



City of Paso Robles Planning Commission Agenda Report

From: Susan DeCarli, City Planner

Subject: River Oaks II – Vesting Tentative Tract Map (VTTM 3105)
271 Residential Lots and 27 Other Open Space and Agricultural Lots
Applicant – Estrella Associates, Inc.
800 Clubhouse Drive, APN 025-390-009

Date: August 8, 2017

Facts

1. The project, known as River Oaks II, is located in the northeastern area of the City of Paso Robles, within the Borkey Area Specific Plan area (Subarea A), north of State Route 46 East, west of Buena Vista Drive, and east of the Salinas River. See Attachment 1 – Borkey Specific plan Map.
2. The City Council approved a General Plan Amendment, Borkey Area Specific Plan Amendment, Rezone, and a Master Development Plan in June 2016. The amendments designated and zoned the property primarily for 271 residential units, with certain areas to be maintained as Agriculture and/or Parks and Open Space.
3. The Planning Commission approved a 6-lot map in September 2016 that was intended to facilitate phased development for financing purposes. However, the applicant has decided to pursue subdividing the entire project site concurrently with Vesting Tentative Tract Map (VTTM 3105). See Attachment 2, VTTM 3105.
4. The proposed subdivision and site development is required to be in substantial conformance with the approved Master Development Plan Design Manual (MDP). The proposed subdivision maintains the approved concepts for extending the existing Traditions neighborhood on the west side of the project as a gated, age-restricted neighborhood, and the new, larger-lot neighborhoods on the east side of the site. It includes maintaining and enhancing the existing spa, lake area, and gazebo facilities, integration of open space and agricultural land, and a multi-purpose trail system. See Attachment 3, Landscape Plans.
5. The Development Review Committee (DRC) reviewed the proposed subdivision layout for consistency with the MDP on March 13, 2017, and found it generally consistent with the plan. The DRC supported proposed modifications regarding road alignments along the northern property line and agricultural buffers required. The Planning Commission is requested to make a final determination in regard to proposed modifications. See Attachment 4, MDP Site Plan modifications.
6. The proposed subdivision plan includes a proposed grading plan that demonstrates how the site would be re-contoured to create residential building pads and the street network. The proposed grading plan would result in a significant amount of grading cuts on hilltops and fills in lower areas. The applicant proposes to use contour-grading techniques to help blend the changes in topography in with the surrounding landscape. The grading plan also includes grading on property owned by Cuesta College (on the east side of the site), to provide a smooth transition between properties in this area. Cuesta College has provided documentation that it would

Agenda Item 1

provide an easement to accommodate the proposed grading on its property. The project also includes grading and entry road improvements on adjacent property at the far northeast area of the project at Buena Vista Drive. The applicant has provided documentation of acceptance for an easement with the property owner (Strouds) for this purpose. See Attachment 5, Grading Plans.

7. The proposed grading would require the removal of XX native oak trees, subject to City Council approval
8. The proposed project includes landscape details and a fencing plan for improvements along streets, open space areas, and private property fencing. These features would provide seamless integration with the existing improvements in the River Oaks development. See Attachment 3, Landscape Plan and Site Details.
9. The MDP approval included several Conditions of Approval that apply to the proposed tract map pertaining to the extension of infrastructure improvements, maintenance of facilities, grading, and mitigation measures associated with environmental impacts. These issues are discussed in the analysis section below. Applicable Conditions of Approval are included in draft Resolution A, in Attachment 7.
10. In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared for the Borkey Area Specific Plan, which analyzed development of property in this area. A Mitigated Negative Declaration (MND) was subsequently approved for the River Oaks II Expansion entitlements, including the Borkey Area Specific Plan Amendment, General Plan Amendment, Zoning Amendment and Master Development Plan. The MND evaluated all potential environmental impacts that may result from the project, including development of 271 lots and ancillary land uses in the MDP. Since VTTM 3105 is consistent with the Borkey Area Specific Plan (for which an EIR was adopted), the MDP density, development program, and circulation plan, therefore, no further environmental analysis is required for this tract map.

Options

1. Adopt Draft Resolution A (Attachment 7), approving Vesting Tentative Tract Map 3105 and recommend the City Council approve Draft Resolution B, allowing the removal of 33 native oak trees with mitigation.
2. Refer the project back to staff for additional analysis on specific issues identified, and continue the public hearing to a date-certain.
3. Deny Vesting Tentative Tract Map 3105, based on specific findings for denial to be made by the Planning Commission.

Analysis and Conclusions

1. Project Summary

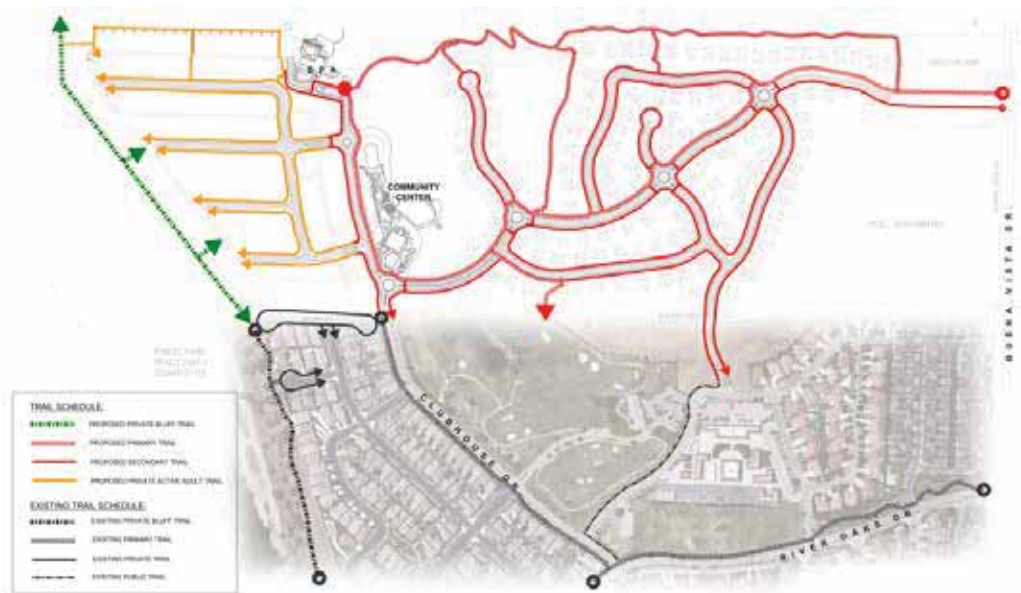
The proposed VTTM 3105 layout for neighborhood development, circulation and utilities infrastructure is designed based upon the Master Development Plan Design Manual approved by the City Council in June 2016. This project includes subdividing the entire site into 271 residential lots and 27 open space and agricultural parcels (298 legal parcels total).

The proposed site layout would expand the existing Traditions, active-adult, gated neighborhood to the north of the existing Traditions neighborhood in River Oaks. The central areas of the site where the spa,

Agenda Item 1

lake and gazebo are located would be maintained and new site amenities are proposed for this area including a pool, bocce ball court, enclosed gazebo/clubhouse, and other site work. All residents and the public would have access to site amenities (not including the clubhouse). All amenities (including streets, trails, passive recreation improvements, fencing and landscaping) are planned to be maintained by Homeowners' Associations, not the City.

The properties located to the east of the lake are planned to be subdivided into larger lots, ranging between 8,000 sf (smallest) up to 24,500 sf (largest), with the typical lot size between 10,000 sf to 12,000 sf in area. The project has two main entries, one from Clubhouse Drive and the other from Buena Vista Drive. An additional access is provided for residents of the Waterford Court neighborhood in the center area north of Kermit King Elementary School. This access is proposed to be gated to reduce cut-through traffic. Pedestrian access between the new and existing neighborhoods is provided on streets as well as a separate walkway/trail through a connection near Waterford Court (see image below).



2. Site Design Issues

The surrounding development patterns contributed to the proposed site development plan. These include the bluff to the west, existing development to the south, vineyards (and other agricultural activities) to the north, and Cuesta College property to the east. Although property along the Salinas River was included in the Master Development Plan (MDP), it was not intended to be an integral part of the residential project design since it is separated by North River Road and a bluff. This property was dedicated to the City for future recreational purposes.

Since the existing Traditions neighborhood has an established development pattern that works well on the flatter side of the property and the bluff, the Traditions expansion area mimics the existing development pattern in terms of blocks, streets, lanes and lot sizes. This area will be fully gated and only be accessible to residents of that neighborhood. A bluff trail was approved in the MDP to continue along the bluff up to the northern property line, where it will extend east along the northern edge of the property. Two trail access connector easements are proposed along the westernmost street (Street V), in this subdivision. The southernmost trail access connector easement doubles as an easement for extending a recycled water line.

Agenda Item 1

The central area of the site is accessed from Clubhouse Drive and provides access to the Traditions expansion area, spa, lake, gazebo/clubhouse, open space, and passive recreational areas, and the large-lot neighborhoods on the east side. The eastern neighborhoods are accessed from an intersection at Clubhouse Drive and Village Drive. Village Drive extends east and connects to Buena Vista Drive. Several roundabouts are incorporated into the circulation plan, which were proposed by the applicant.

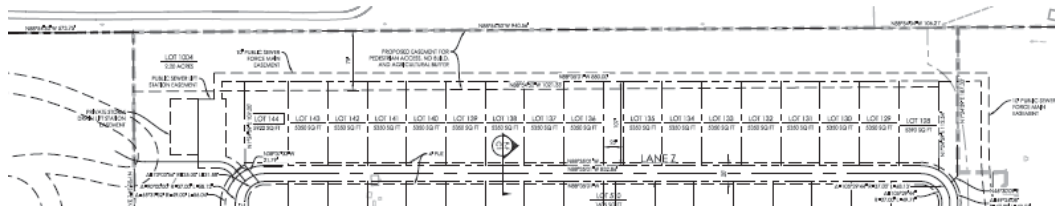
As noted above, there is existing agricultural land (in the County’s jurisdiction) along the northern property line the entire length of the project. The applicant was required to mitigate for potential land use incompatibilities between agricultural activities (e.g. dust, noise, pesticides, tractors,), and residential development by providing a 75-foot buffer setback between the northern property line and residences. The buffer was originally integrated within a street and trail that extended along the northern property line, in addition to a building setback for homes adjacent to the street. The applicant has proposed to modify the design of the buffer by relocating the northern access streets to the south side of the northernmost lots of both the Traditions and east side areas. The northernmost street in the Traditions area is proposed to be a “lane” (similar to an alley standard). The Emergency Services Department evaluated this lane for access, and is satisfied with the proposed configuration. Additionally, guest parking spaces were add at either end of the lane, in addition to a mid-block pedestrian connection. The revised 75-foot buffer is proposed to include a neighborhood walking trail, landscaping and private front yards. No buildings would be permitted within this area in order to maintain the required buffer. The trails in the Traditions area would only be accessible to residents of that neighborhood. All other trails and open space areas would be open to the public. This change was reviewed by the DRC on March 13, 2017 and the DRC is recommending the Planning Commission approve this change with the findings of consistency with the Master Plan of Development.

The east side neighborhood is proposed for similar modifications with access at either end and a mid-block access easement.

Agricultural Buffer, Street and Trail Modifications



**Partial Site Plan/Master Development Plan Design Manual
Approved Ag Buffer, Street and Trail Alignment along northern property line**



**Partial Site Plan/Tract Map – Traditions
Proposed Ag Buffer, Street and Trail Alignment along northern property line**

Agenda Item 1



Partial Site Plan/Tract Map – Large-Lot Area
Proposed Ag Buffer, Street and Trail Alignment along northern property line

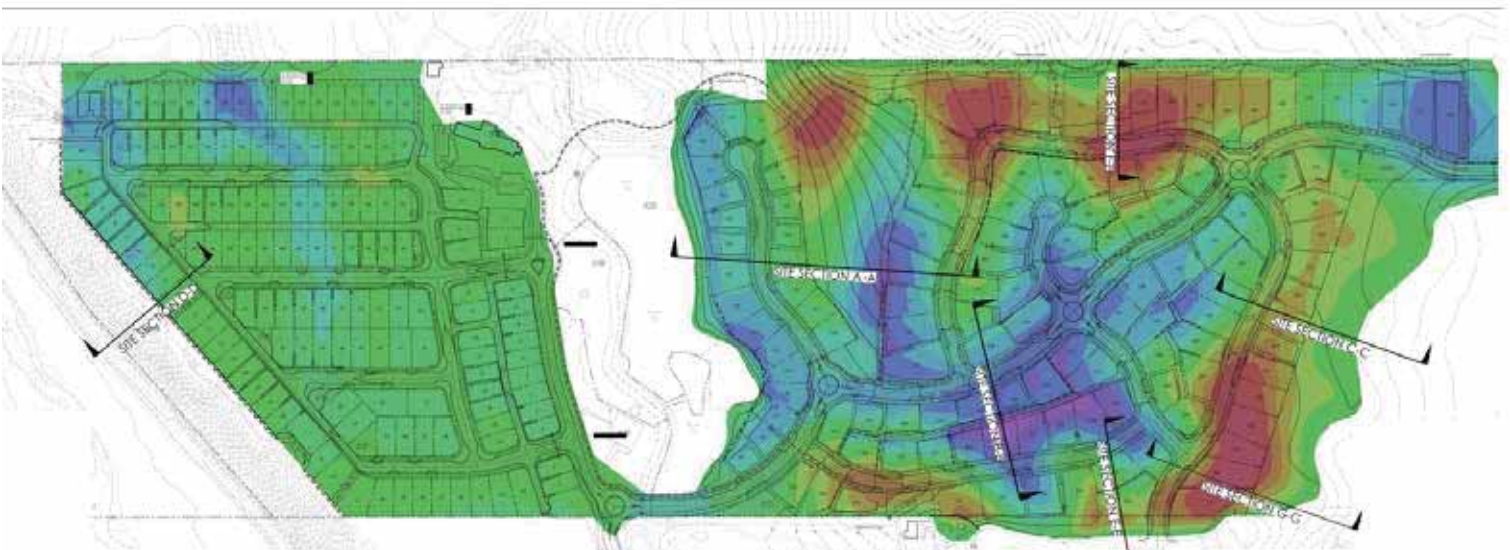
Additionally, in the process of preparing the tract map and grading plans, the applicant determined that a few modifications to the street and subdivision plan were necessary. The open space and agricultural areas are proposed to be modified somewhat to allow for adjustments due to the proposed grading plan for streets and lot pads.

3. Grading Plans

The City adopted an updated Grading Ordinance in 2016, which permits new lot subdivisions to use mass and pad grading techniques, subject to conformance with specific grading standards that regulate maximum slope gradients and retaining walls, and techniques to create natural-appearing contoured landforms.

The west side of the project does not require significant grading since the majority of that area is relatively flat. The northwest corner of that area will require re-contouring since the land in that area is uneven, however site grading in this area will be minimal and not visible to the public.

The existing condition of the eastside of the project has steeper topography and rolling hills. The following colored topographic map indicates the intensity of cuts and fills. The cuts are shown in yellow, orange and red (dark red is a max 30 ft. vertical cut). The areas of fill are shown in blue and purple (bright purple is a max 30 ft. vertical fill). The green areas reflect areas with minimal change to existing grade (less than five (5) vertical ft or cut or fill).



The east side is proposed for significant mass grading to create pads for home sites and streets. The ridgelines and hills are proposed to be cut to provide fill for the lower areas of the site to create a relatively smooth landscape. This will help with drainage and transition between lots, and between lots and the

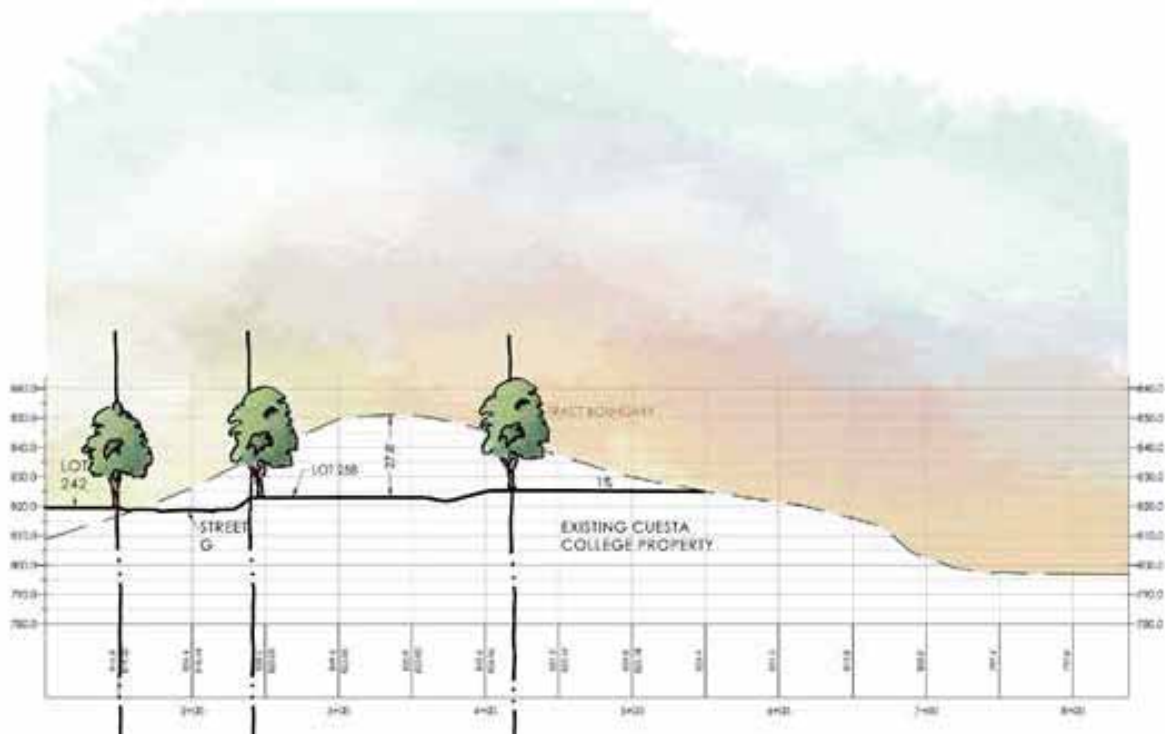
Agenda Item 1

streets. Examples of the most significant areas of grading proposed are noted with section lines on the topographic map above and are shown in the cross-section exhibits below.

4. Visual Impacts

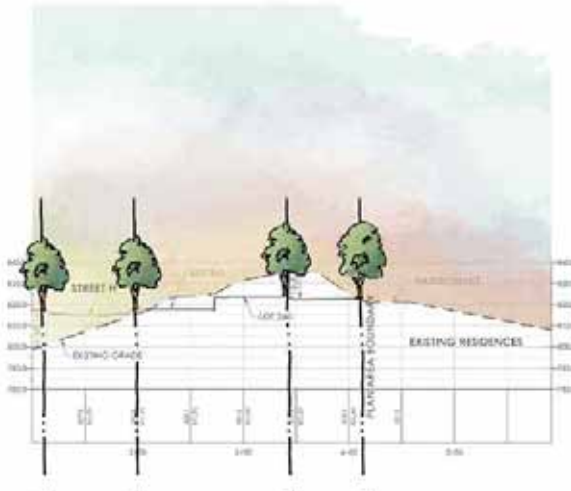
The most visible cuts will be Sections E-E and G-G. Section G-G indicates that approximately 27 feet will be cut off the top of that hillside. This hill between the project site and the Cuesta College property will be lowered (flattened) to conform to the elevation of Waterford Court. The resultant hillsides will provide smooth transitions to surrounding properties. Although this amount and type of grading is allowable under the Grading Ordinance's provisions for specific plan grading, this will create a visible change to a minor silhouetting ridgeline that will be noticeable to the surrounding neighborhood. During grading activities the site disturbance for Sections E-E and G-G will be visibly stark until contoured, landscaped and developed with housing. The Planning Commission should consider this as part of their findings.

SECTION G-G



Agenda Item 1

SECTION E-E



Area of 27 ft of vertical cut

View from Buena Vista Rd.



View from Waterford Ct.

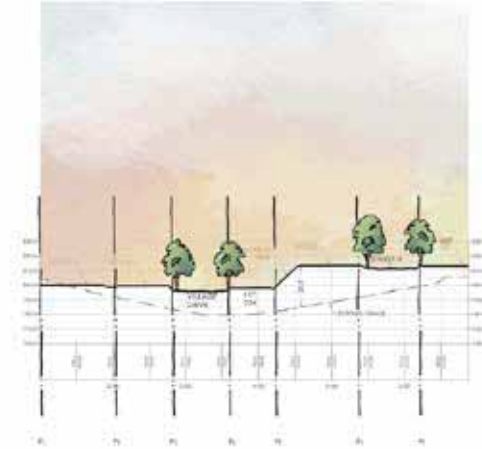
Agenda Item 1

The other cut and fills shown on sections AA, BB, CC, DD and FF will not be visible outside the project since they are internal to the subdivision. Staff does not anticipate any visual impacts from these areas of grading.

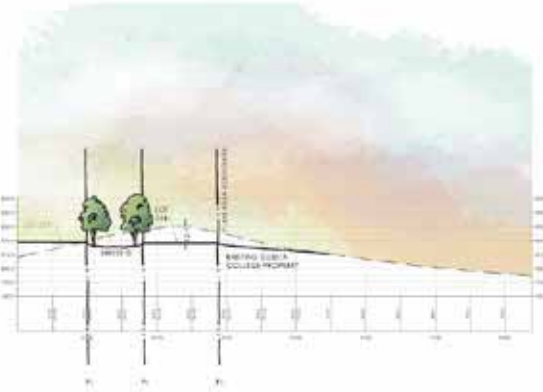
SECTION A-A



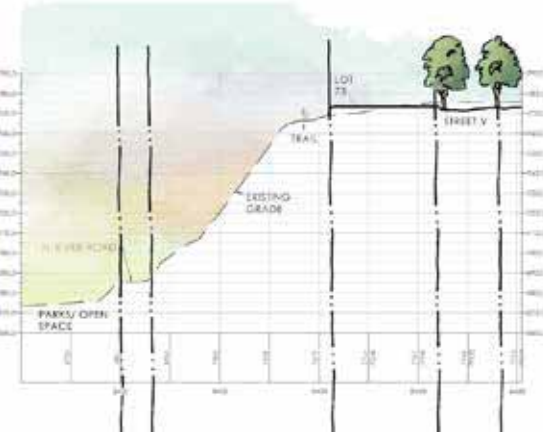
SECTION B-B



SECTION C-C

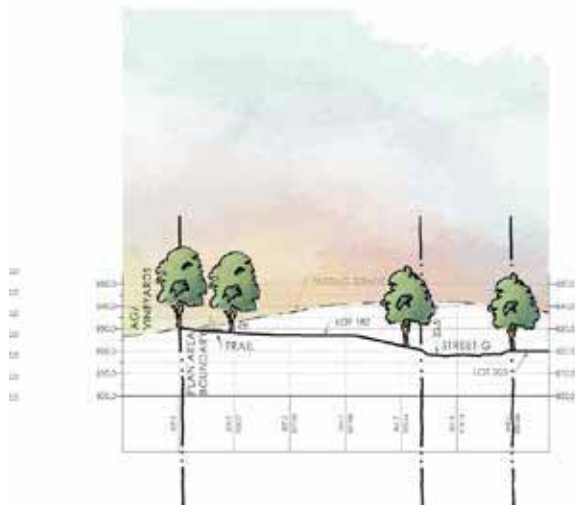


SECTION D-D



Agenda Item 1

SECTION F-F



5. Retaining Walls

There are a 13 retaining walls included in the grading plan. All proposed retaining walls comply with the grading ordinance limitations. Graded slopes are also included in the grading plans in several areas. All slopes comply with the 2:1 maximum slope permitted, however a few slopes extend taller in certain locations for rear yards than is allowed by the code by a 2 - 4 feet (see exhibit below). Under State Specific Plan provisions, Specific Plans may include development standards that are unique (not standard) to applicable zoning regulations. Therefore, it is in the Planning Commission's purview to approve taller rear yard slopes than permitted, with appropriate "findings" as to why they are acceptable.



Agenda Item 1

6. Oak Tree Removals

There are numerous existing oak trees on the site, many of which appear to have been planted as part of the original Hot Springs Resort project's landscaping. Site grading for lot and street placement will require removal of 33 oak trees. Oak tree removals were considered in the project MND, at a "program" level, and it was noted that the applicant would need to provide an analysis of specific oak trees proposed to be removed and proposed mitigations. Most of the proposed oak tree removals are along the west side of the Traditions and the southern area of the east side near Waterford Court. The oak tree removal application will require City Council for final approval. This VTTM application is conditioned to require Council approval of oak tree removals, or the plans would need to be modified from the current proposal if any tree removals are not approved. A few trees near Waterford Court are noted in the Arborist Report to be maintained and fenced for protection during grading. If they are not able to be preserved then the applicant will need to either modify the grading plan or apply for their removal.

7. Phasing

The applicant has provided a phasing plan which is intended to guide the order of development and when certain improvements are necessary to serve each phase of development. The Community Development, Public Works, and Emergency Services Departments evaluated the scope and timing of utilities (e.g. water, recycled water and sewer lines), and circulation improvements (e.g. road connections and off-site road improvements), when the MDP was approved. Conditions of Approval were incorporated into the approval of the MDP to address these issues. These conditions have been re-reviewed and updated, and are incorporated into the Conditions of Approval for the proposed tract map. A deviation from the proposed Phasing Plan is suggested by staff since the draft Phasing Plan shows installation of the trail system, open space/agricultural improvements, and recreation amenities in Phase 6 (last phase) of development. Staff clarified with the applicant on the timing of these improvements, and it was agreed to by the applicant to complete these improvements prior to issuance of the 200th residential building permit (4th phase).

Options

1. This option is to approve Draft Resolution A (Attachment 7), approving the proposed Vesting Tentative Tract Map 3105, site grading plans, landscaping and fencing plans, and project phasing of development and infrastructure, and to make a determination that the proposed Vesting Tentative Tract Map 3105 is consistent with the approved Master Development Plan Design Manual. Approval of Draft Resolution B would forward s recommendation of approval to the City Council regarding the Oak Tree Removal permit.
2. If the Planning Commission identifies issues that requires additional analysis, the Commission may refer the project back to staff for analysis on specific issues identified, and continue the public hearing to a date-certain.
3. If the Planning Commission determines that the proposed Vesting Tentative Tract Map 3105 is not consistent with the Master Development Plan Design Manual, and/or other considerations, the Planning Commission may deny approval of this project based on specific findings.

Fiscal Impact

The proposed project is consistent with the City's General Plan policy of fiscal neutrality with the condition to annex into the City's Community Facilities District to off-site increase demand for City services.. The project will all provide for an increase in property and sales tax revenues to the City's General Fund.

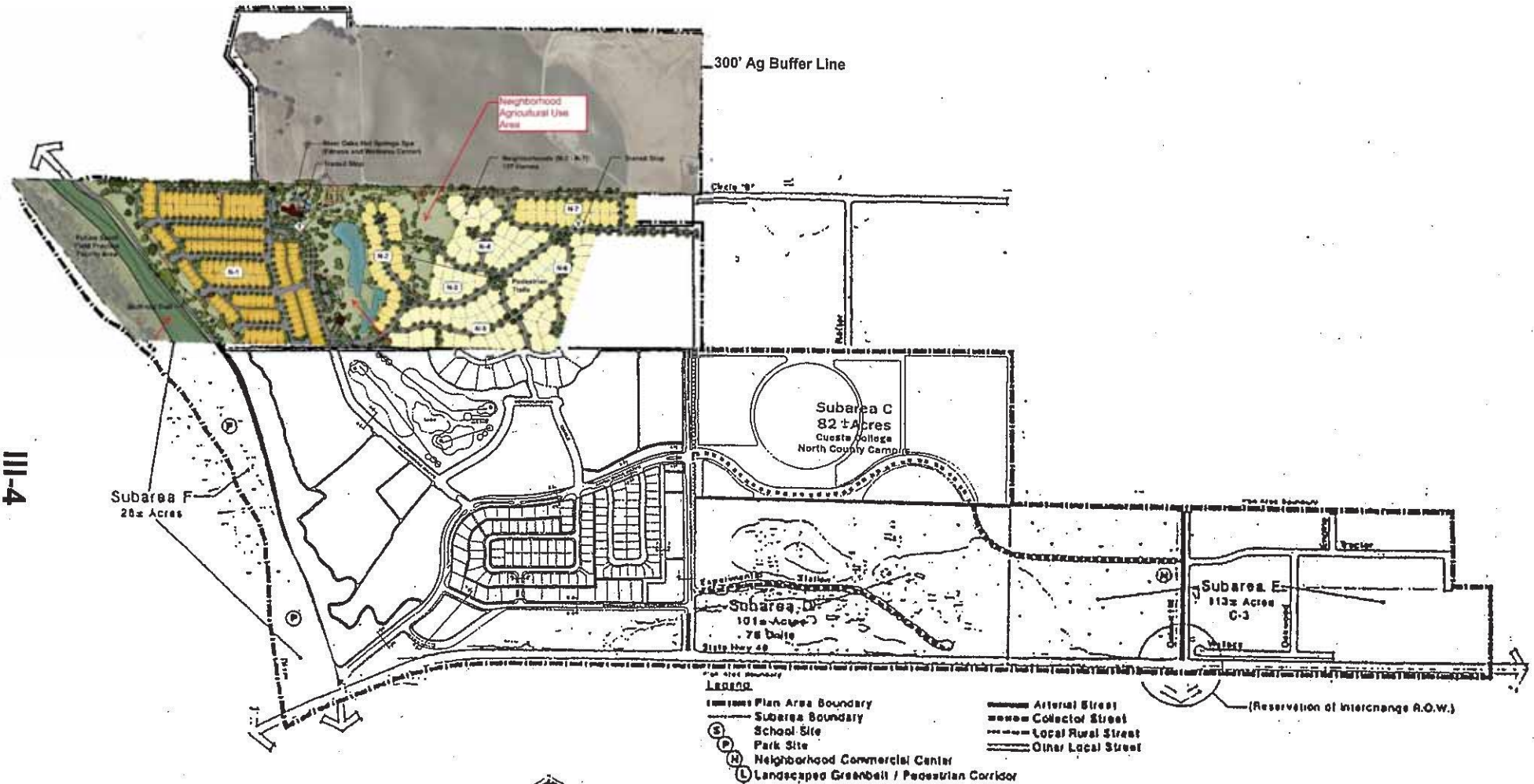
Agenda Item 1

Recommendation

Approve Draft Resolution A, approving Vesting Tentative Tract Map 3105 and Draft Resolution B recommending the City Council approve the Oak Tree Removal permit..

Attachments

1. Borkey specific plan Map
2. Vesting Tentative Tract Map
3. Illustrative Colored Grading Map, Cross Section
4. Grading Renderings
5. Landscape Plan
6. Oak Tree Removal Map
7. Draft Resolution A, to approve the modifications to PD 15-005
8. Draft Resolution B - Oak Tree Removal and Arborist Report
9. Public Hearing Notices



Borkey Area Specific Plan

QUAD

Development Plan for Borkey Area

13

EXHIBIT B
SPA 02-001 - BASP, SUBAREA A
KIESSIG FAMILY TRUST
PAGE 10 OF 19

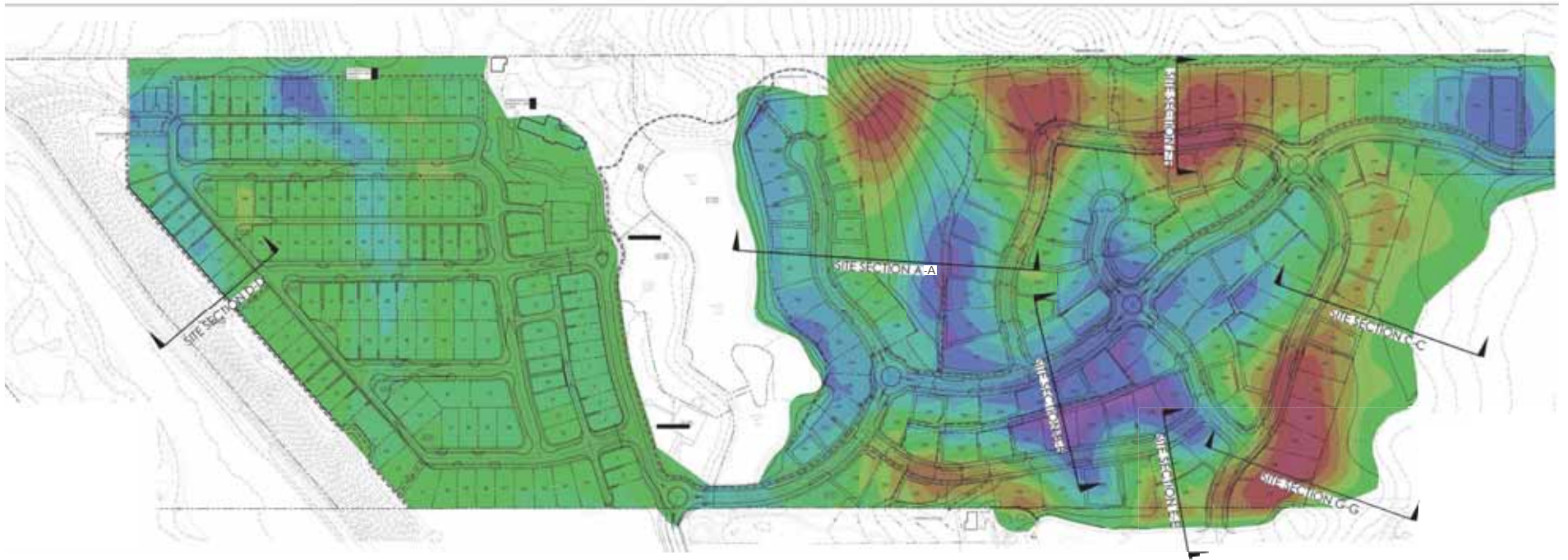
Revision to Subarea A
GPA 01-02; SPA 02-001 July 2002

NCE NORTH COAST ENGINEERING INC.
725 Crocker Rd Suite B, Paso Robles, 93427

Agenda Item 1

SURFACE ELEVATION DATA

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-30.00	-25.00	Dark Red
2	-25.00	-20.00	Red
3	-20.00	-15.00	Brown
4	-15.00	-10.00	Olive Green
5	-10.00	-5.00	Light Green
6	-5.00	0.00	Green
7	0.00	5.00	Light Green
8	5.00	10.00	Teal
9	10.00	15.00	Blue-Teal
10	15.00	20.00	Blue
11	20.00	25.00	Dark Blue
12	25.00	30.00	Purple

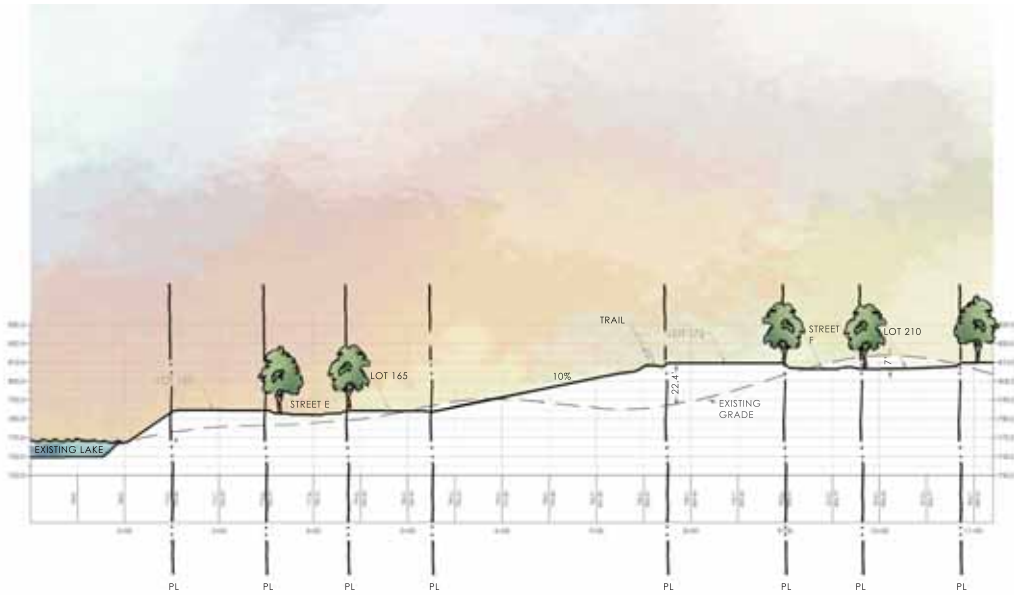


RIVER OAKS II
TRACT 3105

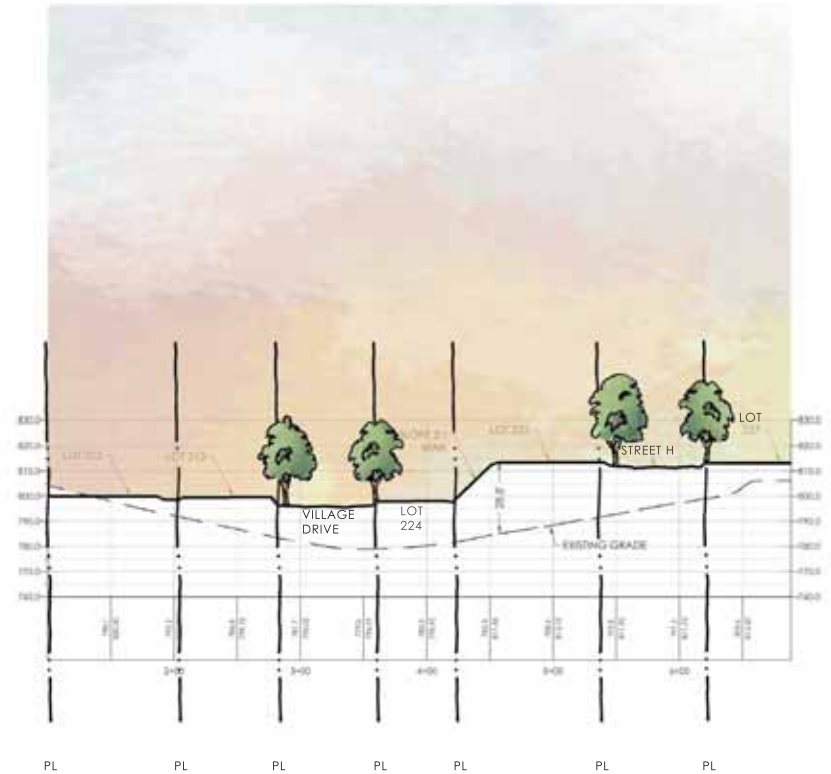
TITLE SHEET
July 21, 2017



SECTION A-A



SECTION B-B



RIVER OAKS II
TRACT 3105

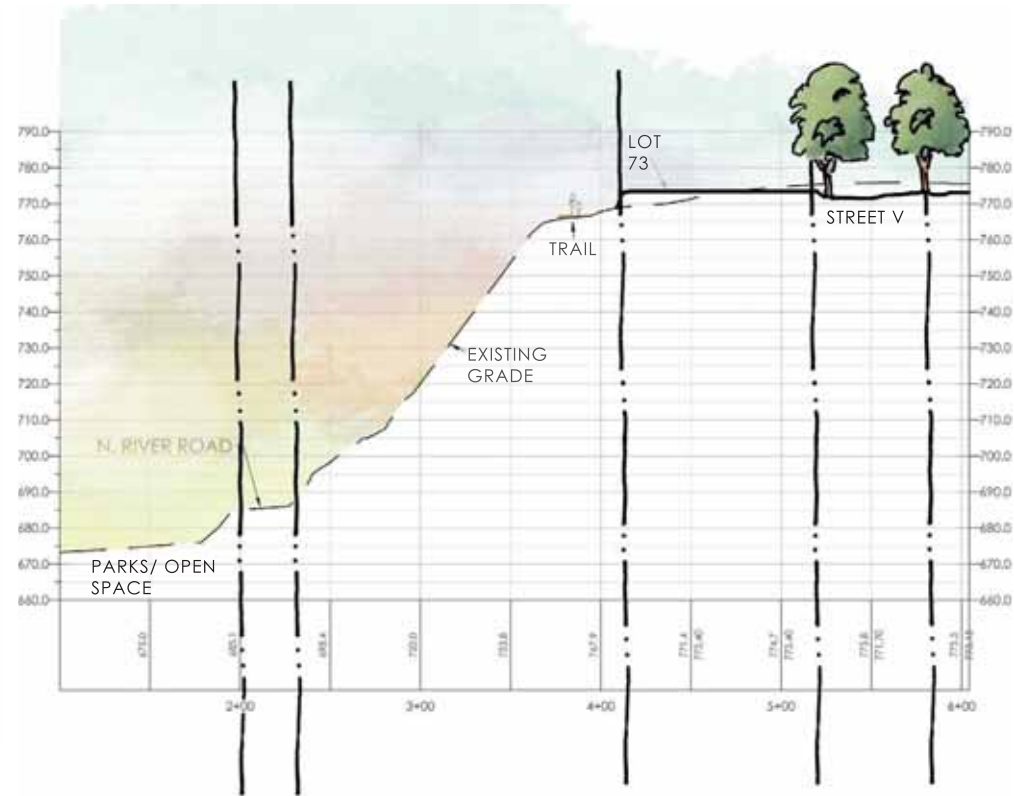
SECTIONS A-A/B-B
July 21, 2017



SECTION C-C



SECTION D-D

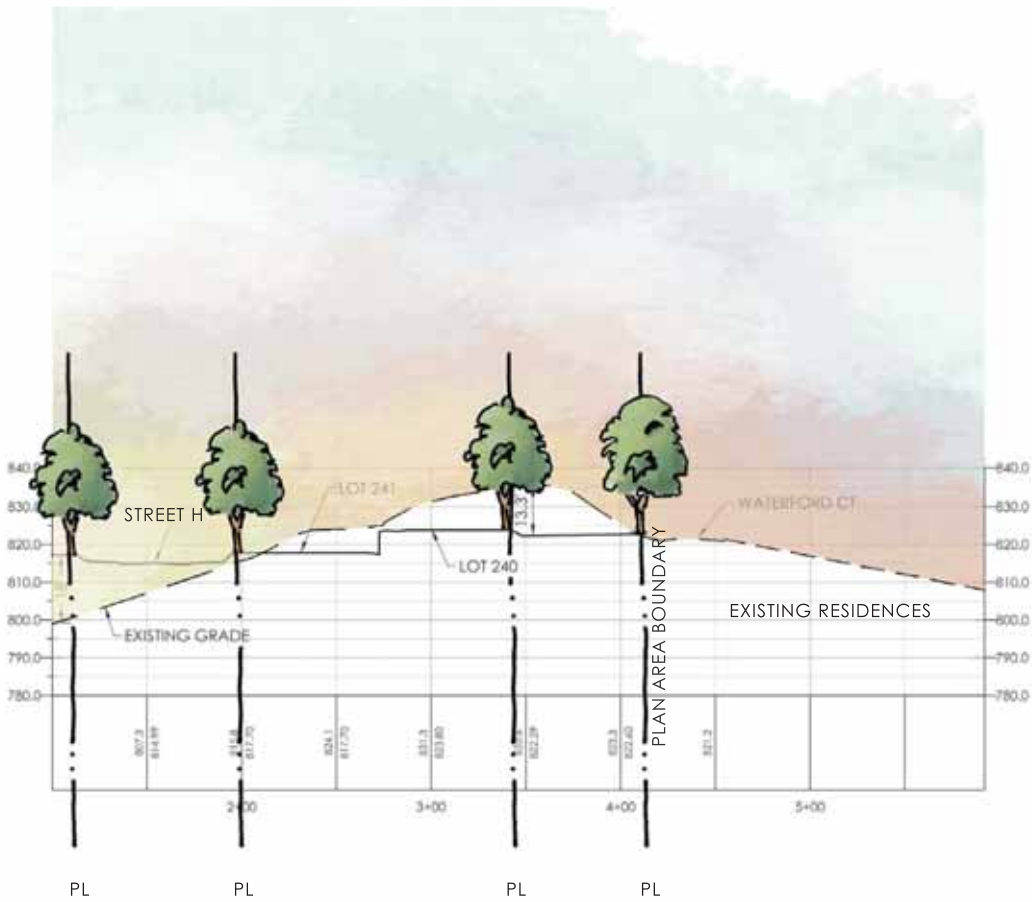


RIVER OAKS II
TRACT 3105

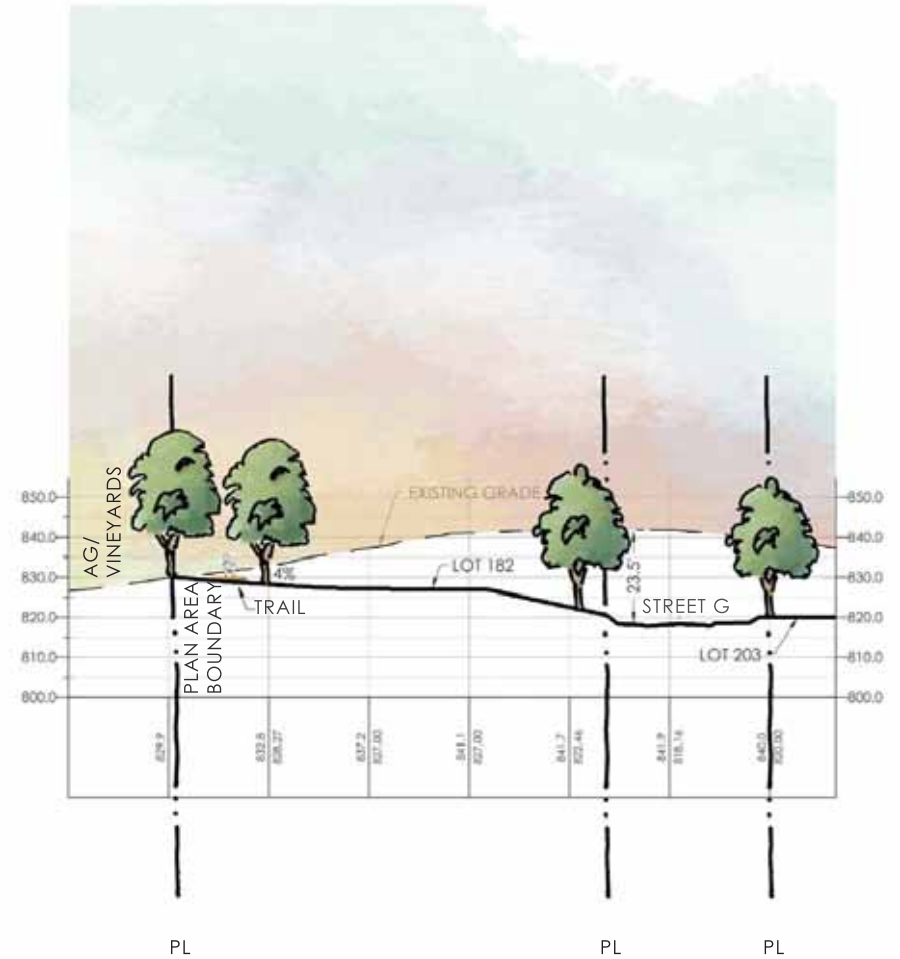
SECTIONS C-C/D-D
July 21, 2017



SECTION E-E



SECTION F-F

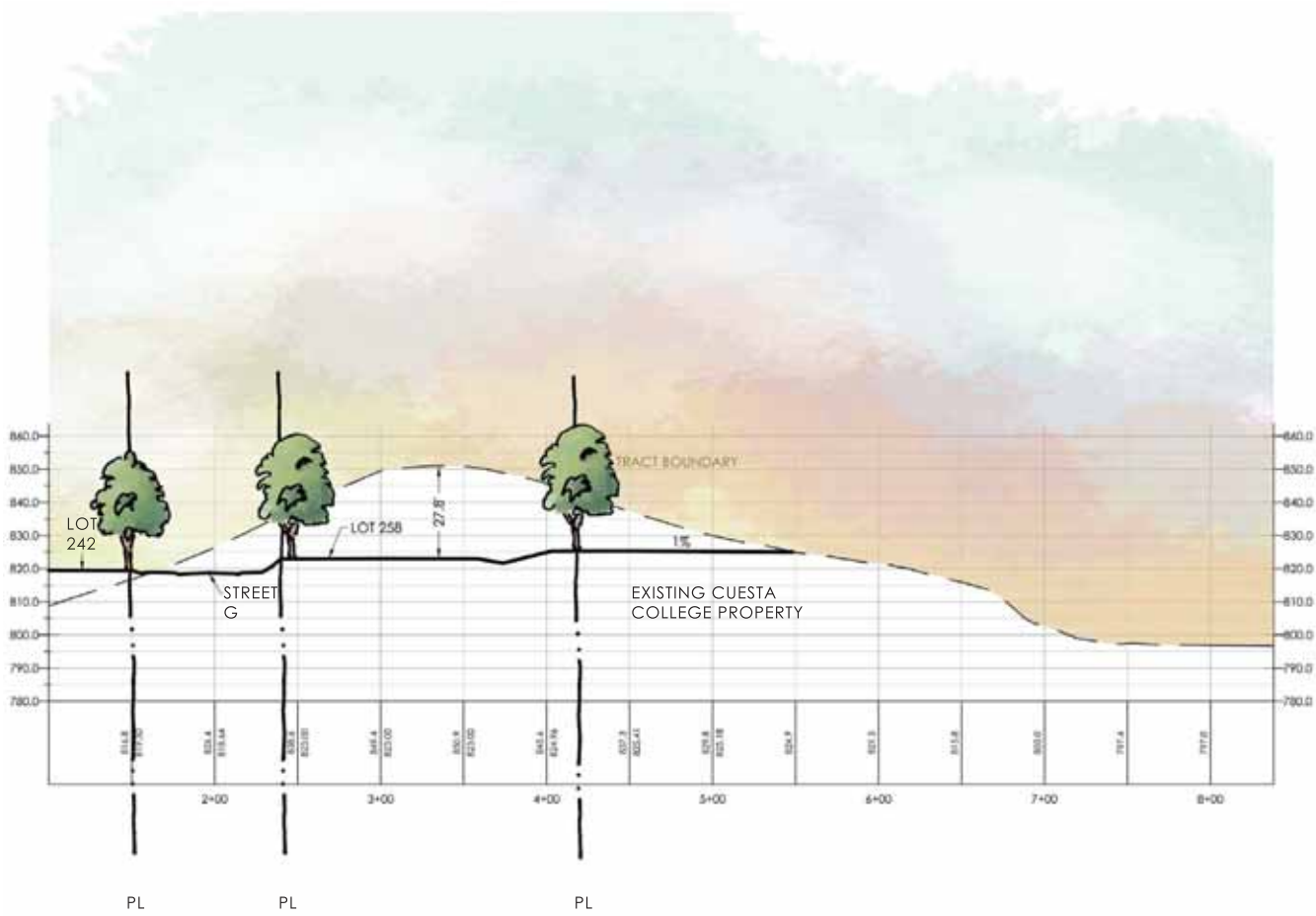


RIVER OAKS II
TRACT 3105

SECTIONS E-E/F-F
July 21, 2017



SECTION G-G

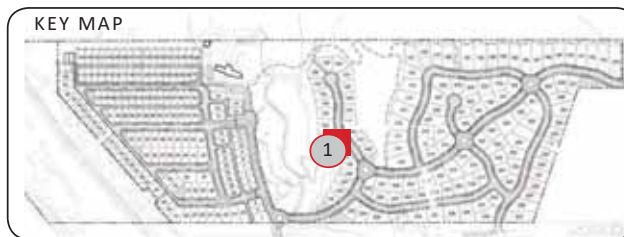


RIVER OAKS II
TRACT 3105

SECTIONS G-G
July 21, 2017



PERSPECTIVE 1



RIVER OAKS II
Estrella Associates Inc.
07.21.2017



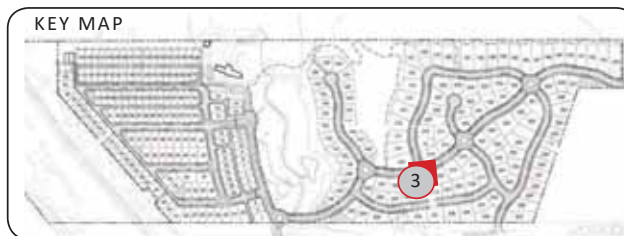
PERSPECTIVE 2



RIVER OAKS II
Estrella Associates Inc.
07.21.2017



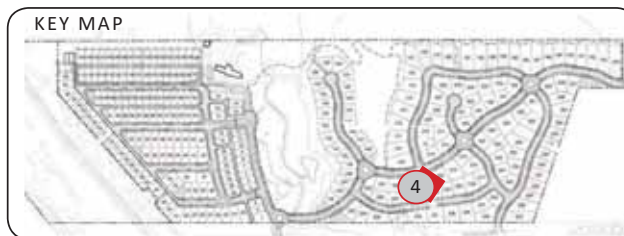
PERSPECTIVE 3



RIVER OAKS II
Estrella Associates Inc.
07.21.2017



PERSPECTIVE 4



RIVER OAKS II
Estrella Associates Inc.
07.21.2017





1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE COND.	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW	LTSI H-M-L-N	USEFUL LIFE EXP.
301	BO	<i>Q. doug.</i>	16	3	A	0%	NONE	F	NO		good		32/30	none	80
302	BO	<i>Q. doug.</i>	34	4	A	0%	NONE	F	NO		good		38/45	none	60
303	BO	<i>Q. doug.</i>	39	5	A	0%	NONE	F	NO		good		42/50	none	60
304	LO	<i>Q. agrif.</i>	13	5	I	15%	GR	F,RP,M	YES		good		20/22	none	90
305	LO	<i>Q. agrif.</i>	13	5	R	100%	GR	NONE	NO		good		24/20		90
306	LO	<i>Q. agrif.</i>	18	5	R	100%	GR	NONE	NO		good		24/20		90
307	LO	<i>Q. agrif.</i>	12	4	R	100%	GR	NONE	NO		good		20/18		90
308	LO	<i>Q. agrif.</i>	12	2	R	100%	GR	NONE	NO		poor		20/18		90
309	LO	<i>Q. agrif.</i>	29	5	R	100%	GR	NONE	NO		good		30/34		90
310	LO	<i>Q. agrif.</i>	10	5	R	100%	GR	NONE	NO		good		15/12		90
311	LO	<i>Q. agrif.</i>	17	5	R	100%	GR	NONE	NO		good		19/15		90
312	LO	<i>Q. agrif.</i>	10	5	R	100%	GR	NONE	NO		good		12/12		90
313	LO	<i>Q. agrif.</i>	9	5	R	100%	GR	NONE	NO		good		10/11		90
314	LO	<i>Q. agrif.</i>	8	5	R	100%	GR	NONE	NO		good		10/8		90
315	LO	<i>Q. agrif.</i>	20	5	R	100%	GR	NONE	NO		good		22/24		90
316	LO	<i>Q. agrif.</i>	8	5	R	100%	GR	NONE	NO		good		10/12		90
317	LO	<i>Q. agrif.</i>	10	5	R	100%	GR	NONE	NO		good		12/14		90
318	LO	<i>Q. agrif.</i>	11	5	R	100%	GR	NONE	NO		good		13/12		90
319	LO	<i>Q. agrif.</i>	14	5	R	100%	GR	NONE	NO		good		16/15		90
320	LO	<i>Q. agrif.</i>	14	5	R	100%	GR	NONE	NO		good		18/14		90

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

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE COND.	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW	LTSI H-M-L-N	USEFUL LIFE EXP.
321	LO	<i>Q. agrif.</i>	9	5	R	100%	GR	NONE	NO		good		10/10		90
322	LO	<i>Q. agrif.</i>	9	5	R	100%	GR	NONE	NO		good		11/10		90
323	LO	<i>Q. agrif.</i>	9	5	R	100%	GR	NONE	NO		good		10/10		90
324	LO	<i>Q. agrif.</i>	9	5	I	20%	GR	F,RP,M	YES		good		10/10	low	90
325	LO	<i>Q. agrif.</i>	8	4	R	100%	GR	NONE	NO		good		9/11		90
326	LO	<i>Q. agrif.</i>	8	5	R	100%	GR	NONE	NO		good		9/11		90
327	LO	<i>Q. agrif.</i>	14	5	I	20%	GR	F,RP,M	YES		good		18/14	low	90
328	LO	<i>Q. agrif.</i>	7	5	R	100%	GR	NONE	NO		good		10/8		90
329	LO	<i>Q. agrif.</i>	16	4	R	100%	GR	NONE	NO		good		18/16		90
330	LO	<i>Q. agrif.</i>	10	5	R	100%	GR	NONE	NO		good		12/12		90
331	LO	<i>Q. agrif.</i>	6	4	R	100%	GR	NONE	NO		good		7/7		90
332	LO	<i>Q. agrif.</i>	14	6	R	100%	GR	NONE	NO		good		15/15	low	90
333	LO	<i>Q. agrif.</i>	11	5	R	100%	GR	NONE	NO		good		15/16	low	90
334	LO	<i>Q. agrif.</i>	8	5	R	100%	GR	NONE	NO		good		9/9	low	90
335	LO	<i>Q. agrif.</i>	14	5	I	20%	GR	F,RP,M	YES		good		15/15	low	90
336	LO	<i>Q. agrif.</i>	9	5	R	100%	GR	NONE	NO		good		10/10		90
337	LO	<i>Q. agrif.</i>	6	4	R	100%	GR	NONE	NO		good		7/9		90
338	LO	<i>Q. agrif.</i>	14	5	R	100%	GR	NONE	NO		good		18/18		90
339	LO	<i>Q. agrif.</i>	14	5	R	100%	GR	NONE	NO		good		18/20		90
340	LO	<i>Q. agrif.</i>	6	5	R	100%	GR	NONE	NO		good		7/8		90

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH

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

3 = SCIENTIFIC NAME

4 = TRUNK DIAMETER @ 4'6"

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



SEE SHEET C9

RECEIVED
 City of Paso Robles
 Community Development Dept.
 7/26/17

NOTES

SEE C2 FOR DISPOSITION OF EXISTING STRUCTURES AND EXISTING BASEMENT INFORMATION

SEE C3 FOR PHASING INFORMATION AND CONSTRUCTION

TREES WITHIN THE LIMITS OF GRADING ARE TO BE REMOVED. A TOTAL OF APPROXIMATELY 283 TREES ARE TO BE REMOVED, INCLUDING 83 OAK TREES. SEE THE ARBORIST'S REPORT FOR MORE INFORMATION.



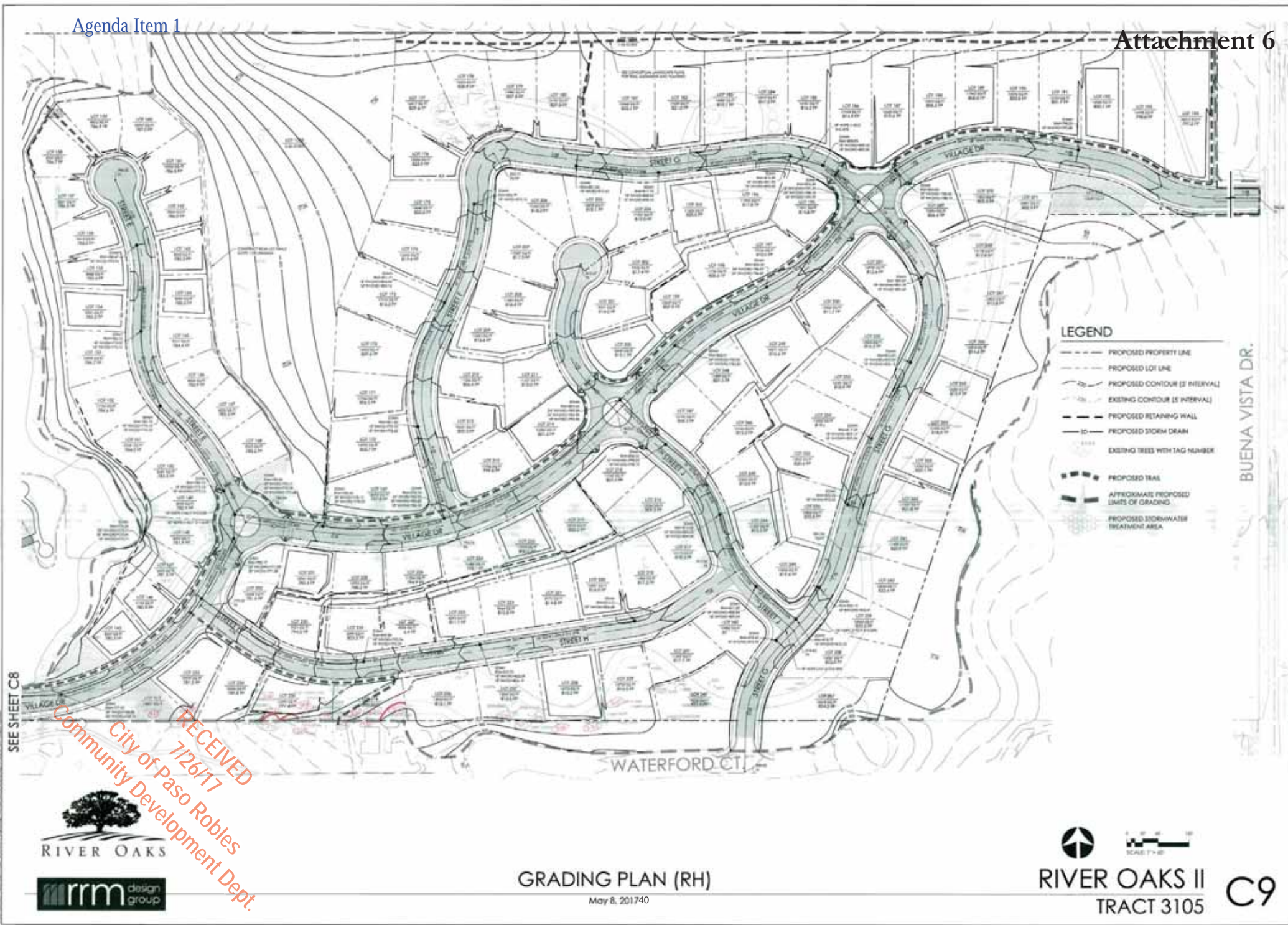
GRADING PLAN (TN)

May 8, 2017/89



RIVER OAKS II
 TRACT 3105

C8



SEE SHEET C8

RECEIVED
 7/26/17
 City of Paso Robles
 Community Development Dept.



GRADING PLAN (RH)

May 8, 201740


 RIVER OAKS II
 TRACT 3105

C9

Attachment 7

Draft Resolution A

Resolution PC 17-xxx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES APPROVING VESTING TENTATIVE TRACT MAP 3105 OF THE RIVER OAKS II MASTER DEVELOPMENT PLAN

BORKEY AREA SPECIFIC PLAN SUBAREA A APPLICANT – ESTRELLA ASSOCIATES RIVER OAKS II - APN: 025-390-009

WHEREAS, Estrella Associates (“Applicant”), in connection with the proposed development of a project known as River Oaks II (the “Project”), has filed a proposed Vesting Tentative Tract Map 3105 (VTTM 3105) for the Project; and

WHEREAS, VTTM 3105 is located in the northeastern area of the City of Paso Robles, within the Borkey Area Specific Plan area (Subarea A), north of State Route 46 East, west of Buena Vista Drive, and east of the Salinas River; and

WHEREAS, the City Council approved a General Plan Amendment, Borkey Area Specific Plan Amendment, Rezone, and a Master Development Plan in June, 21 2016. The amendments designated and zoned the property primarily for 271 residential units, with certain areas to be maintained as Agriculture and/or Parks and Open Space; and

WHEREAS, VTTM 3105 is a request to subdivide an approximately 131 acre property into 298 total parcels consisting of 271 residential lots (including 144 single-family residential lots as part of the “Traditions” active-adult community, 127 single-family residential larger-lots, and 39 open space and/or agricultural lots), as shown in Exhibit B; and

WHEREAS, the proposed subdivision and site development is required to be in substantial conformance with the approved 6/21/16 Master Development Plan Design Manual (MDP). The proposed subdivision maintains the approved concepts for extending the existing Traditions neighborhood on the west side of the project as a gated, age-restricted neighborhood, and the new, larger-lot neighborhoods on the east side of the site. It includes maintaining and enhancing the existing spa, lake area, and gazebo facilities, integration of open space and agricultural land, and a multi-purpose trail system; and

WHEREAS, the proposed subdivision plan includes a proposed grading plan that demonstrates how the site would be re-contoured to create residential building pads and street network. The proposed grading plan would result in a significant amount of grading cuts on hilltops and fills in lower areas. The applicant proposes to use contour-grading techniques to help blend the changes in topography in with the surrounding landscape. The grading plan incorporates rear yard slopes that exceed the City Grading Ordinance standard of 12 feet, however, given the site configuration, exceeding the rear yard slope standard would not result in negative impacts that could affect the health, safety, convenience, comfort or welfare of properties and improvements in the vicinity; and

WHEREAS, the grading plan also includes grading on property owned by Cuesta College (on the east side of the site), to provide a smooth transition between properties in this area. Cuesta College has provided

Agenda Item 1

documentation that it would provide an easement to accommodate the proposed grading on its property. The project also includes grading and entry road improvements on adjacent property at the far northeast area of the project at Buena Vista Drive. The applicant has provided documentation of acceptance for an easement with the property owner (Strouds) for this purpose; and

WHEREAS, the proposed project includes landscape details and a fencing plan for improvements along streets, open space areas, and private property fencing. These features would provide seamless integration with the existing improvements in the River Oaks development; and

WHEREAS, several Conditions of Approval that apply to the proposed tract map pertaining to extension of infrastructure improvements, maintenance of facilities, grading, and mitigation measures and are included in Exhibit A; and

WHEREAS, the proposed Project is consistent with and supports implementation of the *Paso Robles Economic Strategy* since it proposes new housing opportunities, infrastructure and investment in the community; and

WHEREAS, the proposed grading plan would necessitate the removal of 33 oak trees. An Arborist Report was prepared for the project and includes oak tree mitigation measures included in the report. A Condition of Approval is included in Exhibit A that requires City Council approval to remove the oak trees. If the City Council does not approve removal of all 33 oak trees, then the project grading plan will need to be modified accordingly to protect and preserve oak trees identified to retain; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared for the Borkey Area Specific Plan, which analyzed development of property in this area. A Mitigated Negative Declaration (MND) was subsequently approved for the River Oaks II Expansion entitlements, including the Borkey Area Specific Plan Amendment, General Plan amendment, Zoning Amendment and Master Development Plan. The MND evaluated all potential environmental impacts that may result from the project, including development of 271 lots and ancillary land uses in the MDP. Applicable mitigation measures incorporated into the MND Mitigation Monitoring and Reporting Program. Since VTTM 3105 is consistent with the Borkey Area Specific Plan (for which an EIR was adopted), the MDP density, development program, and circulation plan, therefore, no further environmental analysis is required for this project; and

WHEREAS, the Development Review Committee (DRC) reviewed the proposed subdivision layout for consistency with the MDP on March 13, 2017, and found it generally consistent with the MDP. The DRC supported proposed modifications regarding road alignments along the northern property line and agricultural buffers required; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 8, 2017 on this project to accept public testimony on VTTM 3105.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Paso Robles, 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, and public testimony received, and subject to the Conditions of Approval and attachments hereto, the Planning Commission makes the following findings:

Agenda Item 1

- a. The VTTM 3105 subdivision and circulation plan is consistent with the adopted 6/21/17 River Oaks II Master Development Plan Design Manual, and would be consistent with: (1) the goals and policies established by the General Plan; (2) the policies and development standards established by the Zoning Ordinance; and Borkey Area Specific Plan; (3) all other adopted codes, policies, standards, and plans of the city.
- b. VTTM 3105 would be consistent with the surrounding neighborhood development pattern and land uses.
- c. VTTM 3105 will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents living in or near the proposed neighborhoods, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.
- d. VTTM 3105 accommodates the aesthetic quality of the city as a whole, and will fit in with the established surrounding quality of development, especially where development will be visible from public views, gateways to the city and scenic corridors.

VTTM 3105 is compatible with, and is not detrimental to, surrounding land uses and improvements, circulation system, provides an appropriate visual appearance, and contributes to the mitigation of any environmental impacts through implementation of the Mitigation Monitoring and Reporting Program, and participation in Development Impact Fee Program.

- e. The proposed grading plan and changes to hillside ridgelines are consistent with the intent of the City's Grading Ordinance since these are minor topographic features and contour grading techniques will be incorporated to achieve a natural-appearing landform.
- f. Deviation from the City's Grading Ordinance standards to allow for 5 parcels to exceed the rear yard slope standards may be permitted in accordance with provisions established in the Grading Ordinance for Specific Plans. The proposed rear yard slope standard exception allowing 5 parcels to exceed 12 foot high rear yard slopes, up to 16 feet in height would not result in negative visual and functional impacts (e.g. drainage or soil erosion) to the 5 properties or surrounding properties.
- g. In accordance with CEQA, all potential environmental impacts that may result from this project have been fully evaluated in an adopted Mitigated Negative Declaration, and potential impacts will be mitigated to a less than significant level.
- h. Necessary oak tree removals are conditioned in the project Conditions of Approval (Exhibit A of this Resolution), to be considered and approved by the City Council. If any oak trees necessary to be removed to accommodate grading for this project are not approved by the City Council, the project grading plan will need to be redesigned and approved by the Planning Commission.
- i. The City of Paso Robles has adequate water and wastewater resources and service capacity to serve VTTM 3105 with up to 271 new homes, and ancillary site improvements.

Section 3. Approval The Planning Commission does hereby approve of VTTM 3105, subject to the Conditions of Approval, attached hereto as Exhibits A & B, VTTM 3104, attached hereto as Exhibit C, Grading Plans attached hereto as Exhibit D, Landscape and Site Details Plans attached hereto as Exhibit E. Exhibits A, B, C, D, E and F are incorporated herein.

Agenda Item 1

Agenda Item 1

PASSED AND ADOPTED THIS 8th day of August, 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Donaldson, Planning Commission Chair

ATTEST:

Warren Frace, Secretary of the Planning Commission

Exhibit A – Project Conditions of Approval
Exhibit B - Standard Conditions of Approval
Exhibit C – VTTM 3105
Exhibit D – Grading Plans
Exhibit E – Landscape and Site Details
Exhibit F – Grading Heat Map and Cross Sections

Exhibit A

River Oaks II - VTTM 3105

Conditions of Approval

Planning Division Conditions:

1. The final map, grading and site improvement of VTTM 3105 shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
B	Standard Conditions of Approval
C	VTTM 3105
D	Grading Plan
E	Landscape and Site Details

2. The final map shall create no more than 271 residential parcels. All other parcels created by the final map for open space, agriculture, road or drainage purposes shall include deed restriction that limit the lot to a non-residential use.
3. In accordance with the Recreation Element of the General Plan property located between the Salinas River waterway and North River Road was dedicated to the City. A 100% credit shall be granted toward the Parks and Recreation Development Impact Fee, in effect at the time of issuance, for every single-family residential building permit issued consistent with the VTTM 3105 (not to exceed 271 single-family residential units).
4. The applicant shall submit draft Covenants, Conditions and Restrictions (CC&Rs) for review and approval by the Community Development Director with each subdivision phase of development. CC&Rs shall reference agricultural disclosure agreements, and disclosure agreements for potential future recreation-oriented uses related to noise and lighting for the future City-owned river parcel.
5. All multi-purpose trails and walkways shall be open to the general public, except for the trail section within the Traditions planning area west of Clubhouse Drive. The Homeowners Association may limit the hours of public use to daytime hours, and may restrict access during maintenance activities, as provided for in the project CC&Rs.
6. Clubhouse Drive and Village Drive within Subarea A will be private streets with public access and will be maintained by the Master Homeowners Association.
7. The age restricted portion of the project, west of Clubhouse Drive (aka Traditions 2) may install security gates on all street connections subject to the approval of the Fire Chief. All other streets shall not be gated and be available to the public.
8. A Common Interest Development Homeowners Association shall be formed with responsibility to maintain private streets, stormwater facilities, right of way landscaping, trails, walkways, open space areas, and common landscape areas. All private streets shall be covered with Public Utility Easements, and specific easement agreements in favor of the City for maintenance of sanitary sewers and water facilities

Agenda Item 1

with language approved by the Public Works Director. Any maintenance and/or repairs performed by the municipal agency shall be to the then current Department of Public Works Standard Detail and Specifications.

9. Site mass grading shall utilize contour landscape grading techniques to avoid angular, unnatural slopes.
10. A comprehensive storm water control plan shall be prepared demonstrating compliance with all applicable storm water management and permit requirements, and that addresses all proposed phases of development in a form acceptable to the City Engineer prior to issuance of any grading permits or approval of any subdivisions.
11. Future site development of the site shall utilize landform, contour grading techniques to reduce the appearance of unnatural, angled slopes to help graded slopes blend in with the surrounding landscape. All exposed graded slopes shall be landscaped to soften the appearance of and camouflage graded slopes to be compatible with the surrounding development pattern and landscape.
12. An agricultural buffer setback from the northern property shall not be less than 75 feet. The applicant shall plant a row of trees and a hedgerow to reduce dust along the northern property line.
13. A disclosure agreement describing potential agricultural related nuisances (e.g., dust, noise, pesticide spraying, lights, etc.) associated with normal agricultural operations shall be recorded on the property title with the recordation of all subdivision maps within the River Oaks II expansion project area.
14. A “right-to-farm” notice in a form approved by the Community Development Director shall be recorded on the deed of each property within this project area.
15. The project shall use recycled water when it becomes available for landscape irrigation and agricultural purposes.
16. All on- and off-site wells permitted for use with this project, except for geo-thermal wells and river underflow wells, shall have well meters installed per Public Works standards prior to recordation of the Final Map.
17. The applicant shall incorporate all storm water control measures to meet the Regional Water Quality Control Board requirements by incorporating low-impact development features into the future project design.
18. The applicant shall incorporate all storm water control measures to manage potential post-construction hydromodification per the Regional Water Quality Control Board requirements into the future project design.
19. State Route 46/Buena Vista Drive. Add a second eastbound left-turn lane. This maintains LOS C conditions during the AM/PM peaks. Queue lengths would be reduced to acceptable levels with the second left-turn lane. This project is included in the City’s Traffic Impact Fee program. The timing for this improvement depends on growth in the area, particularly increases in staffing and enrollment at Cuesta College North. Payment of the City’s impact fees would address this deficiency.
20. All site amenities including the multi-purpose trail system, open space and agricultural improvements, pools, community room, and other ancillary site work shall be completed prior to issuance of the 200th residential building permit.

Agenda Item 1

21. The applicant shall obtain approval from the City Council for the 33 oak tree removals necessary to carry out the grading plan. If City Council does not approve the 33 oak tree removals, the applicant will be required to modify the grading plans to be approved by the Planning Commission.
22. The applicant shall submit documentation of acceptance of mitigation from the California Department of Fish and Wildlife for impacts to San Joaquin Kit Fox habitat prior to site grading disturbance.

Prior to Occupancy of the First Unit in Phase 1

23. Complete frontage, stormwater, and underground improvements required for Phase I including the sewage disposal system (lift station or gravity sewer as required by the Wastewater Department), water main connection at Club House Drive, and stormwater lift station.
24. A 24-inch recycled water main shall be constructed from N. River Road to Clubhouse Drive, and then along the southern boundary of Phase I and Phase II to the Cuesta College property boundary. Credit shall be provided for over-sizing the line beyond 8-inch. Minimum 25-foot easements shall be provided to the City where public or private right-of-way does not exist. Where public or private right-of-way exists the recycled water line shall be placed in the right of-way. Upon the extension of this recycled water line to its intersection with Buena Vista Drive the applicant shall be provided a tie-in at no additional cost.

25. Prior to Occupancy of the 25th Unit in Phase 1

Two sources of water service must be provided to the Traditions neighborhood upon development of over 25 homes. The second point of connection for water to the Traditions Neighborhood may be Waterford Court if modeling demonstrates that suitable volumes for fire protection are adequate. The connection from Waterford Court must be made at the northern end of Clubhouse Drive. The distribution plan must be accepted by the City Water Division. The remaining development of River Oaks II must be served by the extension of the 12-inch water main in Buena Vista Drive.

Prior to Occupancy of the First Unit in Phase

26. Complete frontage, stormwater, and underground improvements required for Phase 2.

Prior to Occupancy of the 90th Unit in Phase 2

27. Reconstruct the intersection of North River Road and River Oaks Drive in accordance with the concept plan adopted by the City Council October 19, 2010. Reimbursement for the project will be provided through the City's AB 1600 program.

Prior to Occupancy of the first unit in Phase 3.

28. Complete frontage, stormwater, and underground improvements required for Phase 3.
29. Complete Village Drive surface and underground improvements to Buena Vista Road. (See requirements for Buena Vista Road in Offsite Improvements).

Agenda Item 1

30. Complete the Buena Vista Water Line extension and connection.
31. The applicant shall reconstruct the sidewalk returns on the west side of the intersection of River Oaks Drive and Buena Vista Drive with the improvement of Buena Vista Drive from the project entrance south to the City CC Resolution 16-084 Page 5 of 124 boundary (Master Plan Condition No. 52). This work will be recommended to be included in an update of the City's AB 1600 program and thereby be reimbursable to the developer.
32. Buena Vista Drive pavement shall be rehabilitated to City Standard structural stability and widened to accommodate two travel lanes, bike lanes on each side (no sidewalks) extending from the project entrance south to the City boundary. Buena Vista Drive improvements will be constructed at the time of connection to Buena Vista Drive with development of River Oaks II. Improvements along the frontage of Cuesta College property are subject to reimbursement from the AB 1600 program.

Prior to the Occupancy of the first Unit in Phase 4

33. Complete frontage, stormwater, and underground improvements required for Phase 4.

Prior to the Occupancy of the first unit in Phase 5

34. Complete frontage, stormwater, and underground improvements required for Phase 5.

Prior to Final Map:

35. Submit signed and notarized Temporary Grading Easement, acceptable to the City Engineer and City Attorney, providing permission to access and grade the Cuesta College property.
36. Submit a signed and notarized Easement for temporary grading, acceptable to the City Engineer and City Attorney, providing permission to grade the Stroud property for the installation of an access road to Buena Vista Drive.
37. Submit a signed and notarized irrevocable access easement, acceptable to the City Engineer and City Attorney, to allow the construction and maintenance of Village Drive on the adjacent Stroud Property.
38. A minimum 25-foot wide recycled water line easement shall be shown on the Final Map, where City right-of-way does not exist. Where public or private right-of-way exists the recycled water line shall be placed in the right of-way.
39. The applicant shall sign an agreement acceptable to the City Attorney and Public Works Director that requires, including successive owner(s) and or the Homeowner's Association to connect to recycled water when service becomes available. The applicant shall connect all irrigated lands to the City recycled water system and utilize recycled water as an irrigation supply. Per City Ordinance No. 1021 N.S., the City's Public Works Director will allow the existing well(s) to remain in service to meet demands suitable for the landscape and irrigation of the continuous and long-term maintenance of all areas to be irrigated. The applicant and/or its successors shall have the right to blend its existing river underflow well water with reclaimed water as necessary to meet its desired project water quality goals subject to a minimum percentage of 25% recycled water with a target of 50% recycled water. Connection to the City recycled

Agenda Item 1

water system shall be subject to the cost parameters pursuant to the terms and conditions set forth in Section 4 (4.1) of the “Corrective Deeds and Agreement RE Offer To Dedicate” dated 5/28/2003 and recorded as Doc. 2003056981. Concurrently, the applicant will void the quality parameters pursuant to the terms and conditions set forth in Section 4 (4.2 & 4.3) of the “Corrective Deeds and Agreement RE Offer To Dedicate” dated 5/28/2003 and recorded as Doc. 2003056981.

40. Water and recycled water piping design shall meet the satisfaction of the City Engineer and the Water Division Manager.
41. Water piping and connections at Clubhouse Drive and Village Drive shall be configured to provide two sources of water to the first phase of the project and allow separate flow in parallel lines on Clubhouse Drive using a valved “H” configuration, or similar.
42. Vertical separation between water piping and other utilities shall comply with the California Water Code requirements.
43. The applicant shall design and construct recycled water improvements, including the segment connecting to North River Rd. Note 4 on Sheet C6 should be revised to specify responsibility of applicant to design and construct recycled water improvements shown, for clarity, and the leader reading “recycled water design and construction by others” should be omitted.
44. The proposed 20-foot wide section of recycled water easement between Lots 61 and 62 will be acceptable for this segment of recycled water line provided no other utilities will be located within the 20-foot easement.
45. Provide valves on all ends of tee, wye, and cross fittings (multiple locations).
46. Provide inline valves at increments of 600 feet on continuous lines without main intersections (e.g. C and D streets). Space valves such that no more than 2 FHs would be out of service with one segment isolated.
47. FH locations shall be checked and confirmed with Emergency Services.
48. Provide horizontal and vertical separation from SS, SSFM, SD, and RW lines consistent with DDW and City requirements.
49. Submittal and approval of a Landscape Documentation Package (LDP) for the project will be required prior to the recordation of the final map. LDPs shall include Water Efficient landscape (WEL) calculations specific to residential and non-residential portions of the project, landscape design plans, irrigation design plans, soil management report, and grading design plan will be required for the LDP submittal. Landscape and irrigation designs, and LDP shall comply with the City’s Landscape and Irrigation Ordinance and the current Landscape and Irrigation Design Guide.
50. The storm drain lift station will be equipped with the following items prior to grading final:
 - a. auxiliary power in cases of power outages
 - b. high-level alarms to alert the potential for flooding/surging.
 - c. A notification system (auto-dialer, telemetry) to alert responsible party (HOA) of any malfunction.
51. The HOA shall establish a long-term operations and maintenance program for all bioretention areas located within the development as well as the storm drain lift station prior to grading final.

Agenda Item 1

52. The responsible party shall obtain authorization by the Regional Water Quality Control Board or any other relevant regulatory agency to utilize the basin for the combined purpose of stormwater retention and recycled water storage prior to grading final.
53. Prior to Recordation of a Final Map for VTTM 3105:
 - a) Applicant must submit a technical memorandum with exhibits demonstrating that a gravity flow connection to the City sewer system is not feasible before the City will consider approval and/or receive a new sanitary sewage lift station. The technical memorandum must be prepared and stamped by a registered professional engineer. The analysis must consider shifting the low point of the new sewer network for development phases 1 and 2 to the south, and constructing either a connection to an existing deep manhole in Robie Court (e.g., via the same easement as the recycled water line), or constructing a segment of new gravity sewer line North River Road. The analysis must include an estimate of the life-cycle cost (construction, operation, and maintenance cost) of a gravity sewer connection versus a new sanitary sewage lift station since the City will be accepting and maintaining the lift station. Should applicant/developer elect to provide a private sewage lift station as referenced in 53c below the analysis referenced above shall not be required.
 - b) If the sewage lift station lifecycle cost analysis demonstrates that a gravity sewer connection is not feasible, the applicant shall prepare and submit a preliminary design (plan and profile) of the sanitary sewage lift station for City Engineer and Wastewater Manager review and approval. The lift station shall be designed and constructed in accordance with the City Wastewater Department standard lift station design criteria. Minimum distance from the lift station to any residence shall be 50 feet. The lift station shall include the following reliability features: 1) wet well with volume adequate to store two hours of peak wastewater flow from the tributary area in the event of a power outage or pump failure, 2) two Hidrostral pumps with type 316 stainless steel force main piping and rails inside the wet well, 3) electrical gear and control systems enclosed within a light-colored air-conditioned cabinet, 4) standby power provided by a fixed generator with automatic transfer switch, and 5) an alarm system (instruments, alarming device (typically the programmable logic controller), radio, antenna, battery backup, etc.) that is fully-integrated with the City's existing remote telemetry system. Should applicant/developer elect to provide a private sewage lift station as referenced in 53c. below the design criteria referenced above shall not be required.
 - c) If the sewage lift station final criteria referenced above becomes financially infeasible the applicant may elect to provide a private sewage lift station. The applicant shall prepare and submit a design (plan and profile) of the private sanitary sewage lift station which shall be prepared and stamped by a registered professional engineer. Minimum distance from the lift station to any residence shall be 50 feet.

EXHIBIT B

City of El Paso De Robles Standard Development Conditions

Planned Development

Conditional Use Permit

Tentative Parcel Map

Vesting Tentative Tract Map 3105

Approval Body: Planning Commission

Date of Approval: August 8, 2017:

Applicant: Estrella Associates

Location: River Oaks II

APN: 025-390-009

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 _____ unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.
- 4. Any site specific condition imposed by the Planning Commission in approving this project (**Conditional Use Permit**) may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such

Agenda Item 1

modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

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

Agenda Item 1

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. 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.
- 16. 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.
- 17. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 18. 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.
- 19. 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.
- 20. 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: grading plan review

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

Agenda Item 1

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 the Community Development Director, the Public Works Director 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. Prior to recordation of any Final Map, the owner shall petition to annex residential Tract (or Parcel Map) 3105 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:
 - All Streets and lighting
 - All Trails
 - All common landscape areas, fence and walls
 - All storm drainage facilities, basins and pipes

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

Agenda Item 1

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 or as required by the City Engineer to enable orderly development.
- 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, except for maintenance which will be provided by

Agenda Item 1

the Home Owners Association..

- 3. The owner shall offer to dedicate and improve the all of streets indicated on the map to the standard indicated in the River Oaks II Design Manual:

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 including contingencies.

Labor and Materials Bond.....50% of performance bond including contingencies

(Note: how are we handling the HOA? Do they need to annex this subdivision?)

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

- 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.

- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.

- 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:

- a. Public Utilities Easement;
- b. Water Line Easement;
- c. Sewer Facilities Easement;
- d. Landscape Easement;
- e. Storm Drain Easement.
- e. Recycled Water Line Easement.

Agenda Item 1

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

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

G. GENERAL CONDITIONS

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

Agenda Item 1

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.
- 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.

Agenda Item 1

Vesting Tentative Tract Map No. 3105

IN THE CITY OF PASO ROBLES, CALIFORNIA

BEING A SUBDIVISION OF LOTS 1 THROUGH 4 OF TRACT 3097 FILED IN BOOK 36 OF MAPS AT PAGES 63 THROUGH 66 IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

OWNER

RIVER OAKS II, LLC
P.O. BOX 4280
PASO ROBLES, CA 93271
(805) 238-1888

WES WILLHOIT
ESTRELLA ASSOCIATES, INC
P.O. BOX 4280
PASO ROBLES, CA 93271
(805) 238-1888

PROJECT STATISTICS

DESCRIPTION (INCLUDED LOTS)	LOT AREA (# OF LOTS)
RESIDENTIAL LOTS (LOTS 1-144)	20.16 ac (144)
RESIDENTIAL LOTS (LOTS 145-271)	35.32 ac (127)
HOA LOTS (LOT 272 + 700 + 701)	25.41 ac (3)
POCKET PARKS (LOTS 501-516)	1.49 ac (16)
OPEN SPACE LOTS (LOT 1000-1006)	22.11 ac (7)
EXISTING LOT 1	7.31 ac (1)
Total Area	111.80 ac (297)

SHEET INDEX

- C1.....TITLE SHEET
- C2.....EXISTING CONDITIONS MAP
- C3.....VESTING TENTATIVE MAP (TN)
- C4.....VESTING TENTATIVE MAP (RH)
- C5.....PHASING PLAN
- C6.....COMPOSITE UTILITY PLAN (TN)
- C7.....COMPOSITE UTILITY PLAN (RH)
- C8.....PRELIMINARY GRADING & DRAINAGE (TN)
- C9.....PRELIMINARY GRADING & DRAINAGE (RH)
- C10.....SITE SECTIONS
- C11.....LOCAL STREET A, B, C, D, E, F, G, H, J
- C12.....OFF-SITE IMPROVEMENTS

HORIZONTAL & VERTICAL CONTROL

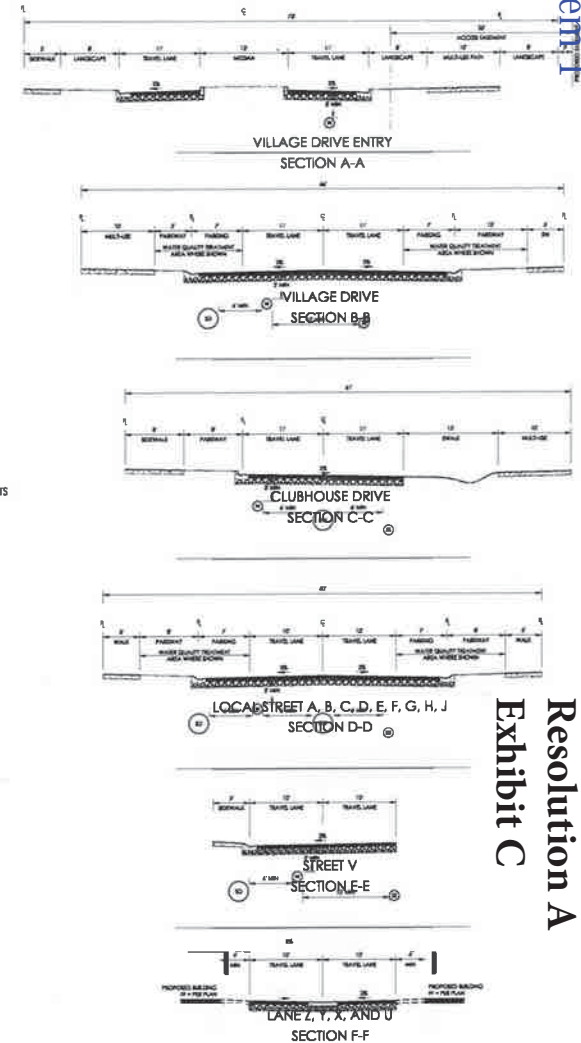
THE BASIS OF BEARING FOR THIS MAP BEING BETWEEN FOUND MONUMENTS ALONG THE SOUTHEAST LINE OF PARCEL 1 AS DESCRIBED IN CERTIFICATE OF COMPLIANCE NO. 2010049556 AND PER 104/RS/28 SURVEY, BEARING BEING N19°55'08"E.

TOPOGRAPHY

EXISTING AERIAL TOPOGRAPHIC MAPPING PROVIDED BY OTHERS.

ADDITIONAL TOPOGRAPHY PROVIDED BY RRM DESIGN ON APRIL 2017

ELECTRIC..... PACIFIC GAS & ELECTRIC
TELEPHONE..... AT&T
CABLE..... CHARTER COMMUNICATIONS
GAS..... SOUTHERN CALIFORNIA GAS COMPANY
SEWER..... CITY OF PASO ROBLES
WATER..... CITY OF PASO ROBLES

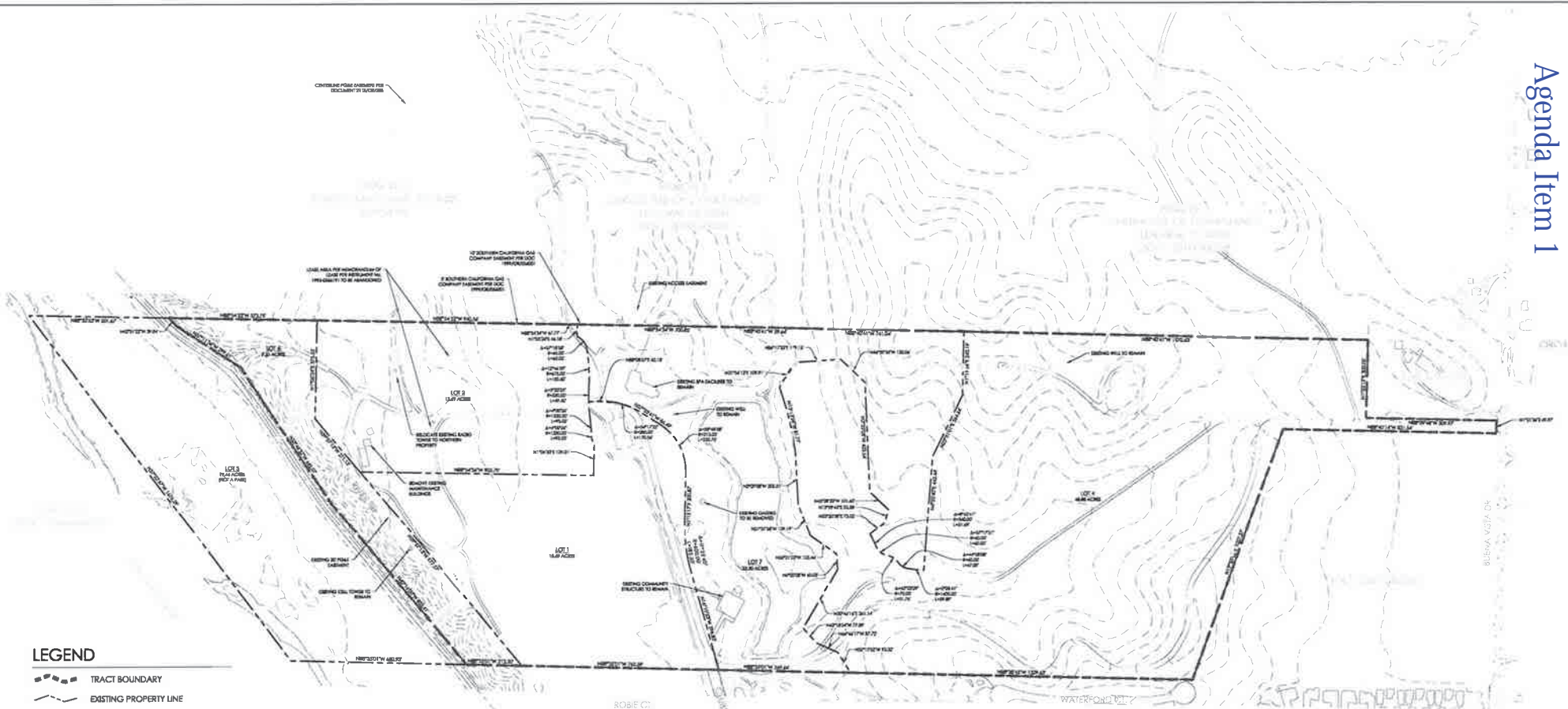


TITLE SHEET

RIVER OAKS II
TRACT 3105

C1

61



LEGEND

- TRACT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CONTOUR (5' INTERVAL)
- EXISTING TREES/BRUSH
- EXISTING POWER POLE
- EXISTING FENCE
- EXISTING ROAD

NOTES

EASEMENTS AND ADJACENT PROPERTY INFORMATION ARE DRAWN FROM AVAILABLE PUBLIC RECORD

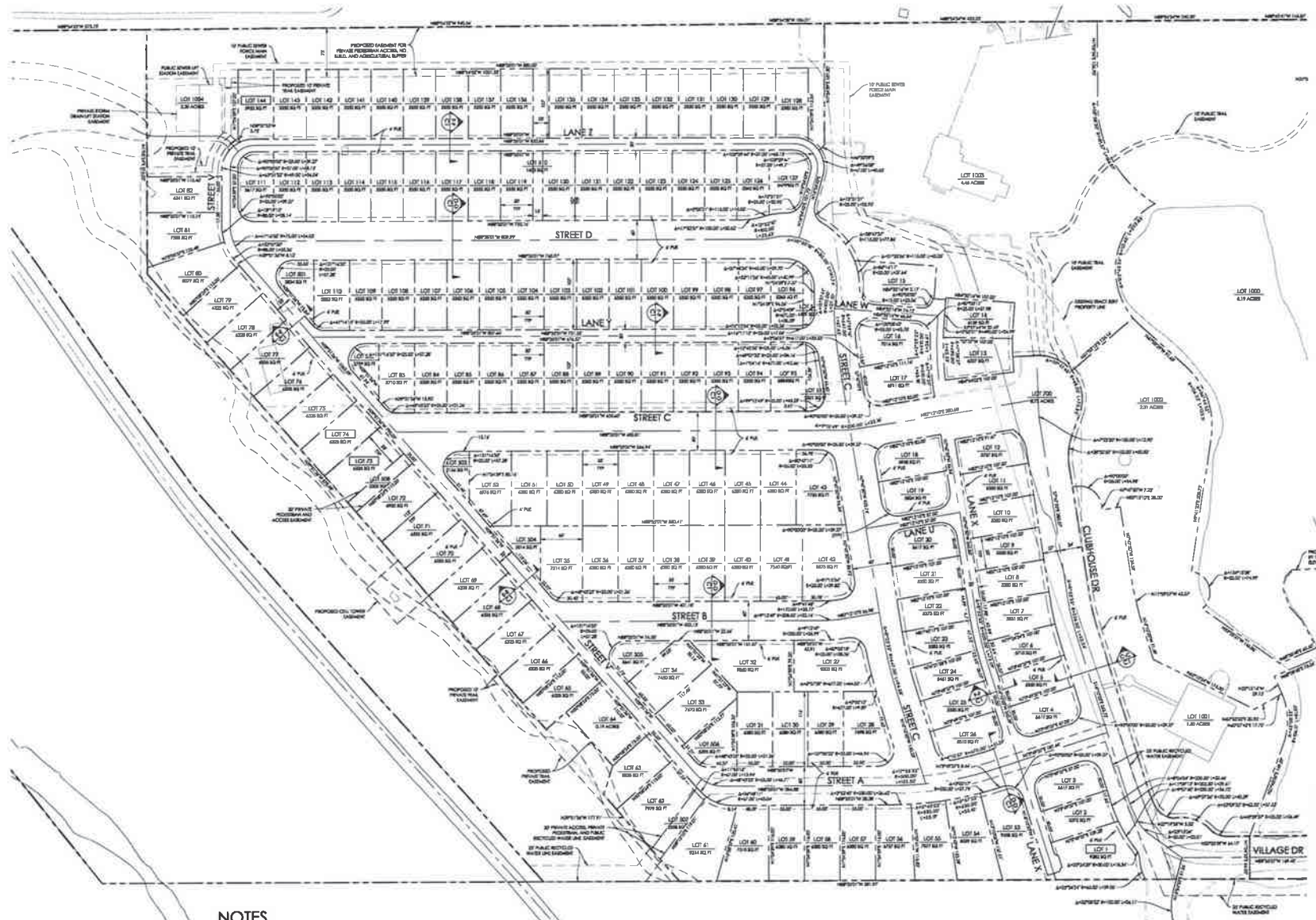


EXISTING CONDITIONS
July 13, 2017 — REVISED July 27, 2017

RIVER OAKS II
 TRACT 3105

C2

- LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED LOT LINE
 - PROPOSED CENTERLINE
 - PROPOSED EASEMENT
 - PROPOSED PHASE LINE
- LOT ###
x ## FT
- FIRST OR LAST LOT IN A PHASE



SEE SHEET C4

- NOTES**
- ALL STREETS AND UTILITIES (UNLESS NOTED OTHERWISE) SHALL BE PRIVATELY MAINTAINED.
 - PUBLIC UTILITY EASEMENT MAY BE ADJUSTED TO ACCOMMODATE TRANSFORMER AND VAULT LOCATIONS AS NECESSARY
 - SEE C2 FOR DISPOSITION OF EXISTING STRUCTURES AND EXISTING EASEMENT INFORMATION
 - SEE C5 FOR PHASING INFORMATION AND CONSTRUCTION
 - ALL ON-SITE AND OFF-SITE WELLS SHALL HAVE WELL METERS INSTALLED PER PUBLIC WORKS STANDARDS

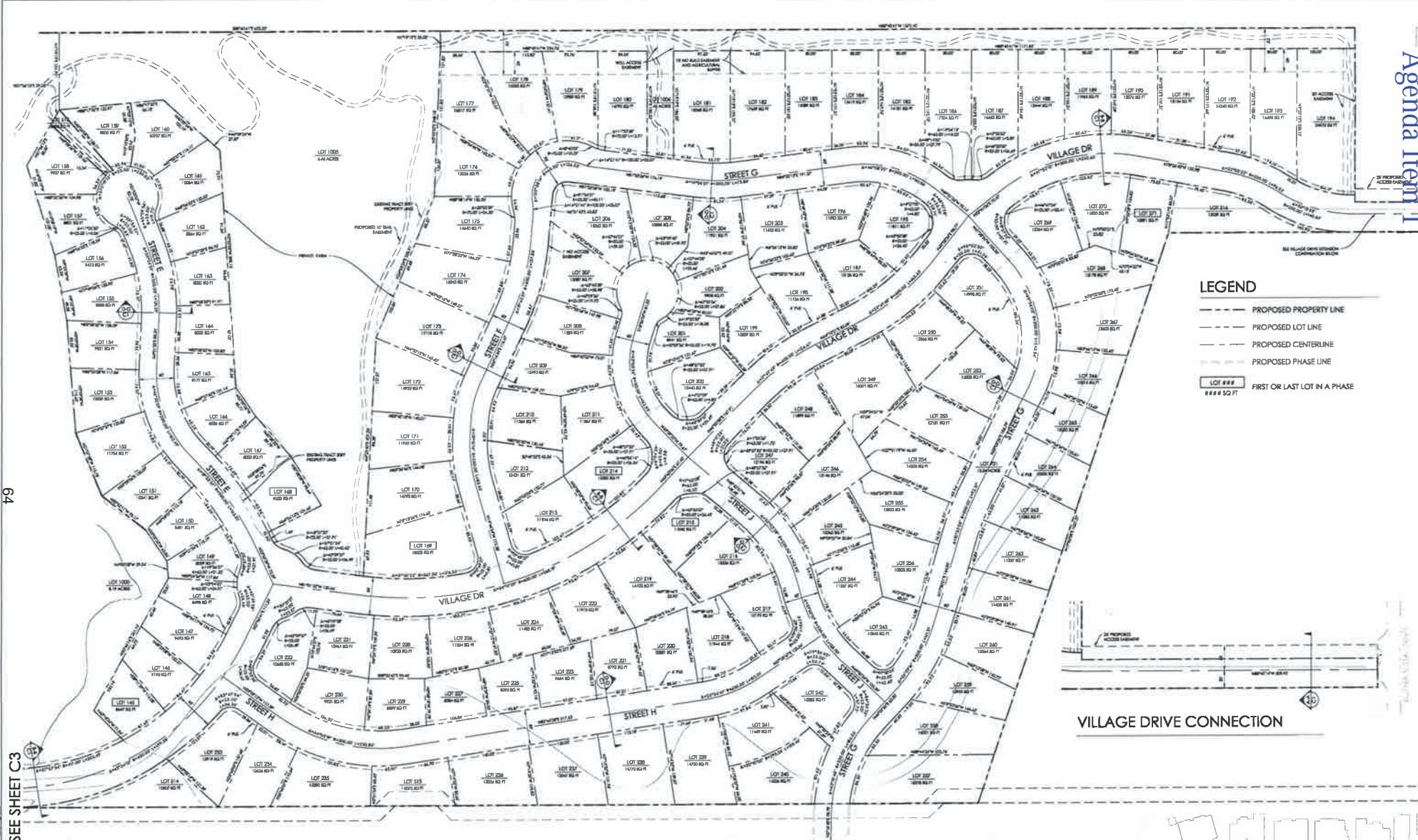


VESTING TENTATIVE MAP (TN)
July 13, 2017 — REVISED July 27, 2017



RIVER OAKS II
TRACT 3105

C3



LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED PHASE LINE
- LOT # ##
SQ FT



64

SEE SHEET C3

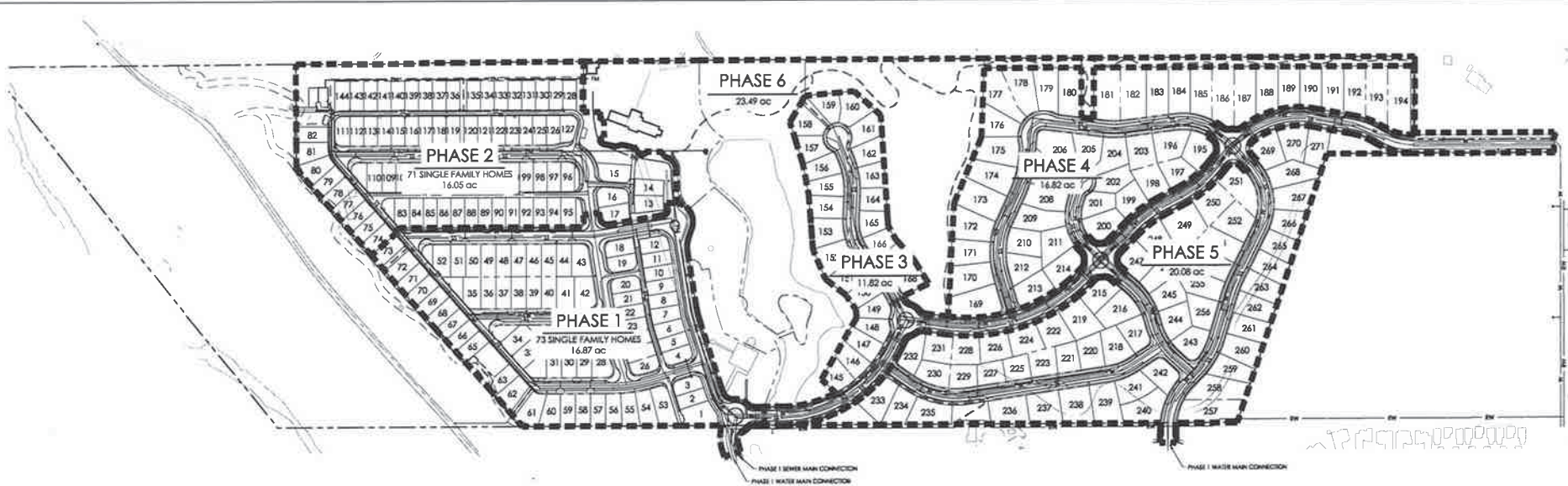
- NOTES**
- ALL STREETS AND UTILITIES (UNLESS NOTED OTHERWISE) SHALL BE PRIVATELY MAINTAINED.
 - PUBLIC UTILITY EASEMENT MAY BE ADJUSTED TO ACCOMMODATE TRANSFORMER AND VAULT LOCATIONS AS NECESSARY
 - SEE C2 FOR DISPOSITION OF EXISTING STRUCTURES AND EXISTING EASEMENT INFORMATION
 - SEE C5 FOR PHASING INFORMATION AND CONSTRUCTION
 - ALL ON-SITE AND OFF-SITE WELLS SHALL HAVE WELL METERS INSTALLED PER PUBLIC WORKS STANDARDS



VESTING TENTATIVE MAP (RH)
July 13, 2017 — REVISED July 27, 2017

RIVER OAKS II
TRACT 3105

C4



PHASING TABLE

- PHASE I — 16.87 ac**
 - LOTS 1 THROUGH 73 AND RELEVANT FRONTAGE IMPROVEMENTS
 - WATER MAIN CONNECTION AT CLUBHOUSE DR AND CONNECTION AT WATERFORD CT
 - SEWER LIFT STATION AND FORCE MAIN INFRASTRUCTURE
 - STORM DRAIN LIFT STATION AND OUTLET STRUCTURE
- PHASE II — 16.05 ac**
 - LOTS 74 THROUGH 144 AND RELEVANT FRONTAGE IMPROVEMENTS
- PHASE III — 11.82 ac**
 - LOTS 145 THROUGH 168 AND RELEVANT FRONTAGE IMPROVEMENTS
 - VILLAGE DRIVE SURFACE AND UNDERGROUND IMPROVEMENTS TO BUENA VISTA CONNECTION
 - BUENA VISTA WATER LINE EXTENSION AND CONNECTION
 - BUENA VISTA SURFACE IMPROVEMENTS (TWO TRAVEL LANES AND BIKE LANES ON EACH SIDE — NO SIDEWALKS)
 - BUENA VISTA AND RIVER OAKS DRIVE INTERSECTION IMPROVEMENTS
- PHASE IV — 16.82 ac**
 - LOTS 169 THROUGH 214 AND RELEVANT FRONTAGE IMPROVEMENTS
- PHASE V — 20.08 ac**
 - LOTS 215 THROUGH 271 AND RELEVANT FRONTAGE IMPROVEMENTS
- PHASE VI — 23.49 ac**
 - LOT 1003 SPA FACILITY EXPANSION, ACCESS, AND PARKING LOT IMPROVEMENTS
 - PRIVATE AMENITY IMPROVEMENTS
 - PRIVATE FARM AND TRAIL IMPROVEMENTS

EARTHWORK BY PHASE

	RAW CUT	RAW FILL	SUBTOTAL	
PHASE I	+32,700	-17,500	+15,200	cu yd
PHASE II	+29,800	-79,400	-49,600	cu yd
PHASE III	+10,900	-140,400	-129,500	cu yd
PHASE IV	+153,500	-129,000	+24,500	cu yd
PHASE V	+265,500	-196,300	+69,200	cu yd
PHASE VI	+75,900	-50,300	+25,600	cu yd
SUBTOTAL	+508,700	-612,900	+104,200	cu yd
SHRINKAGE	-104,200 (17%)	0	0	cu yd
TOTALS	-0-	-0-	-0-	cu yd

EARTHWORK BALANCE NECESSITATES BORROWING OR STOCKPILING FOR ANY PHASE FROM ANY OTHER GIVEN PHASE.

QUANTITY ESTIMATES ON THESE PLANS ARE TO BE USED FOR PERMIT PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION.

THE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE BETWEEN THE PROPOSED ROUGH GRADE AND THE LIMITED TOPOGRAPHIC EXISTING GRADES. THESE ESTIMATES DO NOT MAKE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SHRINKAGE, SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTINGS & TRENCHING SPOILS, ETC. THESE, IN ADDITION TO ACTUAL FIELD CONDITIONS AND THE FINAL RECOMMENDATIONS OF THE SOILS ENGINEER MAY SIGNIFICANTLY EFFECT THE FINAL IMPORT/EXPORT QUANTITIES.

OFF-SITE IMPROVEMENTS

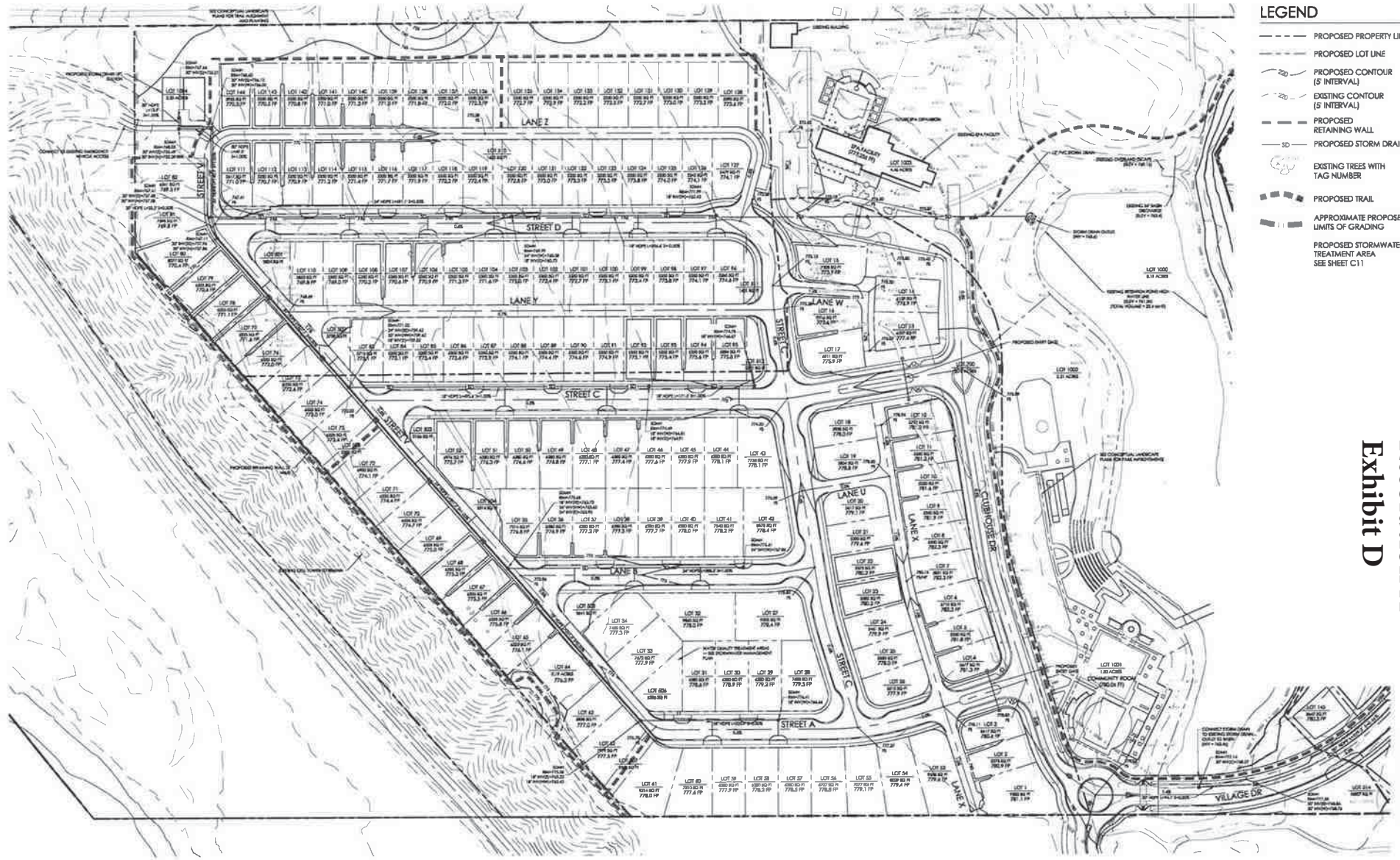
THE NORTH RIVER ROAD AND RIVER OAKS DRIVE INTERSECTION SHALL BE RECONSTRUCTED IN ACCORDANCE WITH THE CONCEPT PLAN ADOPTED BY THE CITY COUNCIL ON OCTOBER 19TH, 2010 PRIOR TO THE 90TH BUILDING PERMIT OCCUPANCY.

SEE SHEET C12 FOR OFFSITE IMPROVEMENT DETAILS



LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED CONTOUR (5' INTERVAL)
- EXISTING CONTOUR (5' INTERVAL)
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN
- EXISTING TREES WITH TAG NUMBER
- PROPOSED TRAIL
- APPROXIMATE PROPOSED LIMITS OF GRADING
- PROPOSED STORMWATER TREATMENT AREA SEE SHEET C11



NOTES

- SEE C2 FOR DISPOSITION OF EXISTING STRUCTURES AND EXISTING EASEMENT INFORMATION
- SEE C5 FOR PHASING INFORMATION AND CONSTRUCTION
- THE ARBORIST'S REPORT IDENTIFIES 33 OAK TREES IMPACTED PER THIS MAP. PLEASE SEE THE FULL REPORT FOR TREE REMOVALS AND TREATMENT.
- STORM DRAIN INFRASTRUCTURE SHALL BE PRIVATELY MAINTAINED

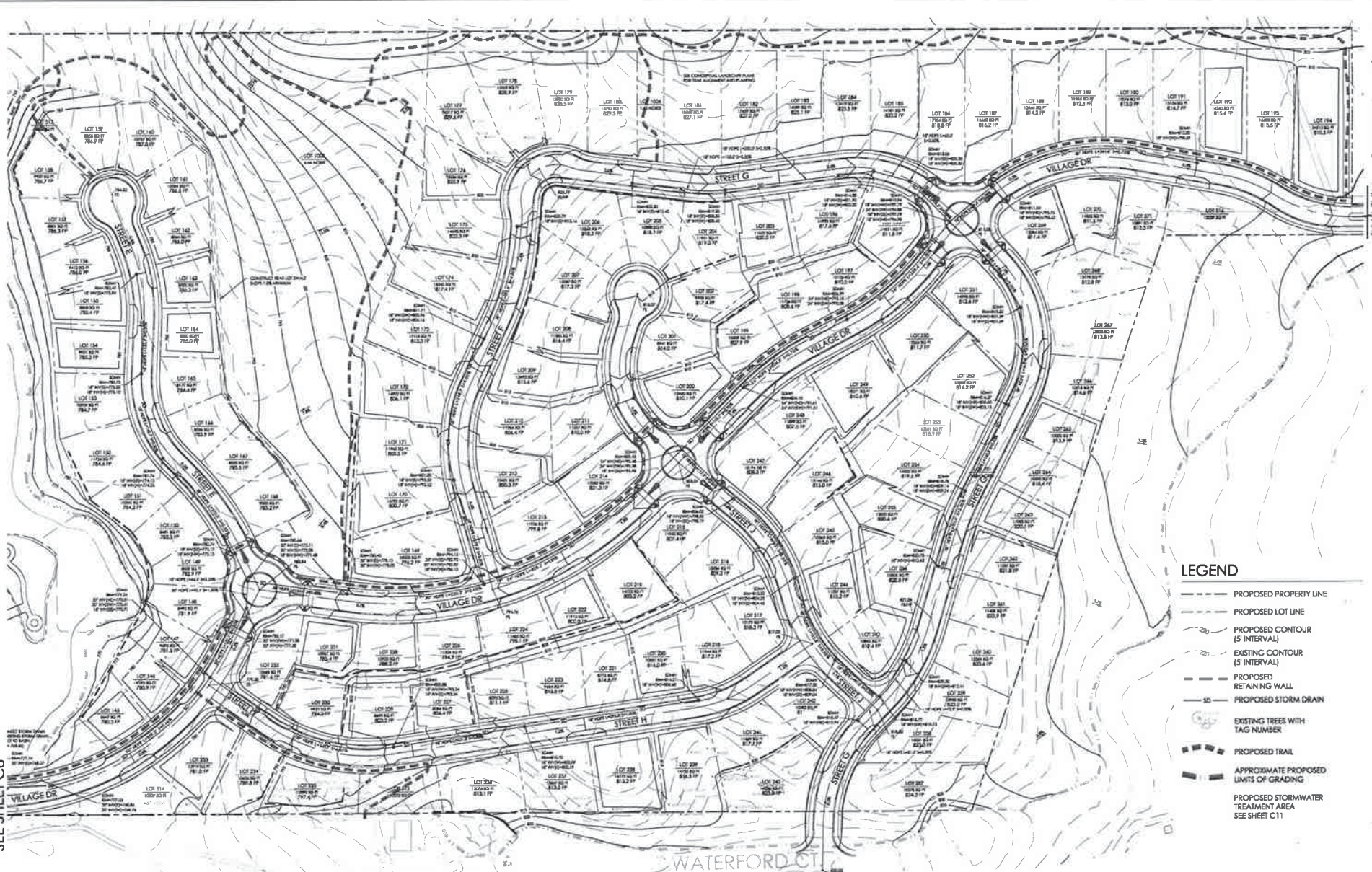
GRADING PLAN (TN)

July 13, 2017 — REVISED July 27, 2017



RIVER OAKS II
TRACT 3105

C8



- LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED LOT LINE
 - 20- PROPOSED CONTOUR (5' INTERVAL)
 - 20- EXISTING CONTOUR (5' INTERVAL)
 - PROPOSED RETAINING WALL
 - PROPOSED STORM DRAIN
 - EXISTING TREES WITH TAG NUMBER
 - PROPOSED TRAIL
 - APPROXIMATE PROPOSED LIMITS OF GRADING
 - PROPOSED STORMWATER TREATMENT AREA SEE SHEET C11

NOTES

SEE C2 FOR DISPOSITION OF EXISTING STRUCTURES AND EXISTING EASEMENT INFORMATION

SEE C5 FOR PHASING INFORMATION AND CONSTRUCTION

THE ARBORIST'S REPORT IDENTIFIES 33 OAK TREES IMPACTED PER THIS MAP. PLEASE SEE THE FULL REPORT FOR TREE REMOVALS AND TREATMENT.

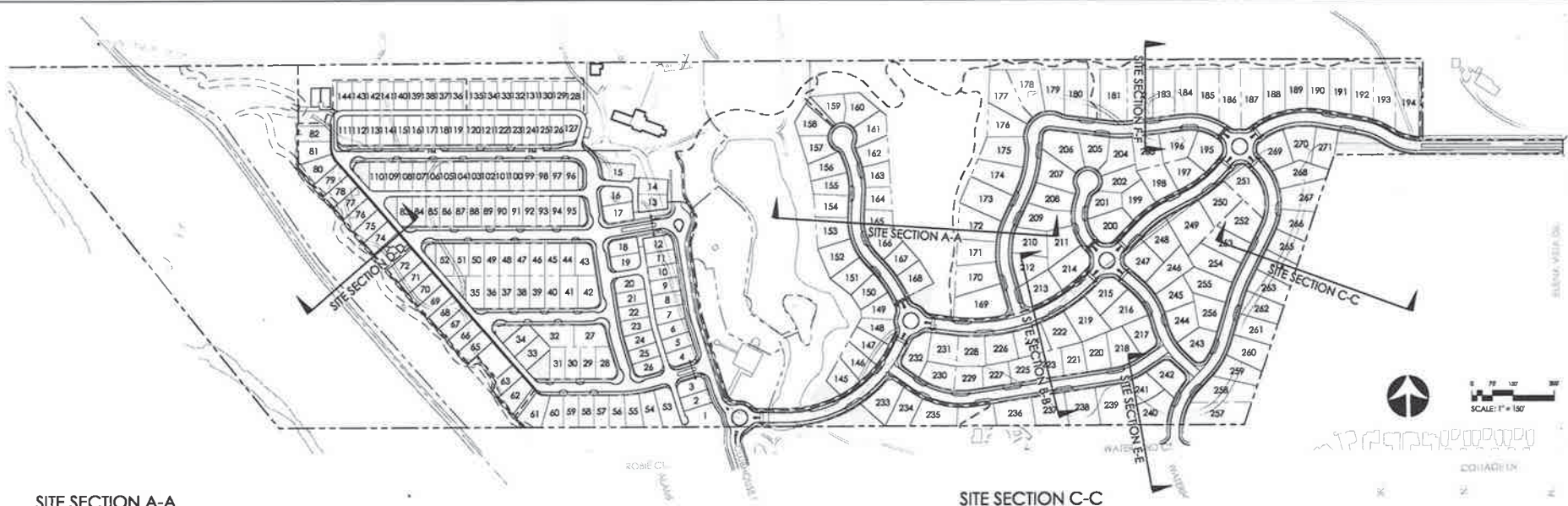
STORM DRAIN INFRASTRUCTURE SHALL BE PRIVATELY MAINTAINED

GRADING PLAN (RH)
July 13, 2017 — REVISED July 27, 2017



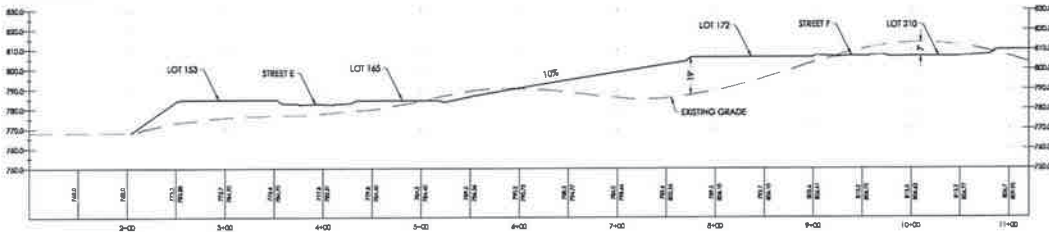
RIVER OAKS II
TRACT 3105

C9



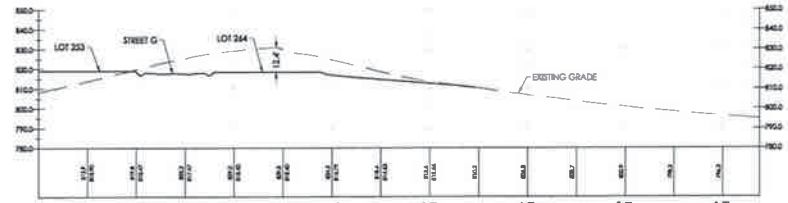
SITE SECTION A-A

HORIZ: 1" = 50'
VERT: 1" = 25'



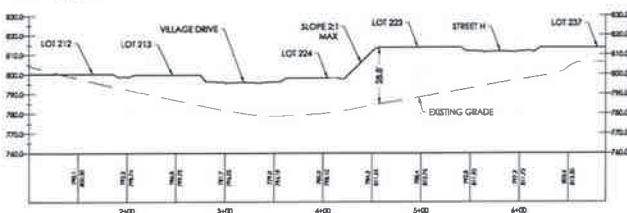
SITE SECTION C-C

HORIZ: 1" = 50'
VERT: 1" = 25'



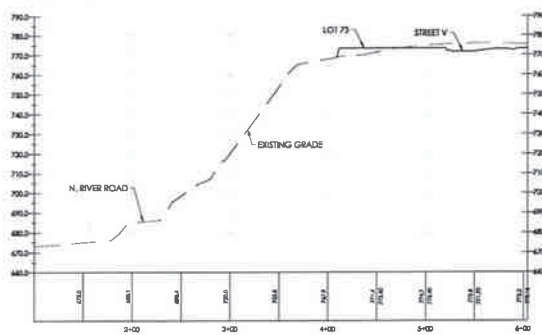
SITE SECTION B-B

HORIZ: 1" = 50'
VERT: 1" = 25'



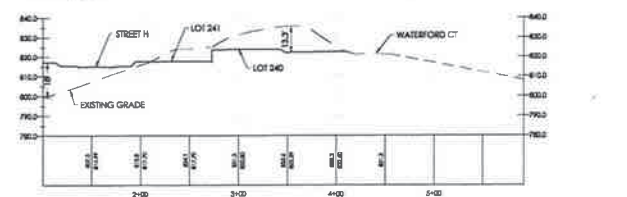
SITE SECTION D-D

HORIZ: 1" = 50'
VERT: 1" = 25'



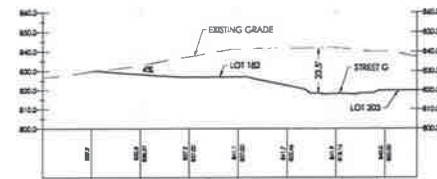
SITE SECTION E-E

HORIZ: 1" = 50'
VERT: 1" = 25'



SITE SECTION F-F

HORIZ: 1" = 50'
VERT: 1" = 25'



RIVER OAKS



SITE SECTIONS

July 13, 2017 — REVISED July 27, 2017

RIVER OAKS II C10
TRACT 3105

VESTING TENTATIVE TRACT MAP No. 3105

IN THE CITY OF PASO ROBLES, CALIFORNIA

BEING A SUBDIVISION OF LOTS 1 THROUGH 4 OF TRACT 3097 FILED IN BOOK 36 OF MAPS AT PAGES 63 THROUGH 66 IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA



ITEMS	Quantity	Unit
Asphalt Paving	10,000	Sq. Yd.
Asphalt	10,000	Sq. Yd.
Concrete Paving	10,000	Sq. Yd.
Concrete	10,000	Sq. Yd.
Gravel	10,000	Sq. Yd.
Grass Seed	10,000	Sq. Yd.
Water	10,000	Gal.
Electric	10,000	Watt-Hour
Gas	10,000	Cu. Ft.
Paint	10,000	Gal.
Plumbing	10,000	Hour
Electrician	10,000	Hour
Landscaping	10,000	Hour
Construction	10,000	Hour
Professional	10,000	Hour
Permit	10,000	Hour
Survey	10,000	Hour
Engineering	10,000	Hour
Architecture	10,000	Hour
Interior Design	10,000	Hour
Marketing	10,000	Hour
Legal	10,000	Hour
Accounting	10,000	Hour
Insurance	10,000	Hour
Security	10,000	Hour
Maintenance	10,000	Hour
Utilities	10,000	Hour
Transportation	10,000	Hour
Food Service	10,000	Hour
Retail	10,000	Hour
Healthcare	10,000	Hour
Education	10,000	Hour
Government	10,000	Hour
Non-Profit	10,000	Hour
Religious	10,000	Hour
Recreation	10,000	Hour
Arts and Crafts	10,000	Hour
Performing Arts	10,000	Hour
Visual Arts	10,000	Hour
Writing	10,000	Hour
Music	10,000	Hour
Dance	10,000	Hour
Theater	10,000	Hour
Opera	10,000	Hour
Ballet	10,000	Hour
Circus	10,000	Hour
Amusement Parks	10,000	Hour
Casinos	10,000	Hour
Hotels	10,000	Hour
Resorts	10,000	Hour
Cruise Lines	10,000	Hour
Airlines	10,000	Hour
Shipping	10,000	Hour
Trucking	10,000	Hour
Railroads	10,000	Hour
Maritime	10,000	Hour
Aerospace	10,000	Hour
Defense	10,000	Hour
Government Contractors	10,000	Hour
Construction Contractors	10,000	Hour
Manufacturing	10,000	Hour
Retail	10,000	Hour
Wholesale	10,000	Hour
Food Processing	10,000	Hour
Textiles	10,000	Hour
Chemicals	10,000	Hour
Pharmaceuticals	10,000	Hour
Biotechnology	10,000	Hour
Information Technology	10,000	Hour
Telecommunications	10,000	Hour
Media	10,000	Hour
Advertising	10,000	Hour
Public Relations	10,000	Hour
Consulting	10,000	Hour
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Survey	10,000	Hour
Engineering	10,0	

PLANT SCHEDULE SHINGLE

TREES	SCIENTIFIC NAME	COMMON NAME	CODE	MOBILITY	REMARKS
1	PTERIS CAERULEA	CAERULEA FERTILE	APF001	LOW	STD
2	PLUCKERIA MICRANTHERA (L.) WALK.	WANDERING JEW	APF002	MODERATE	
3	STREET TREE	REFER TO STREET TREE PLAN	APF003		
SHRUBS	SCIENTIFIC NAME	COMMON NAME	CODE	MOBILITY	REMARKS
4	SARIS YUMBULLA	BENNETT'S BUSH	APF004		
5	LEUCOPHYLLA CALIFORNICA	BUSH MEDIUM	APF005		
6	FLORIDA GUMMEE TREE	RED GUMMEE TREE	APF006		
7	HEALTHY LIME GREEN	YEW	APF007		
8	SPRING BLOSSOM	SPRING BLOSSOM	APF008		
GROUND COVERS	SCIENTIFIC NAME	COMMON NAME	REMARKS		
9			TRANSFER PLANTING REFER TO STREETSCAPE PLAN		
10			SEE		

PLANT SCHEDULE PRAIRIE

TREES	SCIENTIFIC NAME	COMMON NAME	CODE	MOBILITY	REMARKS
1	PTERIS CAERULEA	CAERULEA FERTILE	APF001	LOW	STD
2	PLUCKERIA MICRANTHERA (L.) WALK.	WANDERING JEW	APF002	MODERATE	
3	STREET TREE	REFER TO STREET TREE PLAN	APF003		
SHRUBS	SCIENTIFIC NAME	COMMON NAME	CODE	MOBILITY	REMARKS
4	SARIS YUMBULLA	BENNETT'S BUSH	APF004		
5	LEUCOPHYLLA CALIFORNICA	BUSH MEDIUM	APF005		
6	FLORIDA GUMMEE TREE	RED GUMMEE TREE	APF006		
GROUND COVERS	SCIENTIFIC NAME	COMMON NAME	REMARKS		
7			TRANSFER PLANTING REFER TO STREETSCAPE PLAN		
8			SEE		

PLANT SCHEDULE MONTEREY

TREES	SCIENTIFIC NAME	COMMON NAME	CODE	MOBILITY	REMARKS
1	AMALIA STANLEY	AMALIA STANLEY	APF001	LOW	STD
2	PLUCKERIA MICRANTHERA (L.) WALK.	WANDERING JEW	APF002	MODERATE	
3	STREET TREE	REFER TO STREET TREE PLAN	APF003		
SHRUBS	SCIENTIFIC NAME	COMMON NAME	CODE	MOBILITY	REMARKS
4	AMALIA MICRANTHERA	AMALIA	APF004		
5	LEUCOPHYLLA	BENNETT'S BUSH	APF005		
6	AMALIA MICRANTHERA	AMALIA MICRANTHERA	APF006		
7	AMALIA MICRANTHERA	AMALIA MICRANTHERA	APF007		
GROUND COVERS	SCIENTIFIC NAME	COMMON NAME	REMARKS		
8			TRANSFER PLANTING REFER TO STREETSCAPE PLAN		
9			SEE		

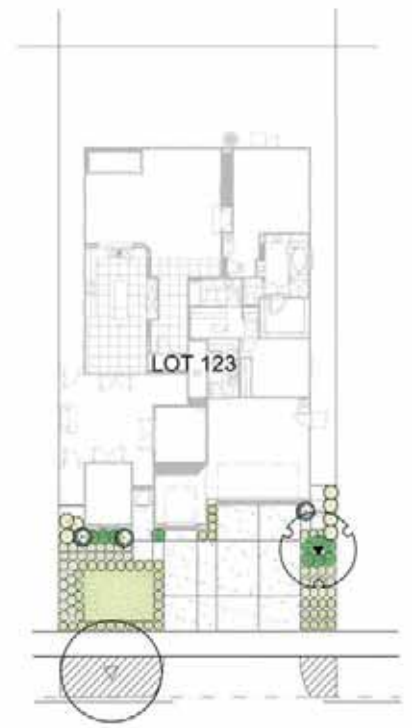
Planting Description	Plant Name (PL)	Quantity	Planting Method	Planting Depth (ft)	Planting Area (sq ft)	Planting Cost (\$)	Planting Time (hrs)	Planting Labor (\$)	Planting Material (\$)	Planting Total (\$)
Planting Description	Plant Name (PL)	Quantity	Planting Method	Planting Depth (ft)	Planting Area (sq ft)	Planting Cost (\$)	Planting Time (hrs)	Planting Labor (\$)	Planting Material (\$)	Planting Total (\$)
<p>Planting Schedule Summary</p> <p>Total Planting Cost: \$10,000</p> <p>Total Planting Time: 100 hrs</p> <p>Total Planting Labor: \$5,000</p> <p>Total Planting Material: \$5,000</p> <p>Total Planting Cost: \$10,000</p>										



1 SHINGLE (TYPICAL) LANE LOADED



2 PRAIRIE (TYPICAL) LANE LOADED



3 MONTEREY (TYPICAL) FRONT LOADED

- NOTE: ALL PLANTER AREAS TO RECEIVE 3" LAYER OF BARK MULCH
- NOTE: FRONT YARD TYPICAL TO BE IRRIGATED PER CURRENT STATE OF CALIFORNIA WATER USE MANDATE.
- NOTE: IRRIGATION CONTROLLER TO BE AUTOMATIC WEATHER BASED SYSTEMS AS REQUIRED BY CALIFORNIA STATE MANDATE.
- NOTE: ALL TREES WITHIN 5' OF HARDSCAPE TO RECEIVE LINEAR ROOT BARRIERS.



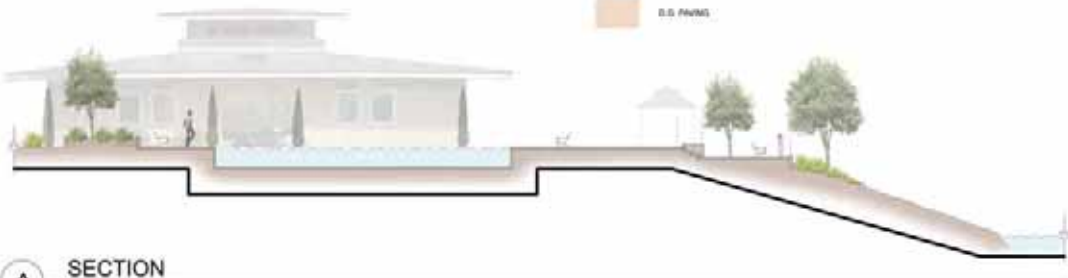


Planting Description	Plant Name (P)	Quantity	Planting Method	Planting Spacing (S)	Planting Rate (R)	Planting Area (A)	Planting Cost (C)	Planting Value (V)
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

CONCEPT PLANT SCHEDULE

ACTIVITY TREE (TYPE 1)
 ...
ACTIVITY TREE (TYPE 2)
 ...
ACTIVITY AREA (TYPE 3)
 ...
ACTIVITY AREA (TYPE 4)
 ...

- LANDSCAPE PLANTER
- MEADOW PLANTER
- TURF
- CONCRETE UNIT PAVES
- CONCRETE FINISH
- B.S. FINISH




SECTION A
 SCALE 1" = 10'-0"

SCHEDULE

- 1 WAITING SIGN LOCATION
- 2 TENNIS COURT/BASKETBALL COURT
- 3 ENTRY GATE
- 4 BOOZE BALL COURT
- 5 ENTRY GATE
- 6 AMPHITHEATER
- 7 EXISTING STAGE
- 8 GARDEN
- 9 PEDESTRIAN BRIDGE
- 10 ENTRY GATE AT BRIDGE OFF AREA
- 11 ENTRY GATE
- 12 COMMUNITY CENTER SIGN
- 13 POOL ENTRY
- 14 GAS FIRE FEATURE AT OUTDOOR SITTING AREA
- 15 OUTDOOR KITCHEN
- 16 POOL
- 17 SHADE STRUCTURE
- 18 POOL EQUIPMENT ROOM

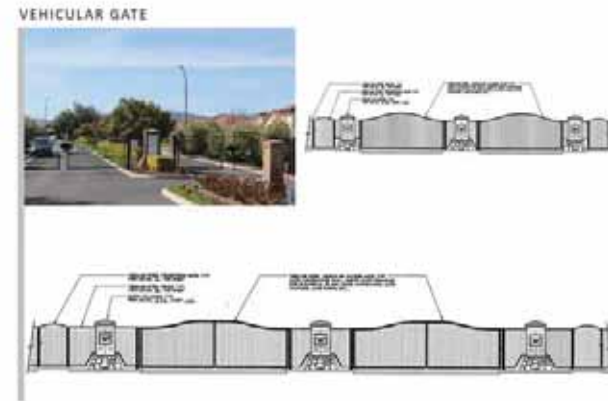


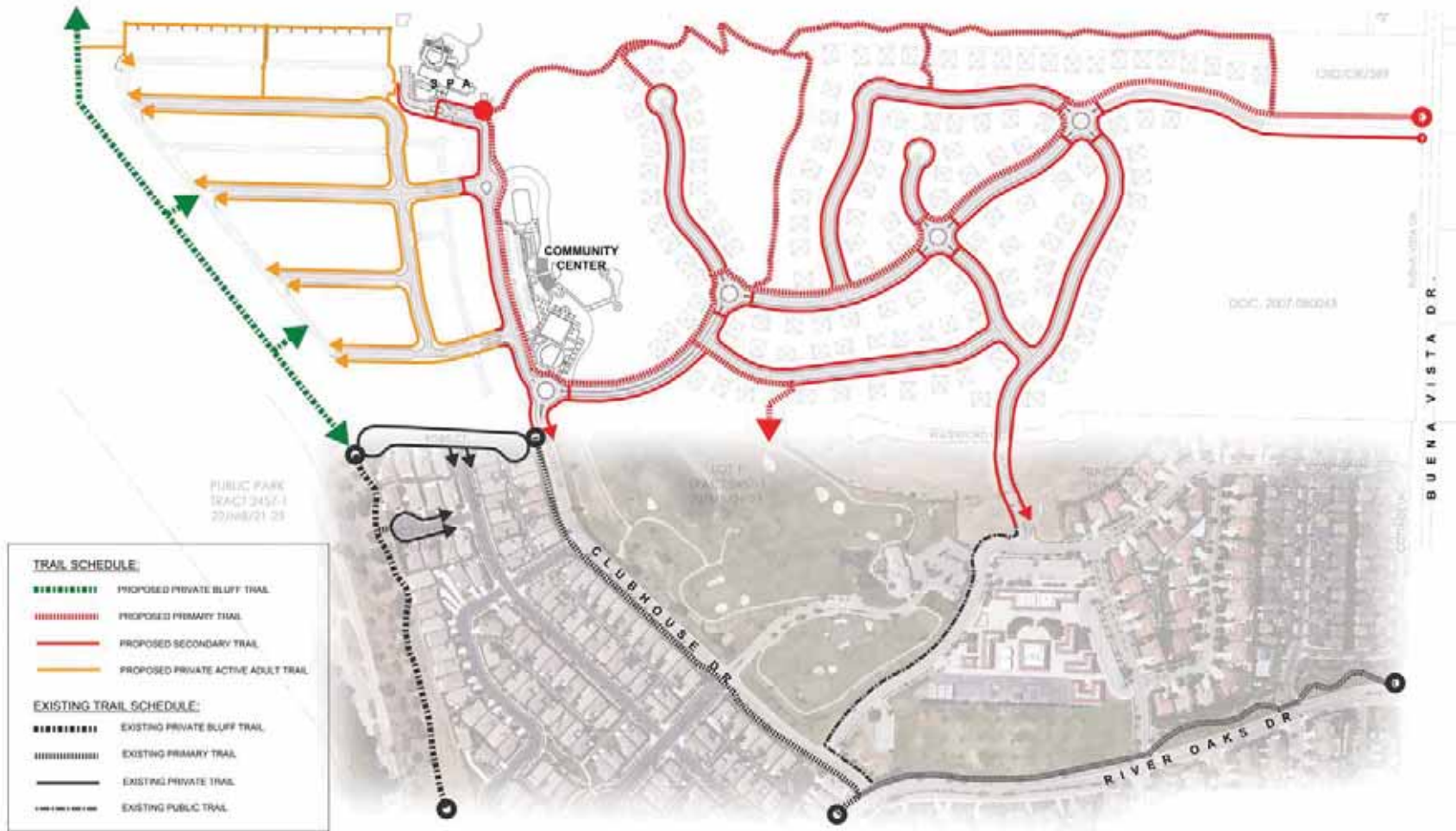

Design Studios
 ARCHITECTURE & ENVIRONMENTAL DESIGN
 148 Palo Alto Street, Suite 28
 Redwood City, California 94061
 Phone 650.255.1100
 Fax 650.255.1100



LEGEND:

- | | | | | | |
|---|------------------------------|--|--|---|-------------------------|
|  | TUBULAR STEEL FENCE (6') |  | COMBO WALL:
SLUMP STONE (2')
TUBULAR STEEL FENCE (4') |  | VEHICULAR GATE |
|  | TWO RAIL CONCRETE FENCE (3') |  | COMBO WALL:
SLUMP STONE (2')
WOOD FENCE (4') |  | CONCRETE RETAINING WALL |
|  | WOOD FENCE (6') |  | TENNIS COURT/PICKLEBALL
VINYL COATED CHAIN LINK FENCE (10') | | |
|  | CABLE FENCE (5') |  | EXISTING DEER FENCE | | |



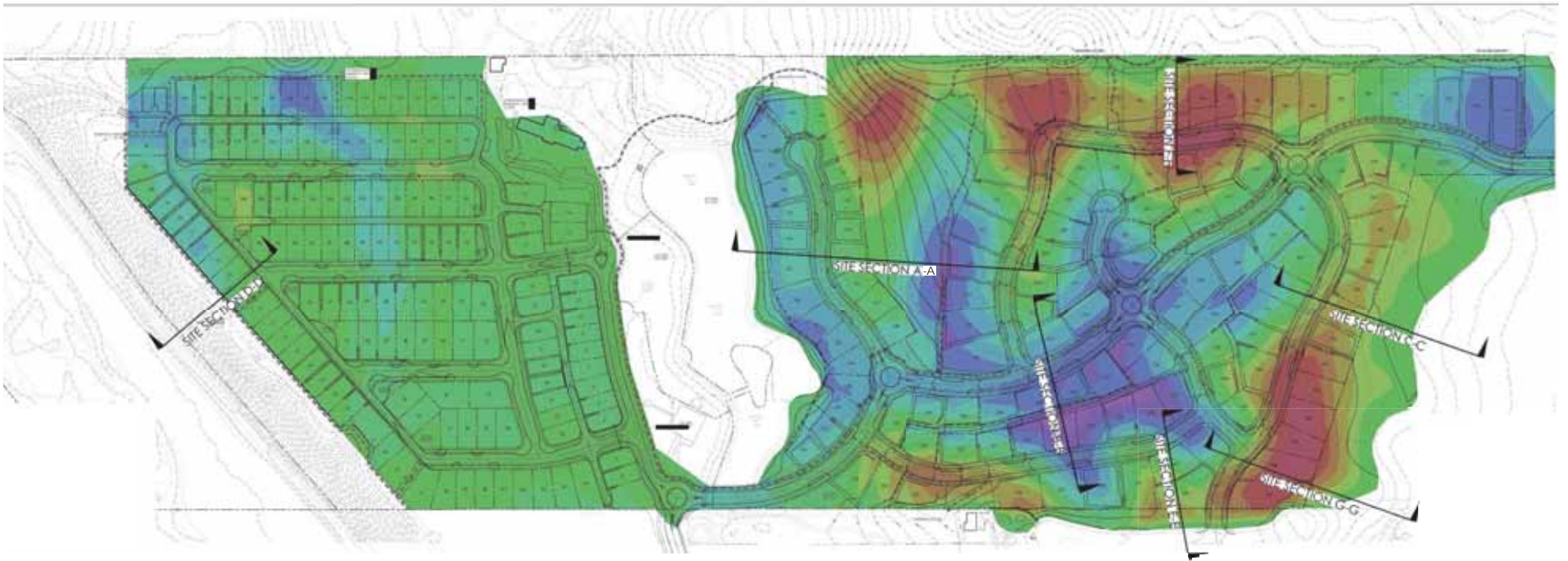


Agenda Item 1

Exhibit F

SURFACE ELEVATION DATA

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-30.00	-25.00	Dark Red
2	-25.00	-20.00	Red
3	-20.00	-15.00	Brown
4	-15.00	-10.00	Olive Green
5	-10.00	-5.00	Light Green
6	-5.00	0.00	Green
7	0.00	5.00	Light Green
8	5.00	10.00	Teal
9	10.00	15.00	Blue
10	15.00	20.00	Dark Blue
11	20.00	25.00	Purple
12	25.00	30.00	Dark Purple

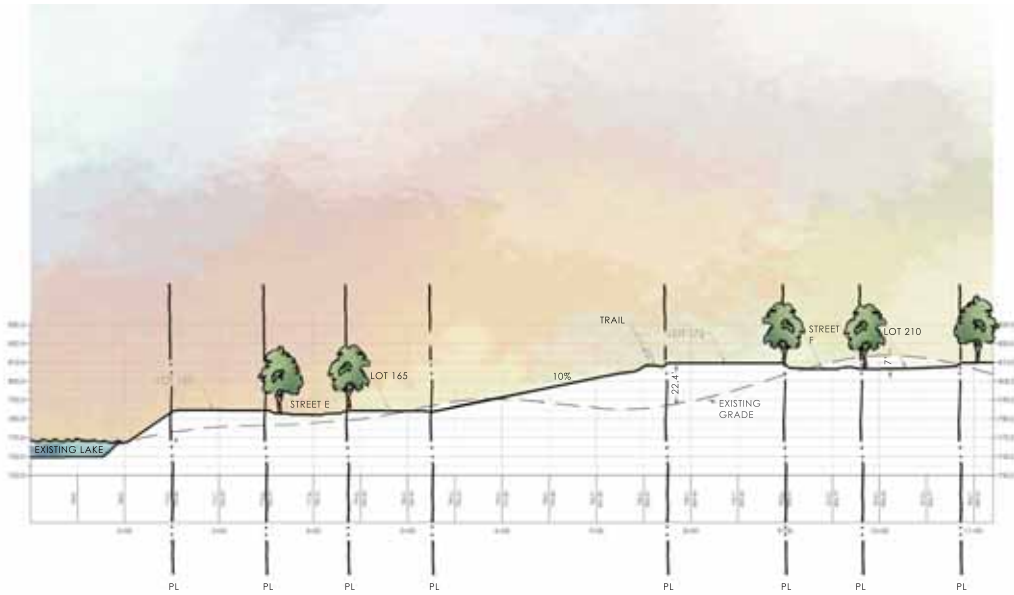


RIVER OAKS II
TRACT 3105

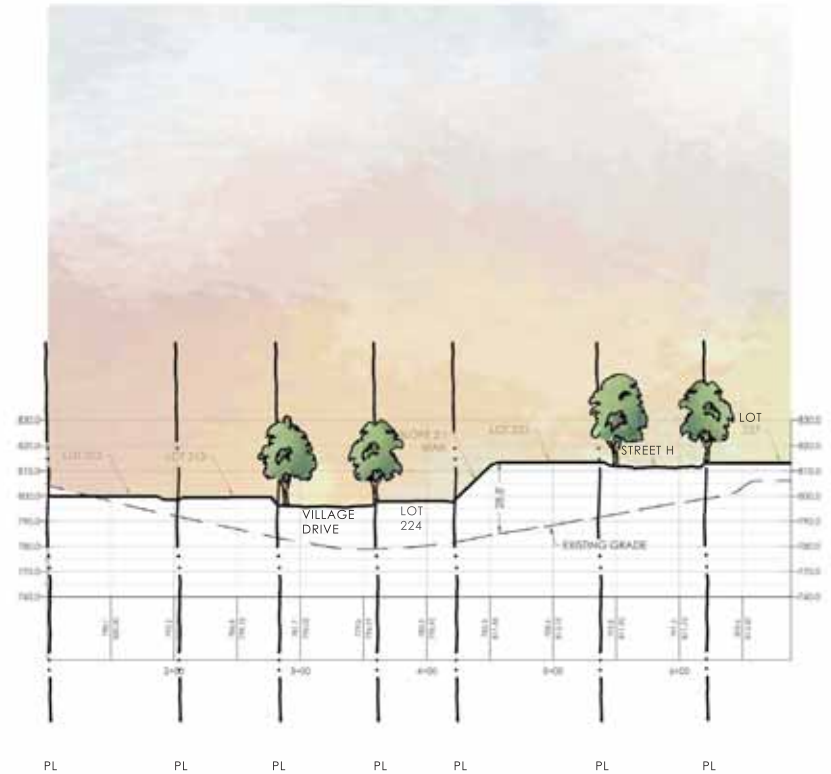
TITLE SHEET
July 21, 2017



SECTION A-A



SECTION B-B



RIVER OAKS II
TRACT 3105

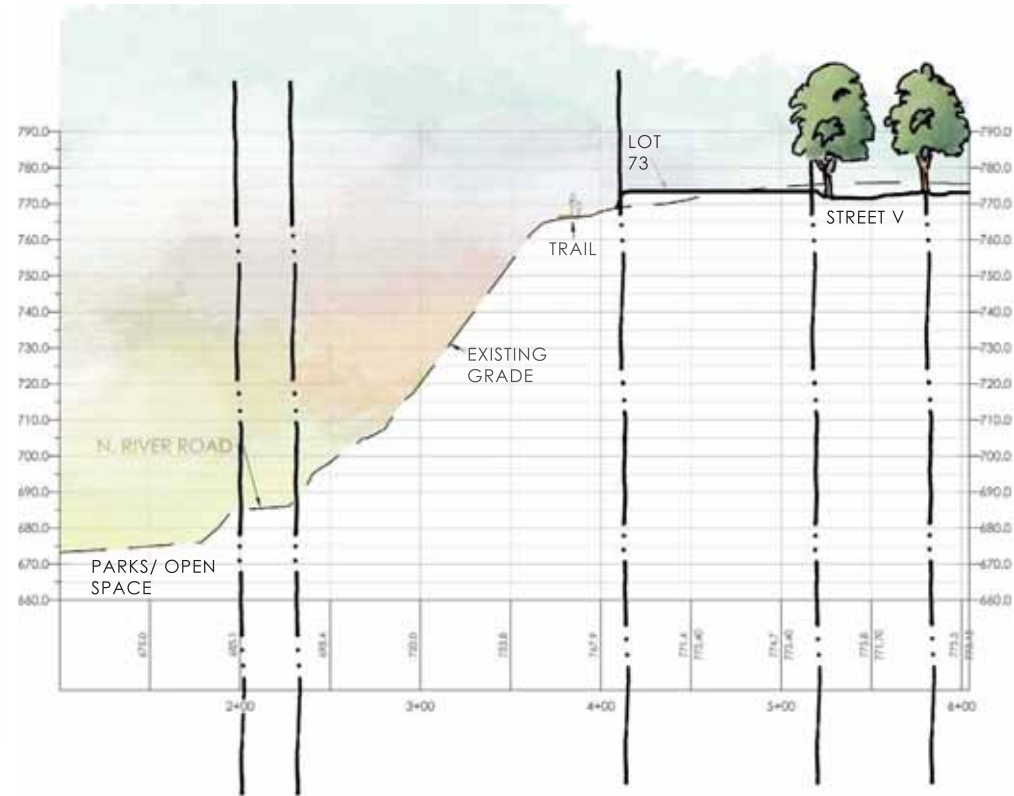
SECTIONS A-A/B-B
July 21, 2017



SECTION C-C



SECTION D-D

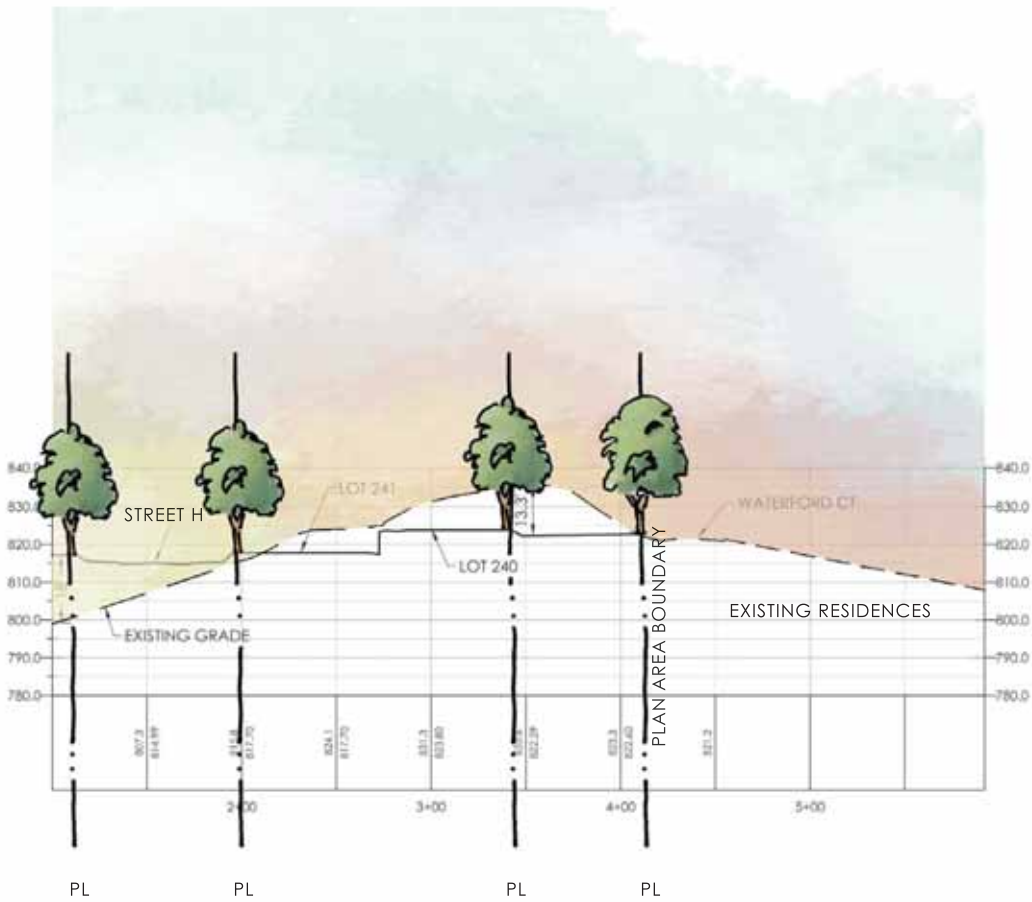


RIVER OAKS II
TRACT 3105

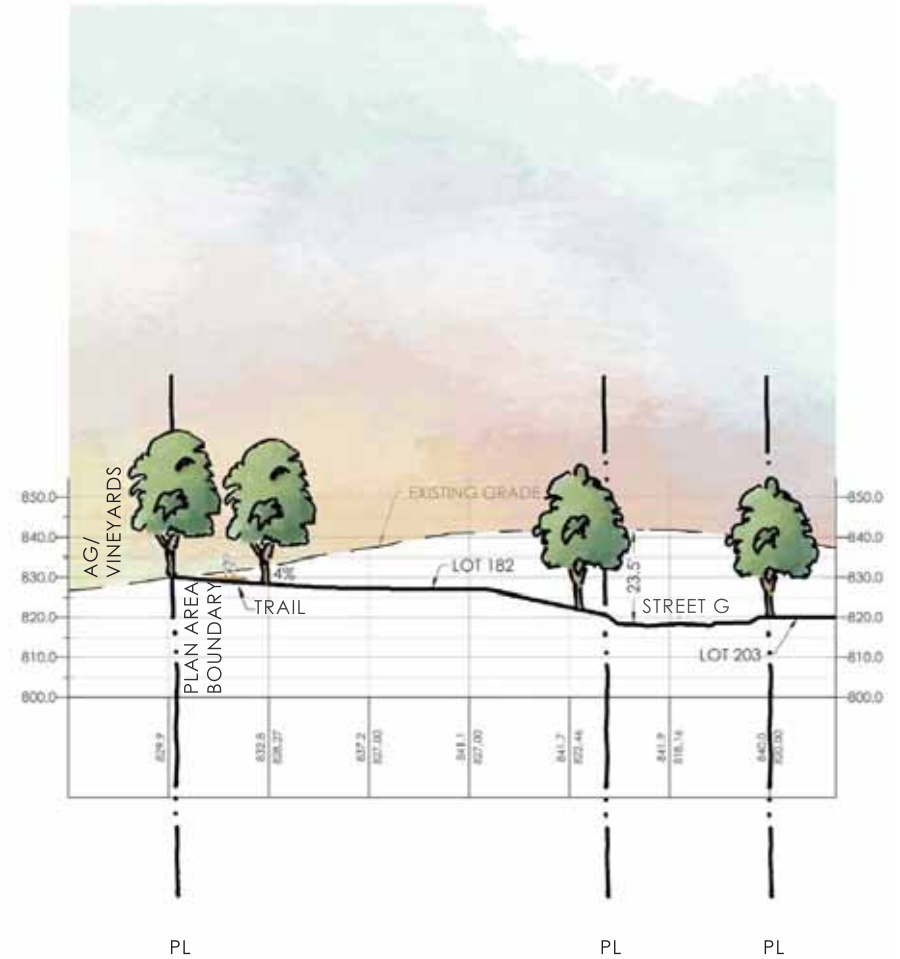
SECTIONS C-C/D-D
July 21, 2017



SECTION E-E



SECTION F-F

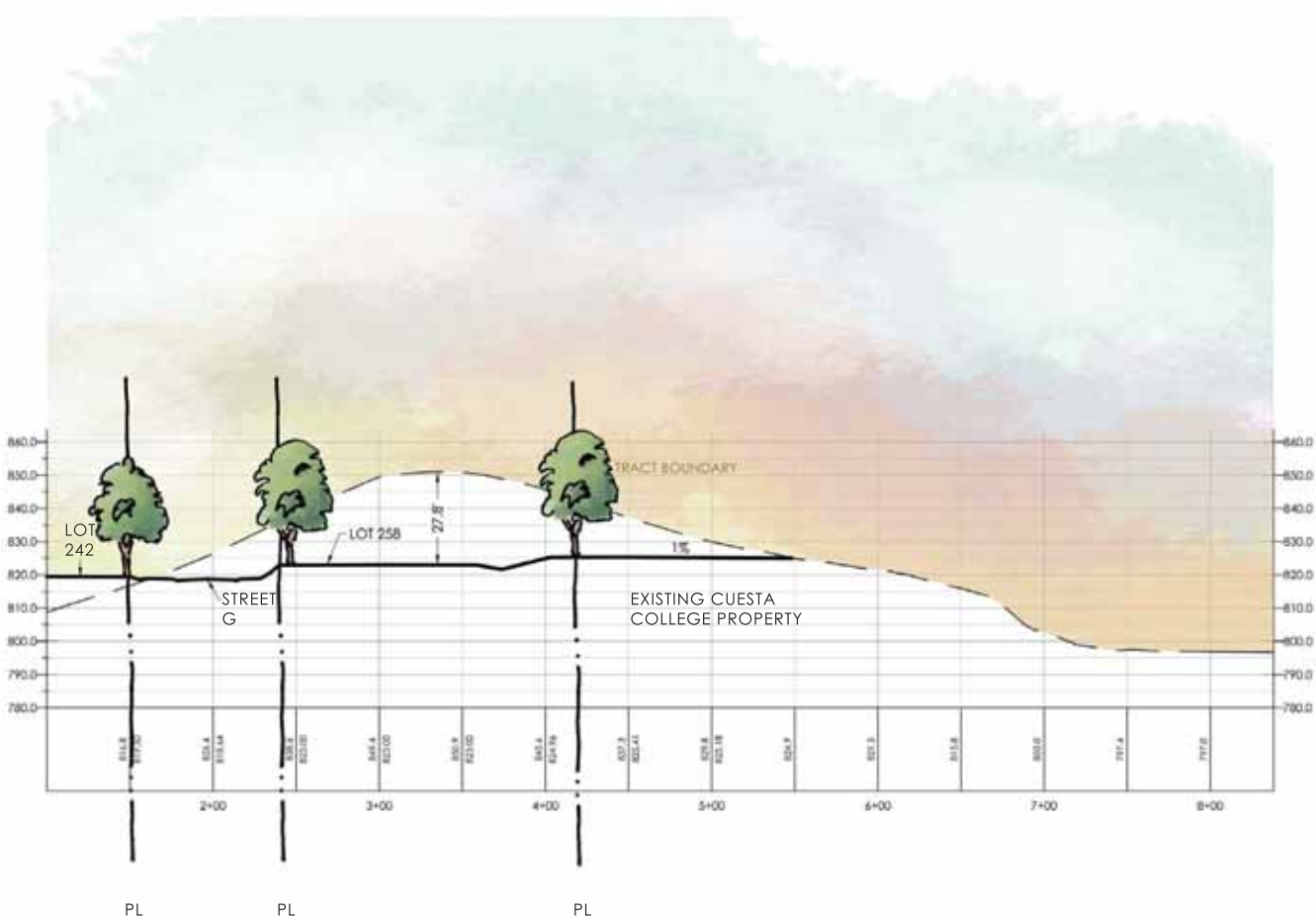


RIVER OAKS II
TRACT 3105

SECTIONS E-E/F-F
July 21, 2017



SECTION G-G



RIVER OAKS II
TRACT 3105

SECTIONS G-G
July 21, 2017



Attachment 8

Draft Resolution B

Resolution PC 17-xxx

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF PASO ROBLES
RECOMMENDING APPROVAL TO THE CITY COUNCIL
OF OAK TREE REMOVAL PERMIT (OTR 17-015)
TO REMOVE 33 OAK TREES**

**BORKEY AREA SPECIFIC PLAN SUBAREA A
APPLICANT - ESTRELLA ASSOCIATES, INC.
RIVER OAKS II - APN 025-390-009**

WHEREAS, Estrella Associates, Inc., in connection with the proposed development of a project known as River Oaks II has filed a proposed Vesting Tentative Tract Map 3105 (VTTM 3105) to subdivide approximately 131 acres into 271 residential lots and 39 ancillary parcels; and

WHEREAS, VTTM 3105 is located in the northeastern area of the City of Paso Robles, within the Borkey Area Specific Plan area (Subarea A), north of State Route 46 East, west of Buena Vista Drive, and east of the Salinas River; and

WHEREAS, in conjunction with VTTM 3105, a grading plan was submitted which identifies the need to remove 33 oak trees, and

WHEREAS, said 33 oak trees appear to be oak trees planted for a prior development project; and

WHEREAS, an Arborist Report (included in Exhibit A) was prepared by a certified arborist on the City's Arborist List, indicates the trees proposed for removal are in various states of health; and

WHEREAS, if the 33 oak trees are approved to be removed (a total diameter of 393 inches), the applicant would be required to comply with compensatory oak tree mitigation requirements and plant 98.25 diameter inches of mitigation oak trees on the project site; and

WHEREAS, the Community Development Director could not make the determination that the proposed 33 oak trees are "clearly dead or diseased beyond correction," and therefore, Section 10.01.050.C of the Oak Tree Ordinance would consider the trees "healthy" and require that the City Council make the determination of whether the trees should be removed or not, after consideration of the factors listed in Section 10.01.050.D; and

NOW, THEREFORE, THE PLANNING COMMISSION 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. The Planning Commission of the City of El Paso de Robles does hereby recommend approval of the request to remove 33 oak trees at River Oaks II, based on the following findings:

1. Having considered the factors outlined in Section 10.01.050.D, and the information provided by the Arborist, authorize the removal of the 33 oak trees, based on it being necessary to remove

Agenda Item 1

the trees to allow grading (as proposed) for the River Oaks II expansion project, which is a reasonable use of the property, and consistent with the proposed development of VTTM 3105.

2. Compensatory mitigation requirements for the removal of 33 oak trees (393 inches in diameter), requires 98.25 inches in diameter oak tree replacement trees to be planted on site at the direction of the Arborist to mitigate the visual impact of the tree's removal.

PASSED AND ADOPTED by the Planning Commission of the City of El Paso de Robles this 8th day of August 2017 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John Donaldson, Planning Commission Chair

ATTEST:

Warren Frace, Secretary of the Planning
Commission

Exhibits

- A. A&T Arborist Report

Oak Tree Protection Plan

Rivers Oaks II, Estrella Associates

Prepared By

**Chip Tamagni
Certified Arborist #WE 6436-A
Certified Hazard Risk Assessor #1209**

**Steven Alvarez
Certified Arborist #WE 0511-A**

**P.O. Box 1311
Templeton, CA 93465
(805) 434-0131**

**RECEIVED
7/26/17
City of Paso Robles
Community Development Dept.**

A & T ARBORISTS

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



As consulting arborists, we have been hired to inform and educate how to protect trees both during the design phase and construction. Different species can adapt to more impacts than others just as young trees can sustain more root disturbance than older trees. All individuals and firms involved in the planning stages should be made completely aware of the limitations regarding setbacks from critical root zones that are recommended to protect the trees. When we are given a plan, it should show **all** possible disturbances within the critical root zone areas. This includes all cuts, fills, over-excavation limits, building clearances, and all utilities. We will suggest changes if we feel the impacts are too great and it is up to the owner or their designee to follow our recommendations. If the plan we receive is not complete with potential impacts, we will fairly assume any additions will fall completely out of the critical root zone areas. It is the burden of the property owner or their designee to inform us of any changes, omissions, or deletions that may impact the critical root zone area of the trees in any way.

It is the responsibility of the **owner** to provide a copy of this tree protection plan to any and all contractors and subs that work within the critical root zone of any native tree. We recommend making it mandatory that the grading/trenching operator have all of his/her employees sign that they have read this plan plans. It is highly recommended that all other contractors sign and acknowledge this tree protection plan as well. In addition, each their respective employees shall be made aware of this tree plan.

The term “critical root zone” is often referred to in this report. The CRZ is an imaginary circle around the trunk of the tree with a radius in feet equal to the tree’s diameter in inches. Therefore, a 10 inch diameter tree would have a critical root zone with a 10 foot radius.

This tree evaluation and protection plan is in regard to the development of River Oaks II, Tract 3105 in Paso Robles. At the western edge of the property, there are several blue oaks (*Quercus douglasii*) that are native plantings. Inside the boundaries of the project are several dozen coast live oaks (*Quercus agrifolia*) that were previously planted by the developer. None of the planted live oaks were mitigation trees from another project. Many of these planted trees will have to be removed with mitigation. In total, 33 coast live oaks over six inches in diameter will need to be removed. Total diameter inches is 393 that will require 98.25 diameter inches of mitigation oak trees. We recommend that live oaks be used for the majority of the replacement trees as they seem to thrive in this location. Some of the previously planted oak trees will remain and all the grading near them shall be monitored. The blue oaks adjacent to the site will only need tree fencing as the impacts should barely encroach into the crz if at all. There is the potential for some of the planted trees to be relocated. We will work with the developers in deciding which trees are good candidates for transplanting.

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Projects usually require an on-site pre-construction meeting with the city, owner, grading contractor and the arborist. Topics will include fencing, monitoring and requirements for a positive final occupancy letter. It is the owner's responsibility to adequately inform us prior to any meetings where we need to be present.

Exhibit A

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Trees whose CRZ edges are greater than 50 feet from site disturbance will generally not be tagged and inventoried. Trees that are inherently protected by other saved trees will also not be tagged. Trees are numbered on the grading plans and in the field with an aluminum tag. Tree protection fencing is shown on the grading plan.

Tree Rating System

A rating system of 1-10 was used for visually establishing the overall condition of each tree on the spreadsheet.

Determining factors include:

- Previous impacts to tree root zone
- Observation of cavities, conks or other structurally limiting factors
- Pest, fungal, or bacterial disorders
- Past failures
- Current growth habit

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.
6	Healthy tree that probably can be left in its natural state. Future pruning may be required.
7-9	The tree 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).

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

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 at the edge of the CRZ 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 or their designee 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. The fencing must be constructed prior to the city pre-construction meeting for inspection by the city and the arborists. Fence maintenance is an issue with many job sites. Windy conditions and other issues can cause the fence to sag and fall. Keeping it erect should be a part of any general contractor's bid for a project. Down fencing is one of the causes for a stop work notice to be placed on a project.

Soil Aeration Methods: Soils within the CRZ 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 adding specialized soil conditioners, 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 CRZ of the trees that cannot 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 CRZ: All trenching/excavation for foundations within the CRZ 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/trenching contractor(s) shall take place prior to work start. This activity shall be monitored by the arborist(s) to insure proper root pruning is taking place. Any landscape architects and contractors involved shall not design any irrigation or other features within any drip line unless previously approved by the project arborist.

Grading Within CRZ: Grading shall not encroach within the drip line unless approved by the project arborist. 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.

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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. All soil compaction within drip line areas shall be mitigated as described previously.

Existing Surfaces: The existing ground surface within the CRZ of all native 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 CRZ of any native tree. The CRZ areas are not for storage of materials either. Any violations shall be remedied through proper cleanup approved by the project arborist at the expense of the owner.

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. It is the responsibility of the owner to contract (prior to construction) a locally licensed and insured arborist that will document all monitoring activities.

- pre-construction fence placement
- any utility or drainage trenching within any CRZ
- All grading and trenching near trees requiring monitoring on the spreadsheet

Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and all contractors and subs is highly recommended prior to the start of any work. At a minimum, the grading contractor shall be present. It is the sole responsibility of the owner that all topics covered during the preconstruction meeting are appropriately passed on to non-present contractors. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health and 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 CRZ of the selected native trees, and that all work done in these areas was completed to the standards set forth above.

Pruning: All native tree pruning shall be completed by a licensed and insured D49 tree trimming contractor that has a valid city business license. Class 4 pruning includes: Crown reduction pruning consisting 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 under the CRZ shall be drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around drip lines; otherwise above ground drip-irrigation shall be used. It is the owner's

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responsibility to notify the landscape architect and contractor regarding this mitigation. The project arborist shall approve all landscape materials and irrigation within the CRZ of any oak tree.

Exhibit A

Utility Placement: All utilities and sewer/storm drains shall be placed down the roads/driveways and when possible outside of the CRZ. If roads exist between two trees, the utilities shall be routed down the middle of the road or completely hand dug. The arborist shall supervise trenching within the CRZ. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over the roots.** Roots greater than 2 inches in diameter shall **not** be cut.

Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest fertilization, insecticide, fungicide, soil amendments, and/or mycorrhiza applications that will benefit tree health.

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

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

A & T Arborists strongly suggests that the responsible party (owner of their designee) make copies of this report. Any reproduction by A & T Arborists or changes to this original report will require an additional charge.

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

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE COND.	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW	LTSI H-M-L-N	USEFUL LIFE EXP.
301	BO	<i>Q. doug.</i>	16	3	A	0%	NONE	F	NO		good		32/30	none	80
302	BO	<i>Q. doug.</i>	34	4	A	0%	NONE	F	NO		good		38/45	none	60
303	BO	<i>Q. doug.</i>	39	5	A	0%	NONE	F	NO		good		42/50	none	60
304	LO	<i>Q. agrif.</i>	13	5	I	15%	GR	F,RP,M	YES		good		20/22	none	90
305	LO	<i>Q. agrif.</i>	13	5	R	100%	GR	NONE	NO		good		24/20		90
306	LO	<i>Q. agrif.</i>	18	5	R	100%	GR	NONE	NO		good		24/20		90
307	LO	<i>Q. agrif.</i>	12	4	R	100%	GR	NONE	NO		good		20/18		90
308	LO	<i>Q. agrif.</i>	12	2	R	100%	GR	NONE	NO		poor		20/18		90
309	LO	<i>Q. agrif.</i>	29	5	R	100%	GR	NONE	NO		good		30/34		90
310	LO	<i>Q. agrif.</i>	10	5	R	100%	GR	NONE	NO		good		15/12		90
311	LO	<i>Q. agrif.</i>	17	5	R	100%	GR	NONE	NO		good		19/15		90
312	LO	<i>Q. agrif.</i>	10	5	R	100%	GR	NONE	NO		good		12/12		90
313	LO	<i>Q. agrif.</i>	9	5	R	100%	GR	NONE	NO		good		10/11		90
314	LO	<i>Q. agrif.</i>	8	5	R	100%	GR	NONE	NO		good		10/8		90
315	LO	<i>Q. agrif.</i>	20	5	R	100%	GR	NONE	NO		good		22/24		90
316	LO	<i>Q. agrif.</i>	8	5	R	100%	GR	NONE	NO		good		10/12		90
317	LO	<i>Q. agrif.</i>	10	5	R	100%	GR	NONE	NO		good		12/14		90
318	LO	<i>Q. agrif.</i>	11	5	R	100%	GR	NONE	NO		good		13/12		90
319	LO	<i>Q. agrif.</i>	14	5	R	100%	GR	NONE	NO		good		16/15		90
320	LO	<i>Q. agrif.</i>	14	5	R	100%	GR	NONE	NO		good		18/14		90

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

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE COND.	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW	LTSI H-M-L-N	USEFUL LIFE EXP.
321	LO	<i>Q. agrif.</i>	9	5	R	100%	GR	NONE	NO		good		10/10		90
322	LO	<i>Q. agrif.</i>	9	5	R	100%	GR	NONE	NO		good		11/10		90
323	LO	<i>Q. agrif.</i>	9	5	R	100%	GR	NONE	NO		good		10/10		90
324	LO	<i>Q. agrif.</i>	9	5	I	20%	GR	F,RP,M	YES		good		10/10	low	90
325	LO	<i>Q. agrif.</i>	8	4	R	100%	GR	NONE	NO		good		9/11		90
326	LO	<i>Q. agrif.</i>	8	5	R	100%	GR	NONE	NO		good		9/11		90
327	LO	<i>Q. agrif.</i>	14	5	I	20%	GR	F,RP,M	YES		good		18/14	low	90
328	LO	<i>Q. agrif.</i>	7	5	R	100%	GR	NONE	NO		good		10/8		90
329	LO	<i>Q. agrif.</i>	16	4	R	100%	GR	NONE	NO		good		18/16		90
330	LO	<i>Q. agrif.</i>	10	5	R	100%	GR	NONE	NO		good		12/12		90
331	LO	<i>Q. agrif.</i>	6	4	R	100%	GR	NONE	NO		good		7/7		90
332	LO	<i>Q. agrif.</i>	14	6	R	100%	GR	NONE	NO		good		15/15	low	90
333	LO	<i>Q. agrif.</i>	11	5	R	100%	GR	NONE	NO		good		15/16	low	90
334	LO	<i>Q. agrif.</i>	8	5	R	100%	GR	NONE	NO		good		9/9	low	90
335	LO	<i>Q. agrif.</i>	14	5	I	20%	GR	F,RP,M	YES		good		15/15	low	90
336	LO	<i>Q. agrif.</i>	9	5	R	100%	GR	NONE	NO		good		10/10		90
337	LO	<i>Q. agrif.</i>	6	4	R	100%	GR	NONE	NO		good		7/9		90
338	LO	<i>Q. agrif.</i>	14	5	R	100%	GR	NONE	NO		good		18/18		90
339	LO	<i>Q. agrif.</i>	14	5	R	100%	GR	NONE	NO		good		18/20		90
340	LO	<i>Q. agrif.</i>	6	5	R	100%	GR	NONE	NO		good		7/8		90

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH

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

3 = SCIENTIFIC NAME

4 = TRUNK DIAMETER @ 4'6"

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



SEE SHEET C9

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NOTES

SEE C2 FOR DISPOSITION OF EXISTING STRUCTURES AND EXISTING BASEMENT INFORMATION

SEE C3 FOR PHASING INFORMATION AND CONSTRUCTION

TREES WITHIN THE LIMITS OF GRADING ARE TO BE REMOVED. A TOTAL OF APPROXIMATELY 283 TREES ARE TO BE REMOVED, INCLUDING 83 OAK TREES. SEE THE ARBORIST'S REPORT FOR MORE INFORMATION.



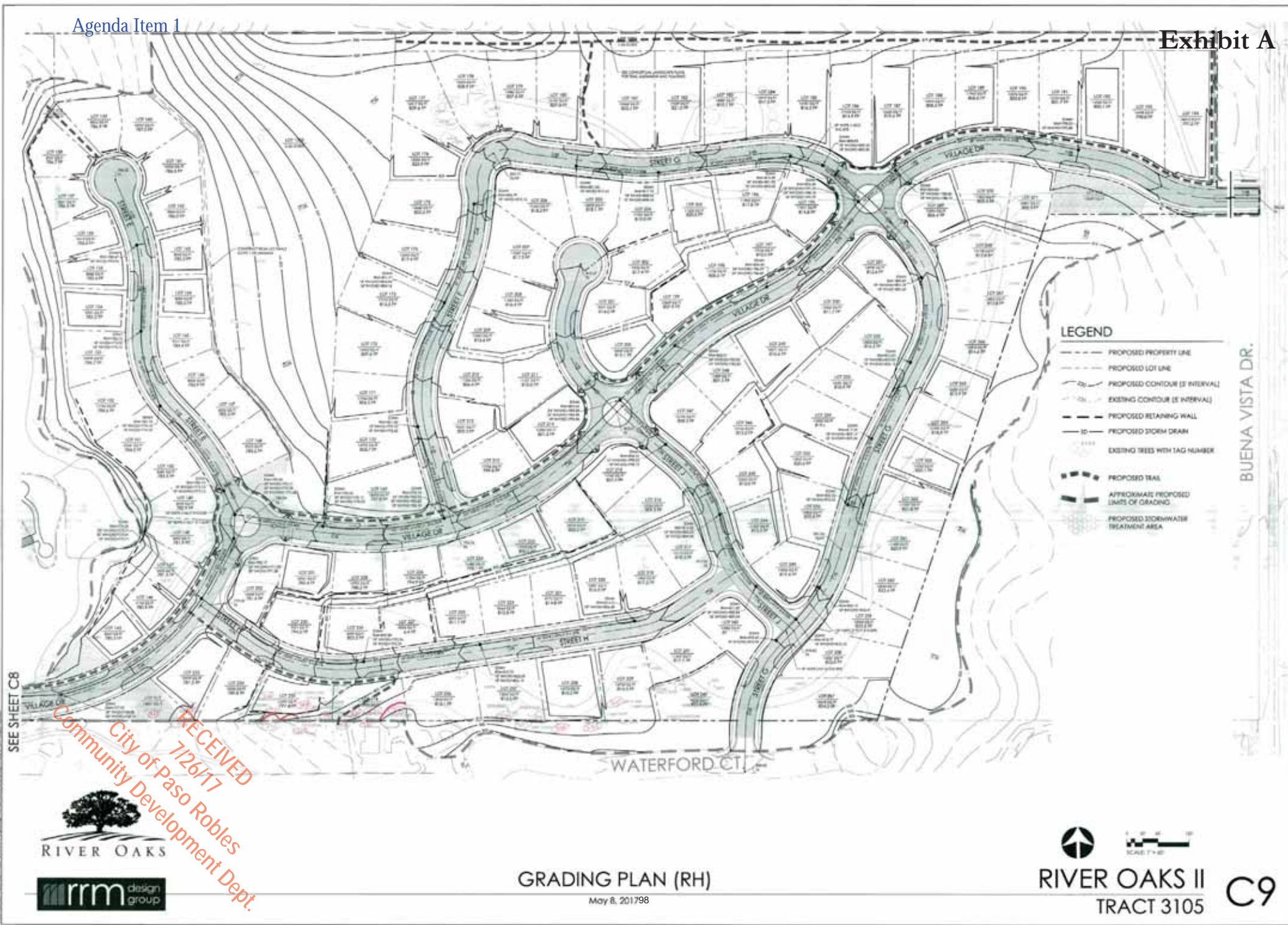
GRADING PLAN (TN)

May 8, 2017



RIVER OAKS II
 TRACT 3105

C8



- LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED LOT LINE
 - PROPOSED CONTOUR (5' INTERVAL)
 - EXISTING CONTOUR (5' INTERVAL)
 - PROPOSED RETAINING WALL
 - PROPOSED STORM DRAIN
 - EXISTING TREES WITH TAG NUMBER
 - PROPOSED TRAIL
 - APPROXIMATE PROPOSED LIMITS OF GRADING
 - PROPOSED STORMWATER TREATMENT AREA

SEE SHEET C8

BUENA VISTA DR.

WATERFORD CT.

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GRADING PLAN (RH)

May 8, 2017/98

RIVER OAKS II
 TRACT 3105

C9



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 Vesting Tentative Tract Map 3105, on this 28th day of July, 2017.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Monica C Hollenbeck
Monica Hollenbeck