  
# WE6436-A



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING TENTATIVE PARCEL MAP PR 14-0027  
APN: 009-134-008  
APPLICANT - RIDINO

---

WHEREAS, Tentative Parcel Map PR 14-0027, an application filed by William Ridino to create two parcels through the subdivision of an existing 36,000 sq. ft. parcel with Parcel 1 to be 18,210 sq. ft. and Parcel 2 to be 18,092 sq. ft.; and

WHEREAS, the site is located between James and Blackburn Streets, approximately 180-feet east of Grove Street; and

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

WHEREAS, the proposed map would be consistent with the Zoning Code Section 21.16E.090, Density of Residential Development; and

WHEREAS, the proposed tentative parcel map is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Class 15, Minor Land Divisions; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

1. 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;
2. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
3. The site is physically suitable for the type of development proposed;
4. The site is physically suitable for the proposed density of development;
5. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The land division proposed is not likely to cause serious public health problems;
7. The design of the land division will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;
8. The fulfillment of the requirements listed in the Conditions 4-7 below are a necessary prerequisite to the orderly development of the site and surrounding area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant tentative map approval for Tentative Parcel Map PR 14-0027 subject to the following conditions of approval.

STANDARD CONDITIONS OF APPROVAL:

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

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions of Approval
B	Tentative Parcel Map 14-0027

2. PR 14-0027 would create two parcels through the subdivision of an existing 36,000 sq. ft. parcel with 18,210 sq. ft. (Parcel 1) and 18,092 sq. ft. (Parcel 2) respectively.
3. Prior to recordation of the Final Map, the house for Parcel 2 shall be redesigned in a manner that protects the oak trees as required by the Oak Tree Ordinance, unless approvals for oak tree removals are granted by the City Council in the future.
4. With the development of Parcel 1, the developer shall improve James Street in accordance with City Standard A – 8 from the end of the existing paving near Cherry Street to the west boundary of the subdivision.
5. With the development of Parcel 1, the developer shall provide water services to both Parcel 1 and to the adjacent property to the east.
6. With the development of Parcel 1, the developer shall re-install a barricade across the James Street access-way at Grove Street in accordance with a plan approved by the City Engineer.
7. With the development of Parcel 2, the developer shall complete the improvements to Blackburn Street including curb, gutter and installation of a drainage inlet in accordance with City Standard D – 1; all in accordance with the Blackburn Area Study adopted by City Council Resolution 04-048

PASSED AND ADOPTED THIS 25<sup>th</sup> day of November, 2014 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

DOUG BARTH, CHAIRMAN

ATTEST:

---

ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION

EXHIBIT A OF RESOLUTION  
CITY OF EL PASO DE ROBLES  
STANDARD DEVELOPMENT CONDITIONS

Planned Development \_\_\_\_\_  Conditional Use Permit \_\_\_\_\_  
 Tentative Parcel Map \_\_\_\_\_  Tentative Tract Map \_\_\_\_\_  
Approval Body: Planning Commission Date of Approval: \_\_\_\_\_  
Applicant: Ridino Location: Blackburn Ct  
APN: 009-134-008

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 November 25, 2016 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 \_\_\_\_\_)

- 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 size of containers to be stored in the enclosure.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- 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 Community Development Department prior to the issuance of building permits.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- 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:

**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 14-0027 into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:
 

---



---

\*\*\*\*\*

(Adopted by Planning Commission Resolution \_\_\_\_\_)

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

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

**C. PRIOR TO ANY PLAN CHECK:**

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

**D. PRIOR TO ISSUANCE OF A GRADING PERMIT:**

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

**E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a

(Adopted by Planning Commission Resolution \_\_\_\_\_)



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:

Blackburn Street		
James Street		
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 \_\_\_\_\_)

- 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 Source Reduction and Recycling Element.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- 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.

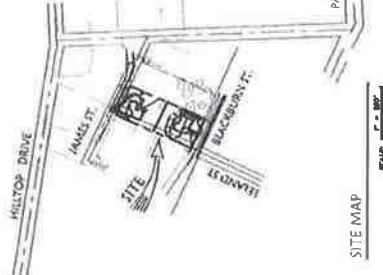
(Adopted by Planning Commission Resolution \_\_\_\_\_)

5.  Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6.  Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7.  Prior to the issuance of Certificate of Occupancy:
  - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
  - Final inspections shall be completed on all buildings.

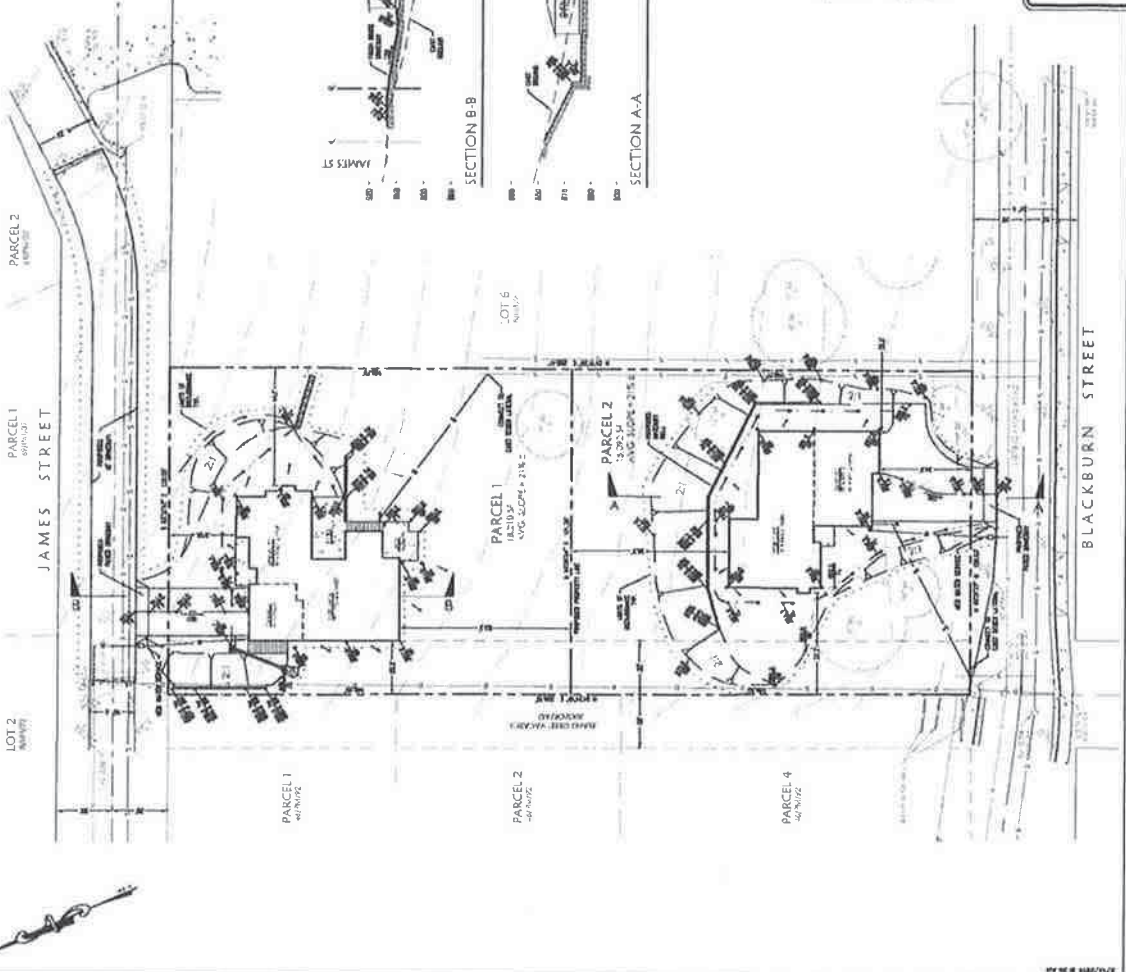
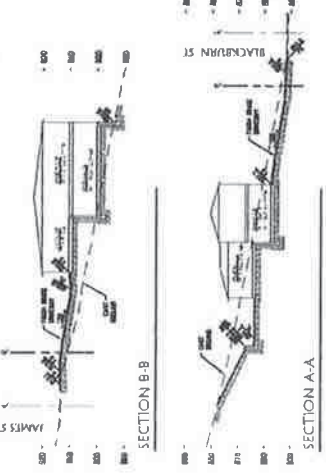
(Adopted by Planning Commission Resolution \_\_\_\_\_)

**RIDINO - TENTATIVE PARCEL MAP PR 14-0027**

**VICINITY MAP**



**PROJECT STATISTICS**  
 Call 1200 024 88 99 074  
 Ave 21174  
 Ave 21174  
 Ave 21174



**OWNER**  
 TROJAN HOLDINGS CORPORATION  
 1430 15TH ST SE  
 PASCO, WA 99031

**SURVEYOR**  
 Roberts Engineering, Inc.  
 1430 15TH ST SE  
 PASCO, WA 99031

**LEGAL DESCRIPTION**  
 THE PART OF LOT 6, PARCEL 1, AS SHOWN ON THE PLAT OF THE TROJAN HOLDINGS CORPORATION, MAP 14-0027, IN THE CITY OF PASCO, WASHINGTON, THAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BENCHMARK**  
 THE BENCHMARK IS A CONCRETE PIPER BENCHMARK SET IN THE CORNER OF THE INTERSECTION OF JAMES STREET AND BLACKBURN STREET, AS SHOWN ON THE PLAT OF THE TROJAN HOLDINGS CORPORATION, MAP 14-0027, IN THE CITY OF PASCO, WASHINGTON.

**TREE LEGEND**

- SINGLE TREE
- ⊗ MULTIPLE TREES
- ▭ TREE SIZE LABEL

NOT SCALE DRAWING AND USE DIMENSIONS AND NOTES TO DETERMINE SIZE LABEL REPRESENTS LOCATION AND APPROXIMATE SIZE.

Roberts Engineering, Inc.	
Tentative Parcel Map PR 14-0027	
Conceptual Grading & Drainage Plan	
Scale:	1" = 50'
North Arrow:	As Shown
City:	PASCO, WA
County:	FRANKLIN
Project No.:	14-0027
Revision:	1
Date:	11/15/2014

**Roberts Engineering**  
 1430 15th St SE  
 Pasco, WA 99031  
 Phone: 509.255.2411  
 Fax: 509.255.2411  
 Email: info@robertseng.com

**Exhibit B**  
 Tentative Parcel Map  
 (PR 14-0027)



**CITY OF EL PASO DE ROBLES**  
*"The Pass of the Oaks"*

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Kristen Buxkemper, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Tentative Parcel Map 14-0027, on this 12<sup>th</sup> day of November, 2014.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Kristen Buxkemper

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION  
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 11/14/2014

Meeting Date: 11/25/14  
Planning Commission

Project: Tentative Parcel Map PR 14-0027  
Request by Bill Ridino to subdivide  
into 2 lots for single family residential  
construction between James Street  
and Blackburn Street.

I, Kristen L. Buxkemper, employee of the  
Community Development Department, Engineering  
Division, of the City of El Paso de Robles, do hereby  
certify that this notice is a true copy of a published  
legal newspaper notice for the above named project.

Signed: Kristen L. Buxkemper  
Kristen L. Buxkemper

**CITY OF EL PASO DE ROBLES**

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, November 25, 2014, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

Tentative Parcel Map (PR 14-0027), a request filed by Bill Ridino to subdivide an existing 36,000 square foot lot into two approximate 18,000 square foot lots for single family residential construction. The site is located between James Street and Blackburn Street, approximately 180-feet east of Grove Street.

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

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to [planning@prcity.com](mailto:planning@prcity.com), provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970 or by email at [dnash@prcity.com](mailto:dnash@prcity.com).

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

Darren Nash  
Associate Planner  
November 14, 2014

1400315