

TO: JAMES L. APP, CITY MANAGER  
FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR *RAL*  
SUBJECT: APPEAL OF TENTATIVE TRACT 2311 & PLANNED DEVELOPMENT 98015,  
(CGC ENTERPRISES)  
DATE: MARCH 16, 1999

Needs: To consider an Appeal filed by a member of the City Council relating to the Planning Commission's decision at it's meeting of February 23, 1999, to approve Tentative Tract 2311 and Planned Development(PD) 98015.

- Facts:
1. The original application, filed by Camille Politte on behalf of CGC Enterprises, Inc., would subdivide approximately 49 acres into 72 lots for 72 single family residential homes. The project is proposed to be built in five development phases.
  2. The proposed subdivision would be located west and southwest of Nicklaus Drive, east of South River Road, South of Niblick Road.
  3. The General Plan land use designation is Residential Multi-Family, Low Density (RMF-L) and the zoning is Residential Multi-Family, Low Density, planned development (R-2, PD).
  4. Section 21.16I.030.A.1, Permitted uses within the Multiple-Family Residential District, would allow the use of a detached single family dwelling (one per lot, regardless of lot size).
  5. The subdivision and development plan were reviewed at a Technical Review Committee (TRC) meeting on February 10, 1999 discussing design issues and potential conditions of the project.
  6. The Development Review Committee (DRC) reviewed this project at its meeting of February 8, 1999, see the attached DRC minutes regarding the discussions within the meeting.
  7. Attached for the City Council's consideration is detailed analysis prepared for the project by the Engineering Division staff.
  8. At the Planning Commission meeting of February 23, 1999, the Commission, approved the Negative Declaration, Tentative Tract Map and the Planned Development. The Planning Commission took the following actions on the applicants requests to use the planned development process to deviate from city standards:
    - a. Approved the reduction of front yard setbacks from 15 feet to 10 feet for 29 lots out of the 72 lots.
    - b. Approved the modification of the A-5, Hillside Street Standard, to reduce grading and impacts to oak trees on Serenade Dr.

RIMC CODE:  
DATE:  
FILE PLAN/GE CAT:  
SUBJECT:  
LOCATION:  
RETENTION:

Community Development Department  
February 23, 1999  
Current Planning/Planned Developments  
Tract 2311& PD 98015 (CGC Enterprises) PC Report  
Development Services File Room  
Permanent

- c. Denied the request to reduce the side setbacks for two story homes from 10 feet 5 feet.
- d. Denied the applicants request to delete the requirement for tot lots.
- e. Added a condition that the provision be made to save the oak tree at the end of Kenton Court. The DRC is to review the cul-de-sac design.
- f. Added a condition that the secondary source of access for emergency purposes be routed through Brahma Court (Tract 1771) along with the secondary source of water.
- g. Added a condition that a portion of the site be dedicated for a nature path.

Analysis  
and

Conclusion: Since the hearing, the applicant has informed staff that they still have concerns regarding the condition requiring tot lots. All the other Planning Commission conditions are acceptable to the applicant.

Policy

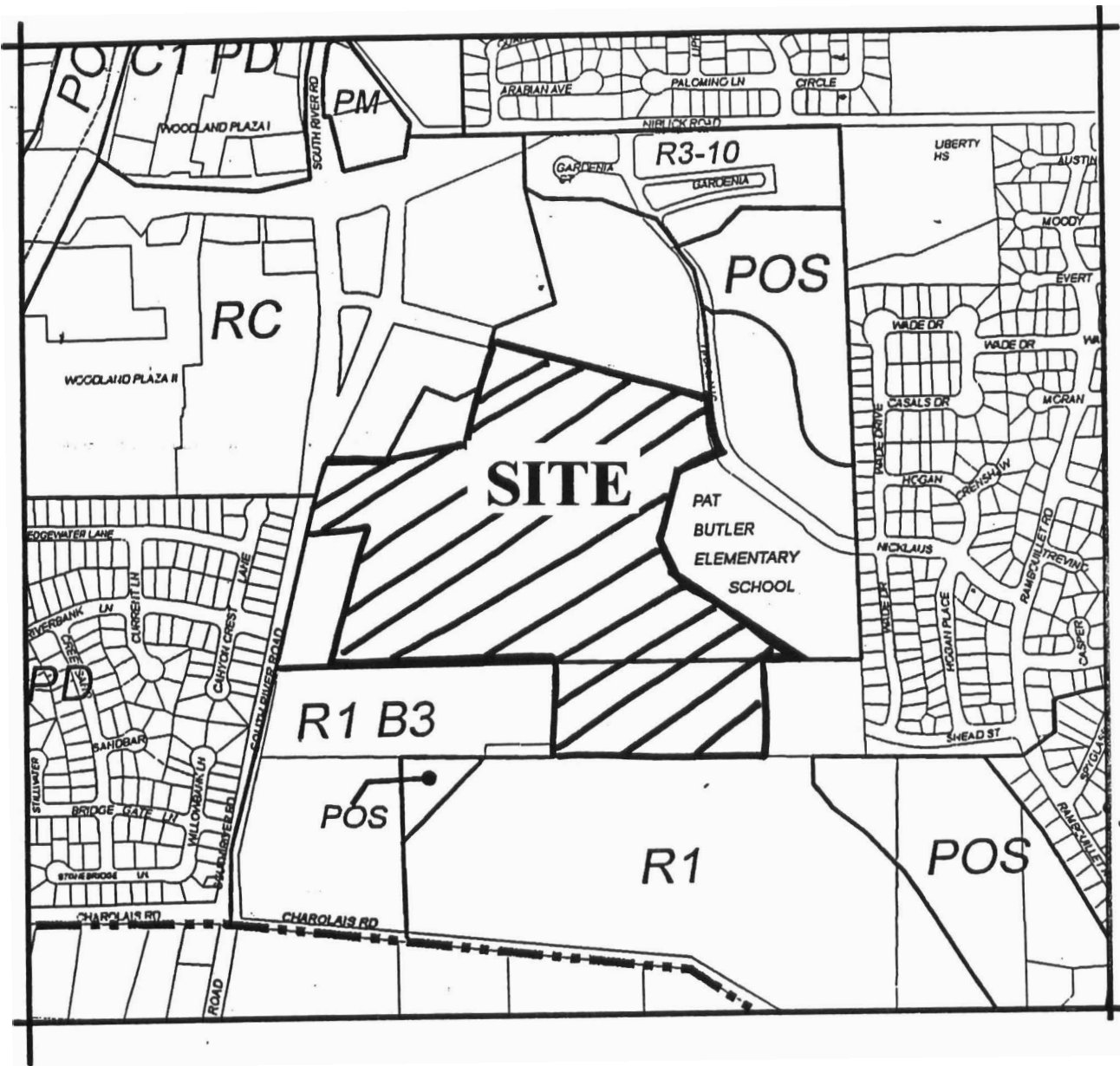
Reference: General Plan Land Use Element, Zoning Code and General Plan Noise Element

Fiscal

Impact: None

Options: After consideration of all public testimony, the City Council should consider by separate actions, the following options:

- A.
  - 1. Approve the attached Resolution granting approval of Tentative Tract Map 2311 subject to standard and site specific development conditions, as recommended by the Planning Commission.
  - 2. Adopt the attached resolution granting approval of Planned Development 98015 subject to standard and site specific development conditions, as recommended by the Planning Commission.
- B.
  - 1. Approve the attached Resolution granting approval of Tentative Tract Map 2311 subject to standard and site specific development conditions as requested by the applicant, (deleting the requirement for the two tot lots).
  - 2. Adopt the attached resolution granting approval of Planned Development 98015 subject to standard and site specific development conditions, as supported by the applicant.
- C. Amend, modify, or reject the above options.



**VICINITY MAP**  
 Tent. Tract 2311, PD 98015  
 (CGC Enterprises)

RESOLUTION NO.  
A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2311  
(CGC Enterprises)  
APN: A Portion of 009-761-012 & 009-761-07

WHEREAS, a member of the City Council has filed an Appeal of the Planning Commission's decision on February 23, 1999, to approve Tentative Tract 2311 and Planned Development 98015 and the accompanying Negative Declaration, and

WHEREAS, Tentative Tract 2311 has been filed by Camille Politte of CGC Enterprises, a proposal to subdivide an approximate 49 acre site into 72 lots for 72 single family dwelling units, and

WHEREAS, the proposed subdivision would be located West and Southwest of Nicklaus Drive, East of South River Road, South of Niblick Road, and

WHEREAS, Planned Development 98015 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district, and

WHEREAS, an Expanded Initial Study was prepared for this project and a mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) was approved by the Planning Commission on February 23, 1999 via Resolution 99-\_\_\_, and

WHEREAS, a public hearing was conducted by the Planning Commission on February 23, 1999, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, and

WHEREAS, a public hearing was conducted by the City Council on March 16, 1999, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the City Council makes the following findings as required by Government Code Section 66474:

1. As conditioned, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles.
2. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
3. The site is physically suitable for the type of development proposed;
4. The site is physically suitable for the proposed density of development;
5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;



6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby grant tentative map approval to Tract 2311 subject to the following conditions of this resolution:

**STANDARD CONDITIONS:**

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution. When future applications are submitted to the City for development of the newly created lots, additional site specific conditions will apply. Note: All checked standard conditions shall apply unless superseded by a site specific condition.

**COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:**

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

2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B-1, B-2	Tentative Tract Map
C-1, C-2, C-3	Tentative Grading Plans

3. This Tentative Tract Map 2311 and Planned Development 98015 authorizes the subdivision of approximately 49 acres into 72 single family residential lots ranging from approximately 4,000 square feet to 16,000 square feet.
4. The maximum number of lots permitted within this subdivision/development plan shall be 72. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments) and no lots shall be permitted to be developed beyond one unit per recorded lot.
5. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan (Exhibits B1 - C-3, reductions attached; full size copies are on file in the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.
6. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 98015 and its exhibits.
7. The Master Street Tree Plan and Typical Front Yard plans for the subdivision shall be revised to show the street trees placed in the parkways. Revised plans shall be submitted to the Planning Division for review prior to final map approval for Phase I.

8. As requested, the applicant would have the option of installing a four foot wide sidewalk on the side of the street opposite of the parkway in front of homes. This is above and beyond the requirements of the Hillside Road Standard A-8 which only requires sidewalk on one side of the street.
9. Grading of the tract shall be consistent with Hillside Grading Regulations.
10. Prior to issuance of grading permit, the applicant shall provide an Arborist Report/Oak tree preservation plan, to assure that the oak trees are being preserved in accordance with Chapter 10.01 of the Municipal Code, Oak Tree Preservation.
11. The tract is proposed to be built in five development phases. If the developer finds it necessary to change the phasing of the project, Planning and Engineering staff could review and approve the change in phasing. Staff determination on the appropriateness of the phasing revisions shall be based on the ability for that particular phase to "stand alone" and /or contribute as necessary to orderly development of this project and the surrounding area.
12. Prior to demolition of any structures on the site, a demolition permit shall be applied for and approved by the Building Division.
13. The following setbacks shall be applied to Tract 2311 for all lots except lots 3-9,14,15,17-20, 34, 35, 41-50, 54, 55 where the front setback maybe less than 15 feet but no less than 10 feet:

Front:                    15 feet, 20 feet to a garage door facing the street.  
 Interior Sides:        5 feet minimum for each side, 10 feet for two story homes.  
 Street Side:            10 feet  
 Rear:                    10 feet

Detached accessory buildings would need to meet the setbacks provided in Chapter 21.16I, Multiple Family Residential Districts.

14. As required by the Chapter 21.16I, Multi-Family Residential Districts, two tot lots shall be provided for the project. The final plans shall be reviewed by the DRC prior to issuance of building permits.
15. The cul-de-sac at the end of Kenton Court shall be designed to try and save the 30" oak tree. Proposed alternative design to save the oak tree shall be reviewed and approved by the DRC.
16. Dedication shall be provided for a nature path that would connect one of the streets to the northerly tract boundary. (Please note that the applicant would be dedicating to the city approximately 33 acres of open space which would include the area of the path).
17. Pacific Archaeological Sciences Team (PAST) conducted a study on the property and recommends that an archaeological monitoring program be conducted within the site area during the rough grading phase or other initial earth disturbing activities of the proposed development. The goal of the suggested archaeological monitoring program is to ensure that unexpected finds are evaluated and to gather any additional artifacts which may add supplemental information to the current understanding of the site.

18. Disturbance to the blue oak woodland shall be avoided as it provides important habitat for a variety of wildlife in the area. These blue oak woodlands areas also provide a corridor for wildlife to move south and north from the project site. There is a continuity of the vegetative corridor that still occurs to the south. Animals can access the important Salinas River corridor area by going south around the currently developed areas to the west. The continuity of the oak woodland corridor on the project site shall be maintained as valuable wildlife habitat.

#### ENGINEERING SITE SPECIFIC CONDITIONS

19. Prior to the recordation of the Phase I map, the applicant shall eliminate the recreational vehicle parking area.
20. The applicant shall obtain approval from the City Council to remove 11 oak trees prior to the recordation of the final map wherein the proposed trees are to be removed.
21. Serenade Drive shall be constructed to Standard Drawing No. A-5 for its first 200 feet from South River Road. Hillside Road Standard A-8 may be used for the remainder section with grading deviations behind the curbs as approved by the Planning Commission.
22. Sidewalks and parkways for all other streets (other than Serenade Drive) shall be constructed at locations and at grades in accordance to the Standards and Specifications as adopted by the City Council.
23. Prior to the issuance of a grading permit, for each phase of construction, the applicant shall obtain approval from the Department of Emergency Services that the "second source" of water, and a secondary emergency access have been satisfied. Applicant shall dedicate an easement for water line purposes for the second source of water. Applicant shall install a water main within this easement connecting this tract to Brahma Circle. The secondary emergency access shall be provided via Brahma Circle as approved by the Department of Emergency Services.
24. In accordance to the Circulation Element of the City's General Plan, an approximate 120-foot wide area shall be dedicated as a public access easement south of Serenade Drive at Goodman Court.
25. Prior to the issuance of a grading permit, the applicant shall improve Nicklaus Dr. along the property frontage to City Standard A-5 with concrete curb, gutter, sidewalk, pavement, and parkway landscaping and irrigation; or provide securities to insure completion of Nicklaus Dr. improvements to the satisfaction of the City Engineer.

#### PHASE ONE CONDITIONS OF APPROVAL

26. Prior to the recordation of the final map, the applicant shall either provide securities to insure completion of, or install, waterlines, including fire hydrants and connect to an existing main in South River Road and to Brahma Circle.
27. Prior to the recordation of the final map, the applicant shall either provide securities to insure completion of, or construct full street improvements (including parkway landscaping, irrigation, and streetlights) for the entire length of Serenade Drive.

28. The Open Space lot shall be dedicated with the recordation of the final map.
29. Prior to the recordation of the final map, the applicant shall either provide securities to insure completion of, or install the storm drain facilities at Kenton Court and through the dedicated Open Space area. Storm drain facilities shall be designed and constructed in accordance to City Standards and Specifications.
30. Prior to the issuance of a Certificate of Occupancy, a southbound left-turn lane shall be constructed at South River Road and Serenade Drive. In addition, this intersection shall be designed in accordance to City Standards and Specifications and to the satisfaction of the City Engineer.
31. A retaining wall shall be constructed behind Lot 61 to save an existing 20-inch diameter oak tree.
32. Lot 63 shall take its access at Dorsey Court.

PHASE FOUR CONDITIONS OF APPROVAL

33. A retaining wall shall be constructed behind Lot 60 to save an existing 20-inch diameter oak trees.
34. Lot 62 shall take its access at Goodman Court.

PASSED AND ADOPTED THIS 16<sup>th</sup> Day of March, 1999 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Madelyn Paasch, City Clerk

\_\_\_\_\_  
Duane J. Picanco, Mayor

ATTACHMENT A OF RESOLUTION 98-\_\_\_\_\_

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS  
FOR SINGLE FAMILY RESIDENTIAL TRACT AND PARCEL MAPS

PROJECT #: Tentative Tract 2311

APPROVING BODY: City Council

DATE OF APPROVAL: March 16, 1999

APPLICANT: CGC Enterprises, Camille Politte

LOCATION: Northeast of the Intersection of South River Road and Charolais Road

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 Planning Division, (805) 237-3970, for compliance with the following conditions:**

**A. GENERAL CONDITIONS**

- 1. This project approval shall expire on February 23, 2001, unless a time extension request is filed with the Community Development Department 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 development shall comply with the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to recordation of the map, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval, which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 5. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.

(Adopted by Planning Commission Resolution 94-038)

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- 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 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 subject to approval by the Community Development Department.
- 8. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. 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.
- 10. The following areas shall be placed in a Landscape and Lighting District:
- 11. The following areas shall be permanently maintained by the property owner, Homeowners Association, or other means acceptable to the City:  


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- 12. The applicant shall install durable, decorative fence/wall treatments and landscaping along all arterial streets in a manner subject to the approval of the brick, tubular steel with pilasters, or other similar materials as determined by the Development Review Committee, but specifically excluding precision block and wood fences. Substantial setbacks with landscaping may be considered as an alternative, subject to approval by the Development Review Committee.
- 13. The applicant shall provide a one-foot non-access easement along the rear/side of all lots that back up/side against a collector or arterial street.

**B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS OR RECORDATION OF THE FINAL MAP, WHICHEVER OCCURS FIRST:**

- 1. 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.
- 2. 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 landscape plan including walls;
    - b. Other: All other areas as described in site specific conditions

(Adopted by Planning Commission Resolution 94-038)

- 3. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 4. The applicant shall agree, in a manner acceptable to the City Attorney, to pay impact mitigation fees as may be established through a resolution or ordinance adopted by the City Council, in effect at the time building permits are issued.
- N/A 5. ~~In order for this tract/parcel map to be in conformance with the General Plan, the lots/parcels of the tract/parcel map shall be annexed into a Community Facilities District (CFD) that serves to mitigate impacts to public schools. Said CFD shall either be a joint City School District CFD or a CFD created by the School District that the City Council has approved. If at the time that the final map is submitted for approval, proceedings to annex the tract/parcel map into a CFD have not been completed, the applicant shall record on all lots/parcels, a waiver of future protest to the formation of a CFD joint City School District CFD or a CFD created by the School Districts that the City Council has approved. This condition shall not be imposed if the developer executes a development agreement with the District to mitigate school impacts.~~
- 6. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 7. The developer shall provide constructive notice to all buyers that all homes are required to utilize semi-automated trash containers as provided by the City's franchisee for solid waste collection.
- 8. The developer shall provide constructive notice to future buyers that all residential units shall be required to be equipped with trash compactors.
- 9. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

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

APPLICANT: CGC Enterprises                      PREPARED BY: Ditas Esperanza  
 REPRESENTATIVE: Camille Politte              CHECKED BY:  
 PROJECT: Tentative Tract 2311                  TO PLANNING:

**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 RECORDING OF THE FINAL OR PARCEL MAP:**

- 1. The owner shall pay all Final Map fees, and current and outstanding fees for Engineering Plan Check and Construction and Inspection services and any annexation fees due.

(Adopted by Planning Commission Resolution 94-038)

- 2. If, at the time of approval of the final/record parcel 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, prior to recordation. The owner shall also be required to post securities to guarantee the installation and completion of said improvements as specified in the Subdivision Map Act and submit a Certificate of Insurance as required by the City. The owner shall also be required to post securities for grading in accordance with Section 7008 of the Uniform Building Code, latest edition. This bond shall be of sufficient amount to ensure completion of the grading and drainage facilities. (A finding of "orderly development" has been made for this condition on parcel maps).

Bonds required and the amount shall be as follows:

Performance Bond.....100% of improvement costs.

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

- 3. 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 and open space landscaping;
  - c. Wall maintenance in conjunction with landscaping;
  - d. Graffiti abatement;
  - e. Maintenance of open space areas.

- 4. The owner shall offer to dedicate to the City a 6 foot public utilities and 6 foot tree easement adjacent to all road right-of-ways. 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.

- 5. The subdivider shall offer to dedicate and improve the following street(s) to the standard indicated:

<u>Serenade Dr.</u>	<u>Local (from River Rd. to Approx. 200 ft.)</u>	<u>A-4</u>
Street Name	City Standard	Standard Drawing No.

<u>All On-Site Streets</u>	<u>Hillside</u>	<u>A-8</u>
Street Name	City Standard	Standard Drawing No.

- 6. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
- 7. All 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 Public Works Department Standards and Specifications.

(Adopted by Planning Commission Resolution 94-038)



- 8. Prior to any site work a Preliminary Soils Report shall be prepared for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.
- 9. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater and Street Division Managers.
- 10. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.
- 11. The owner shall provide an additional map sheet to record concurrently with the final map or parcel map showing the lot configuration, and the area subject to inundation by the 100 year storm with base flood elevations shown in feet, in relation to the National Geodetic Vertical Datum of 1929.
- 12. The owner shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground to each lot in the subdivision. 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, unless it is determined that no need for future extension exists. All underground construction shall be completed and approved by the City and the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
- 13. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City Streets.
- 14. Prior to paving any street, the water and sewer systems shall successfully pass a City pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.
- 15. The owner shall install all street name, traffic signs and traffic striping as directed by the City Engineer.
- 16. The adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction. The applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide base shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)
- 17. The development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' travel lane and 4' wide base shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)

(Adopted by Planning Commission Resolution 94-038)

18. The project fronts on an existing street. The applicant shall pave-out from the proposed gutter to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement, structural sections or geometrics are inadequate per current City Standards, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition.)

**E. PRIOR TO ANY SITE WORK:**

1. The applicant shall obtain a Grading Permit from the City Building Division.
2. Prior to issuance of a Grading Permit 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.
3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
5. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a construction zone drainage and erosion control plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
6. Any construction within an existing street shall require a traffic control plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.

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

1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
3. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks, in a manner approved by the Fire Chief.
4. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.

(Adopted by Planning Commission Resolution 94-038)

5. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.

**G. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:**

1. All final property corners and street monuments shall be installed before acceptance of the public improvements.
2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
3. All disturbed areas not slated for development shall be protected against erosion in a manner acceptable to the City Engineer which may include hydroseeding or landscaping.
4. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection Services and any outstanding annexation fees.
5. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
6. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood, gypsum board, etc.) and removed from the project to a recycling facility in accordance with the City's Source Reduction and Recycling Element.
7. If any of the public improvements or conditions of approval are not completed or met, then the subdivider may, at the discretion of the City Engineer, enter into a Performance Agreement with the City to complete said improvements at a later date and post securities to cover the cost of the improvements. The form of the agreement and amount of the securities are subject to the approval of the City Engineer.
8. A blackline clear Mylar (0.4 MIL) copy and two (2) blue line prints of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
9. A benchmark shall be placed for vertical control on the U.S.G.S. Datum as required by the City Engineer.

(Adopted by Planning Commission Resolution 94-038)

\*\*\*\*\*

**PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:**

**H. GENERAL CONDITIONS**

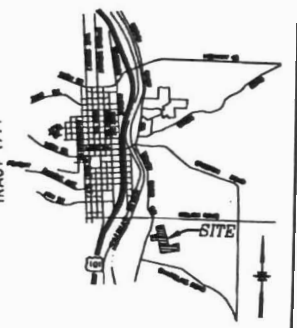
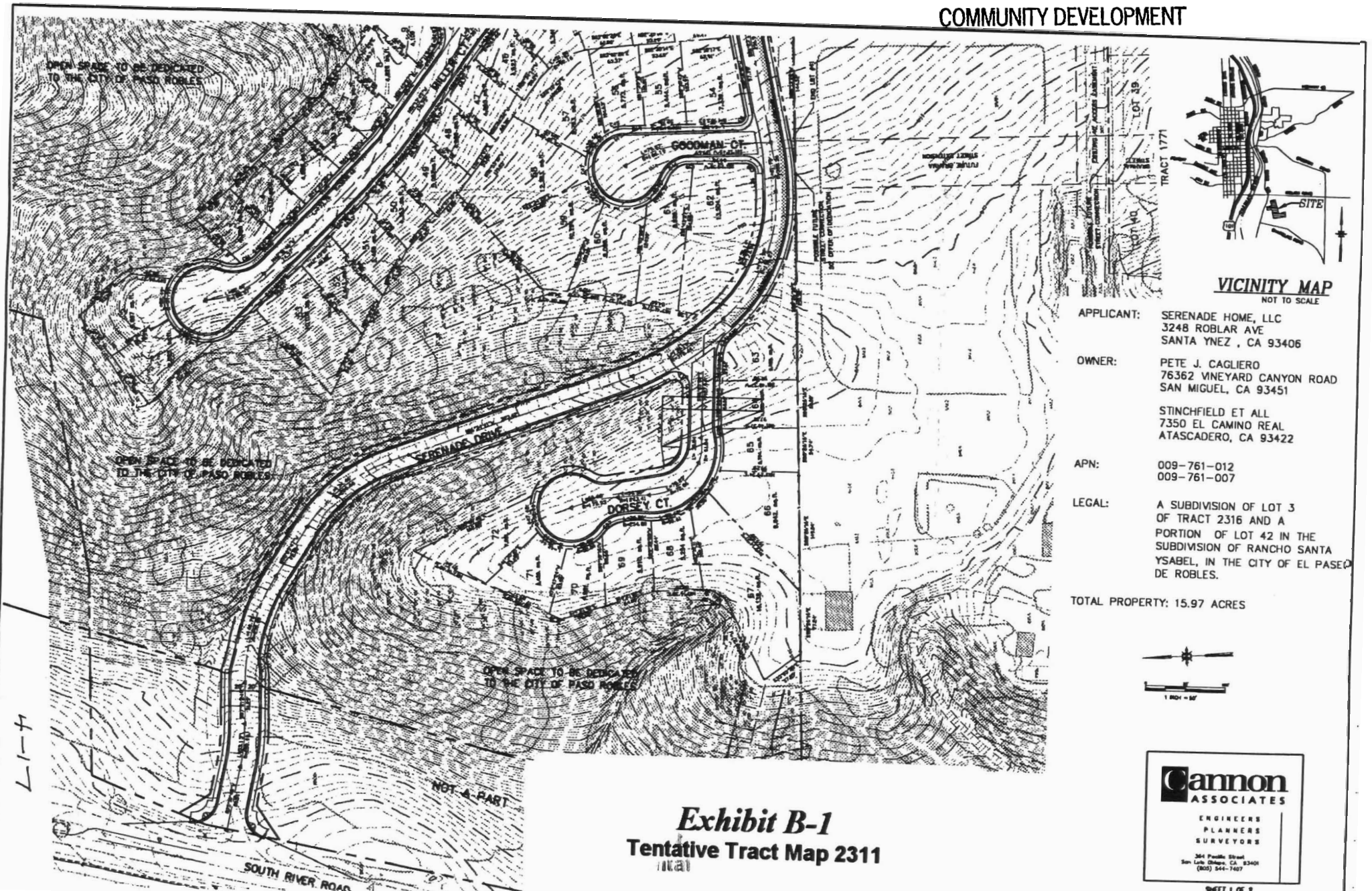
- 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
- 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
- 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.
- 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- 8. Provisions shall be made to update the Fire Department Run Book.

(Adopted by Planning Commission Resolution 94-038)

RECEIVED

FEB 1 0 1999

COMMUNITY DEVELOPMENT



VICINITY MAP  
NOT TO SCALE

APPLICANT: SERENADE HOME, LLC  
3248 ROBLAR AVE  
SANTA YNEZ, CA 93406

OWNER: PETE J. CAGLIERO  
76362 VINEYARD CANYON ROAD  
SAN MIGUEL, CA 93451

STINCHFIELD ET ALL  
7350 EL CAMINO REAL  
ATASCADERO, CA 93422

APN: 009-761-012  
009-761-007

LEGAL: A SUBDIVISION OF LOT 3  
OF TRACT 2316 AND A  
PORTION OF LOT 42 IN THE  
SUBDIVISION OF RANCHO SANTA  
YSABEL, IN THE CITY OF EL PASEO  
DE ROBLES.

TOTAL PROPERTY: 15.97 ACRES



**Cannon**  
ASSOCIATES

ENGINEERS  
PLANNERS  
SURVEYORS

364 Pacific Street  
San Luis Obispo, CA 93401  
(805) 544-7407

Exhibit B-1  
Tentative Tract Map 2311



**Exhibit B-2**  
**Tentative Tract Map 2311**

Xref F:\PROJ\1998\9807



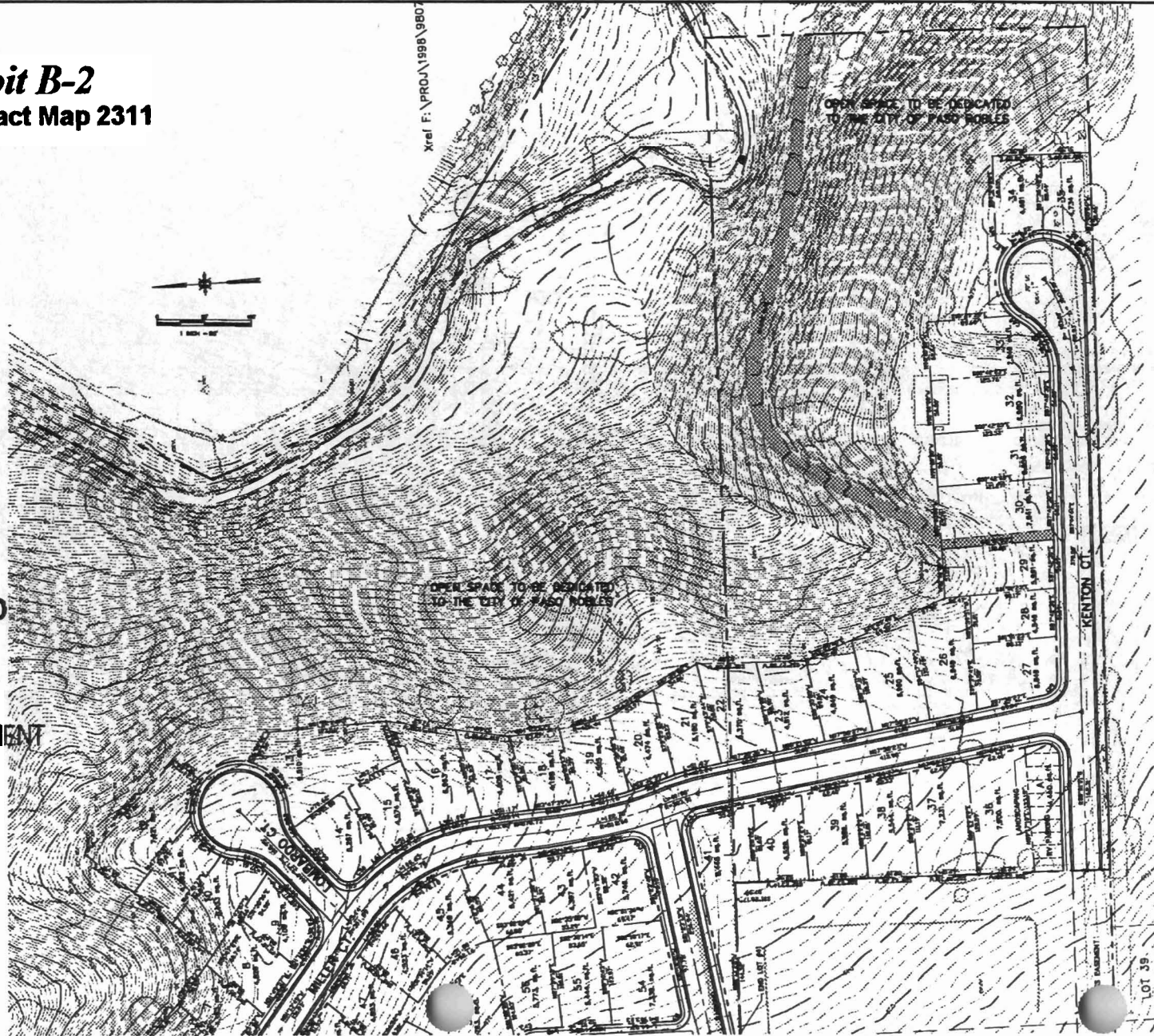
OPEN SPACE TO BE DEDICATED  
TO THE CITY OF PASCADUNAS

OPEN SPACE TO BE DEDICATED  
TO THE CITY OF PASCADUNAS

**RECEIVED**

FEB 10 1999

COMMUNITY DEVELOPMENT

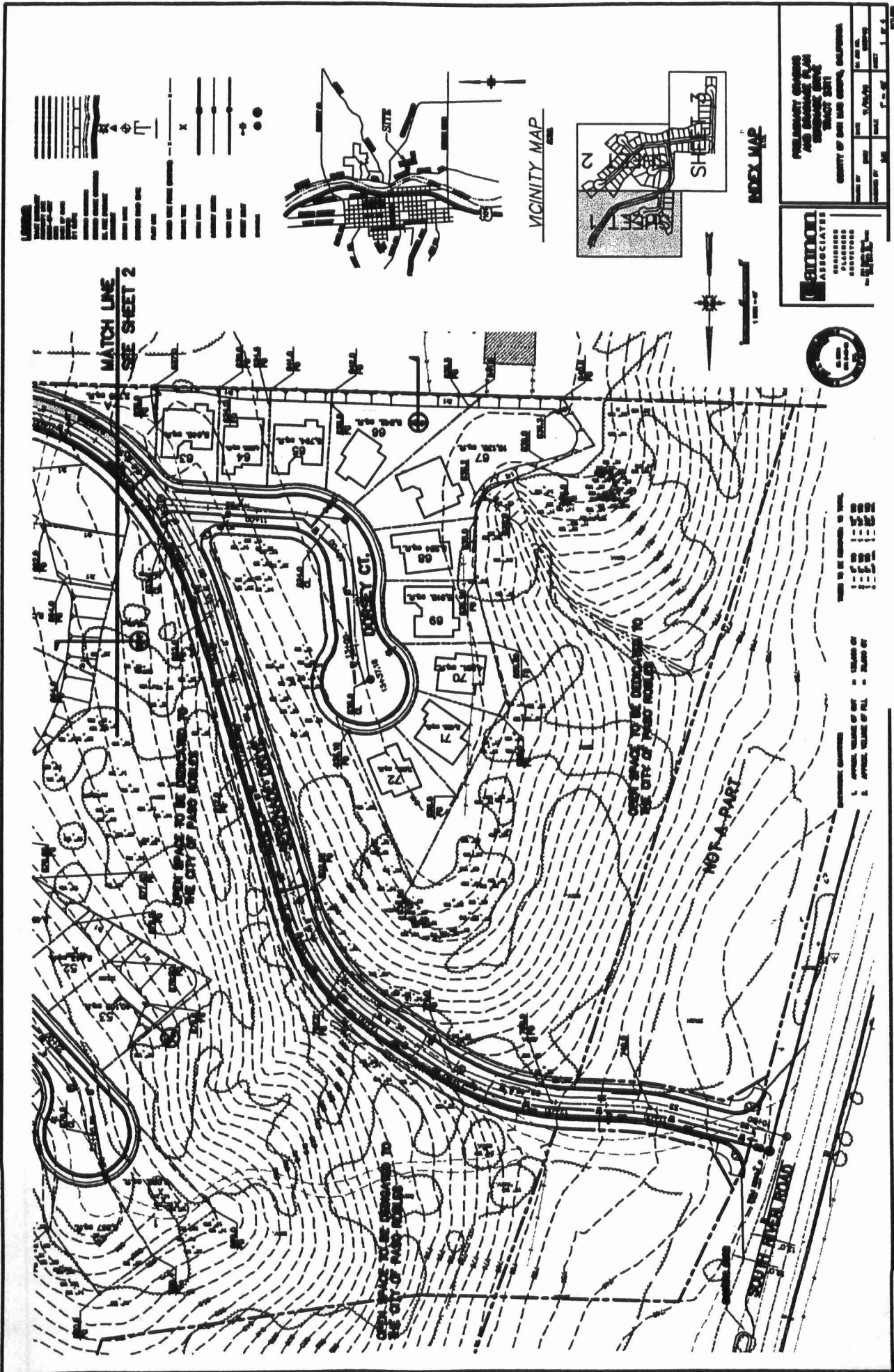


KENTON LOT

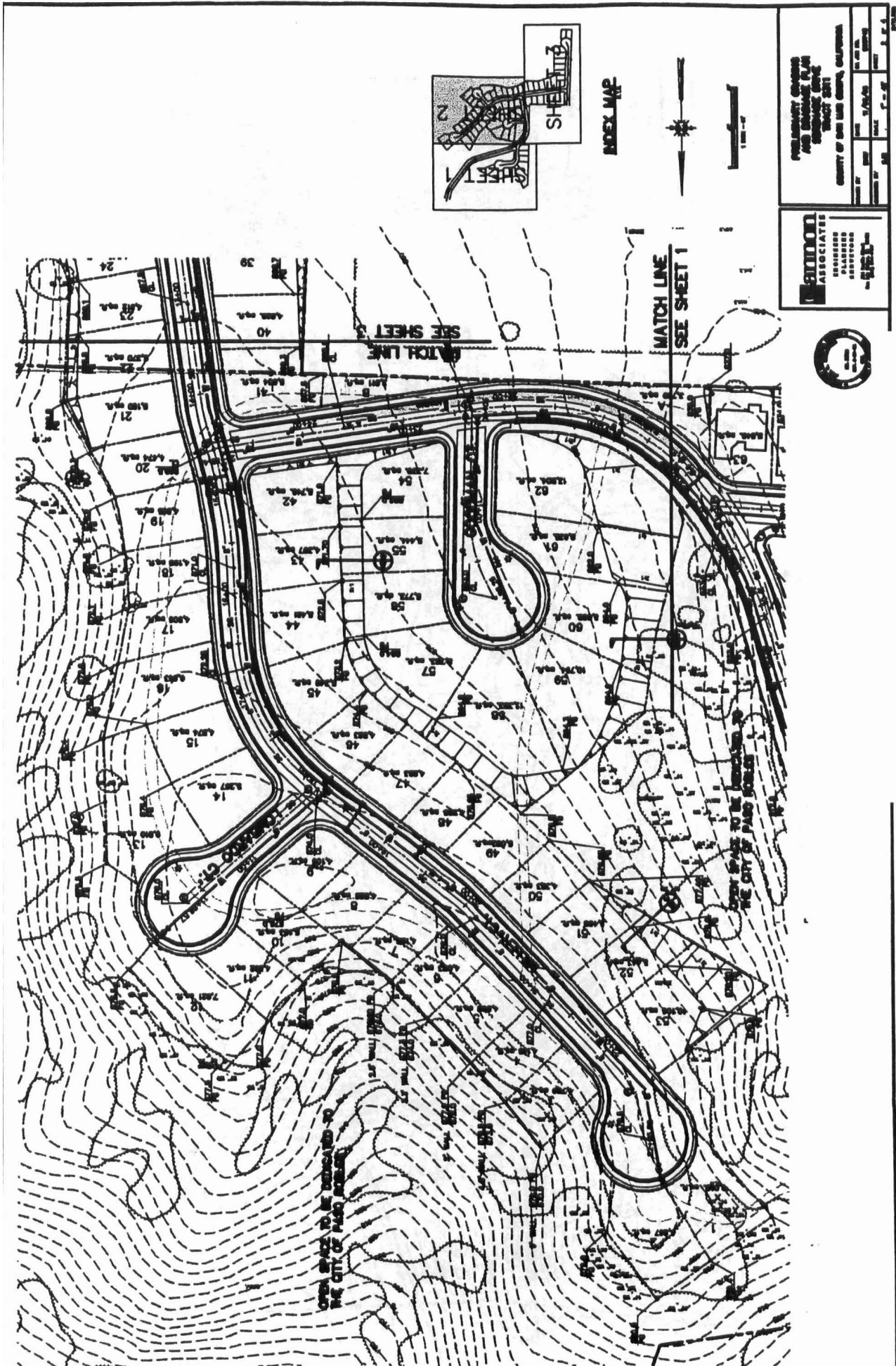
LOT 39

81-7

**Cannon**  
ASSOCIATES  
ENGINEERS  
PLANNERS  
SURVEYORS  
264 Pacific Street  
San Luis Obispo, CA 93401  
(805) 781-1111

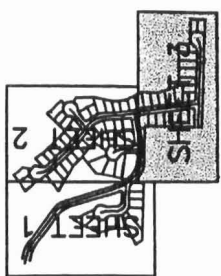
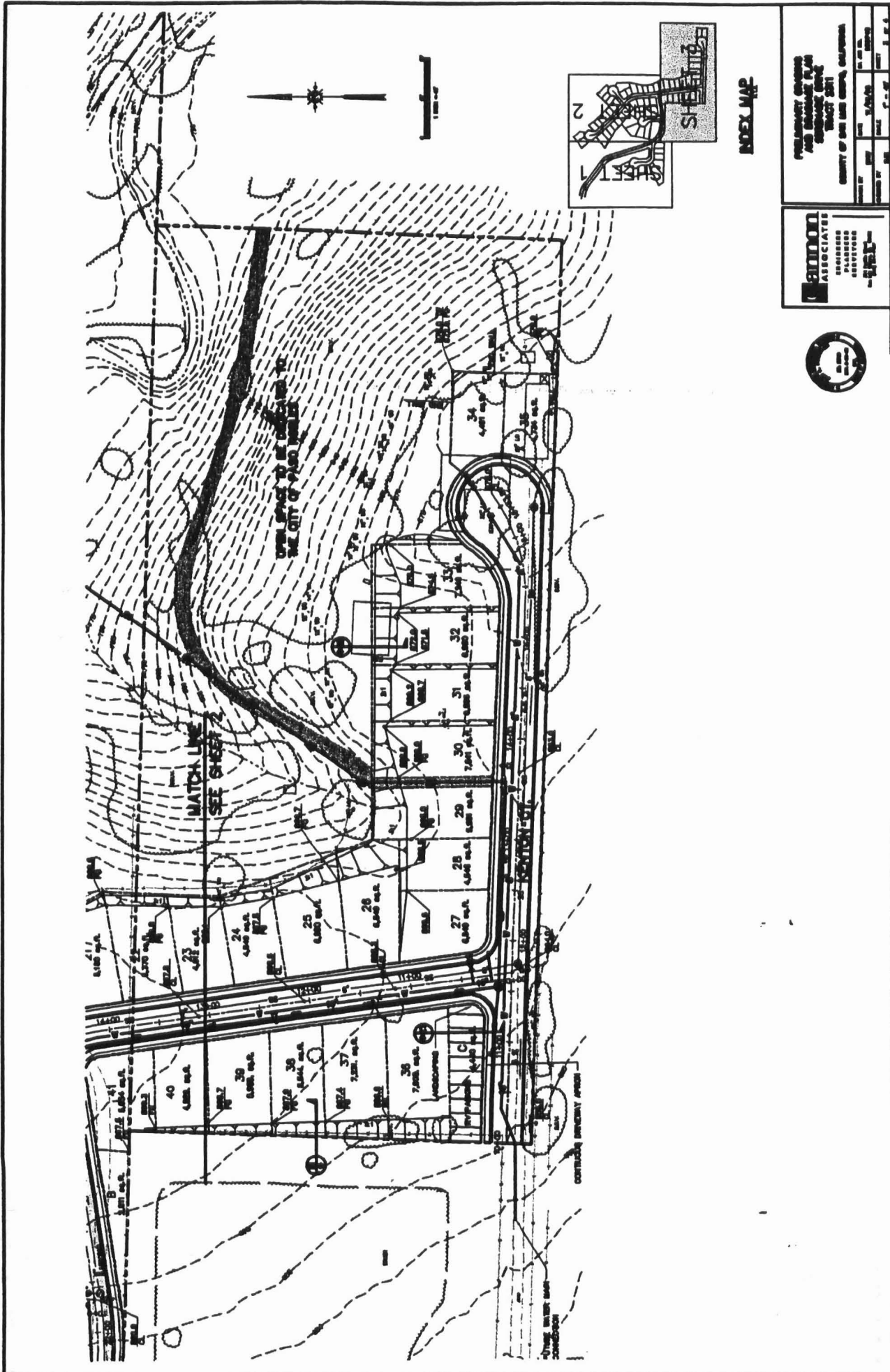


**Exhibit C-1**  
Tentative Grading Plans



**Exhibit C-2**  
 Te Olive Grading Plans





INDEX MAP

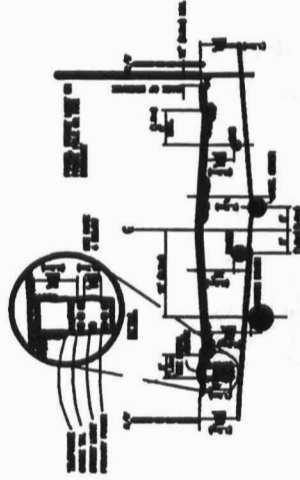
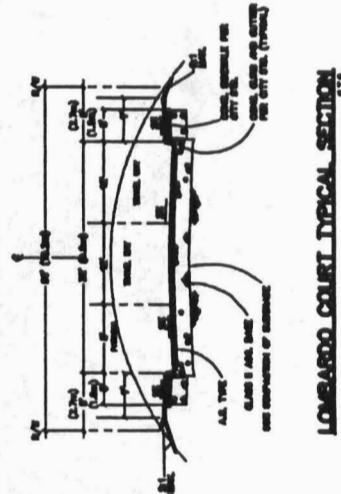
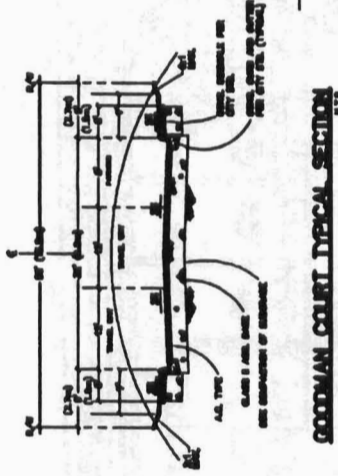
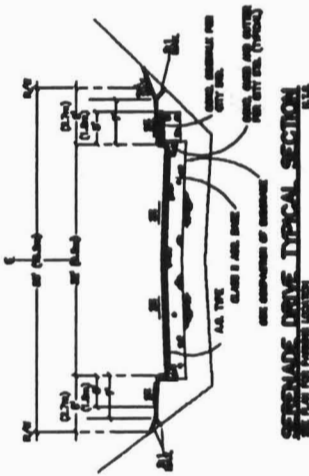
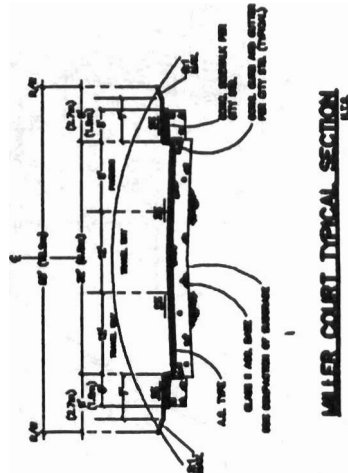
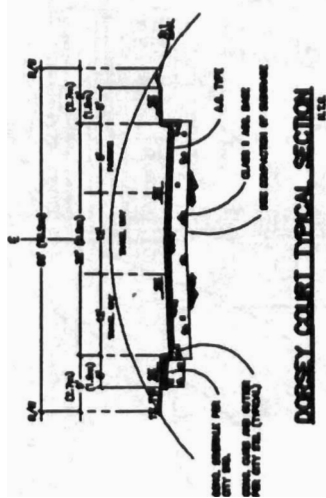
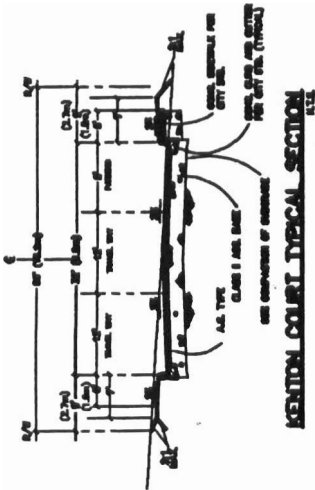
PRELIMINARY GRADING AND DRAINAGE PLAN FOR MONTICLOTT ROAD SHEET 2001	
DATE	1/2/00
SCALE	1" = 40'
PROJECT NO.	100-0000
CLIENT	CITY OF SAN DIEGO, CALIFORNIA

**10000 ASSOCIATED**  
 ENGINEERS  
 PLANNERS  
 ARCHITECTS  
 SURVEYORS

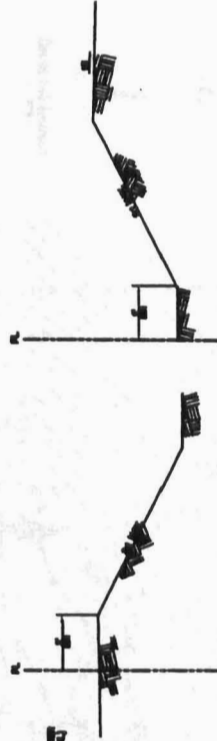


**Exhibit C-3**  
 Tentative Grading Plans

4-201



- 1. SEE COMPANION OF SECTIONS CLASS 1 AND 2
- 2. SEE DETAIL PER CITY SPEC. (TYPICAL)
- 3. SEE DETAIL PER CITY SPEC. (TYPICAL)
- 4. SEE DETAIL PER CITY SPEC. (TYPICAL)
- 5. SEE DETAIL PER CITY SPEC. (TYPICAL)
- 6. SEE DETAIL PER CITY SPEC. (TYPICAL)
- 7. SEE DETAIL PER CITY SPEC. (TYPICAL)
- 8. SEE DETAIL PER CITY SPEC. (TYPICAL)
- 9. SEE DETAIL PER CITY SPEC. (TYPICAL)
- 10. SEE DETAIL PER CITY SPEC. (TYPICAL)



**PRELIMINARY GRADING AND EROSION CONTROL DETAILS**  
SERENADE DRIVE  
TRACT 2011  
CITY OF PUEBLO, COLORADO

**STUDIO ASSOCIATES**  
REGISTERED PROFESSIONAL ENGINEERS

DATE: 11/1/11  
SCALE: 1" = 10'

CS 01

RESOLUTION NO. \_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 98015  
(CGC Enterprises)  
APN: A Portion of 009-761-012 & 009-761-07

WHEREAS, a member of the City Council has filed an Appeal of the Planning Commission's decision on February 23, 1999, to approve Tentative Tract 2311 and Planned Development 98015 and the accompanying Negative Declaration, and

WHEREAS, Tentative Tract 2311 has been filed by Camille Politte of CGC Enterprises, a proposal to subdivide an approximate 49 acre site into 72 lots for 72 single family dwelling units, and

WHEREAS, the proposed subdivision would be located West and Southwest of Nicklaus Drive, East of South River Road, South of Niblick Road, and

WHEREAS, Planned Development 98015 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district, and

WHEREAS, an Expanded Initial Study was prepared for this project and a mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) was approved by the Planning Commission on February 23, 1999 via Resolution 99-\_\_\_\_, and

WHEREAS, as modifications and flexibility in zoning standards is requested by the applicant for the following:

- a. to modify the A-5, Hillside Street Standard for Serenade Drive to reduce grading and impact on oak trees, and
- b. for 18 out of the 72 lots, the applicant is asking to reduce the front yard setback from 15 feet to no less than 10 feet, and allow a 5 foot setback for two story homes, and
- c. that the requirement for tot lots be eliminated since a minimum 10 foot flat area across the entire width of the lot can be provided for each of the 72 lots, which is considerably more private open space area than the multi-family code would require, and

WHEREAS, a public hearing was conducted by the Planning Commission on February 23, 1999, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, and

WHEREAS, a public hearing was conducted by the City Council on March 16, 1999, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, and

WHEREAS, based upon the facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, the City Council makes the following findings:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
  - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
  - b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
  - c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;
  - d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles, does hereby approve Planned Development 98015 subject to the following conditions:

**STANDARD CONDITIONS:**

1. The project shall comply with all conditions of approval contained in the resolution granting approval to tentative tract 2311 and its exhibits.

**SITE SPECIFIC CONDITIONS:**

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

2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A1 - A6	Elevations
B1 - B2	Street Tree Plan / Typical Front Yard Landscaping
C	Color / Materials Board
Full size plans are on file with the Community Development Department	

3. This Tentative Tract Map 2311 and Planned Development 98015 authorizes the subdivision of approximately 49 acres into 72 lots ranging from approximately 4,000 square feet to 16,000 square feet for the construction of 72 single family homes.
4. Any retaining wall, stem wall or deck three (3) feet or higher, shall be screened with landscaping. Prior to final map recordation, plans shall be submitted to show planting treatments for the retaining wall along Serenade Drive (If there are any) and the retaining wall for lots 3-8. Individual lots (besides the lots 3-8) which have retaining walls, stem walls or decks three feet or higher, shall submit landscape treatment plans with the submittal for building permits.

5. Corner lots shall continue the landscaping treatments along the street side yard of the lot. A typical plan shall be submitted to show how front yard landscaping will be addressed for corner lots.
6. A Spanish style home shall utilize tile roofing only. The Craftsman home may use either tile or composition roofing materials. The composition roofing material shall be a three dimensional, architectural grade of composition.
7. For aesthetical purposes, rear yard fencing that is visible from surrounding public roads, shall utilize "plastic-coat" chain link fencing, or other "see-through fencing materials" along the rear property line. Fencing shall be shown on the building site plans for each lot, and shall be subject to staff review.
8. No two story homes shall be placed side by side on perimeter lots.

PASSED AND ADOPTED THIS 16<sup>th</sup> Day of March, 1999 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Duane J. Picanco, Mayor

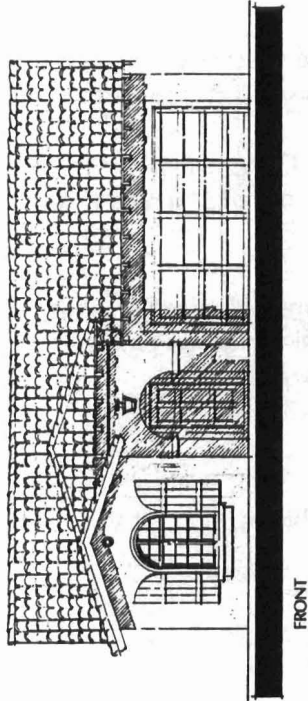
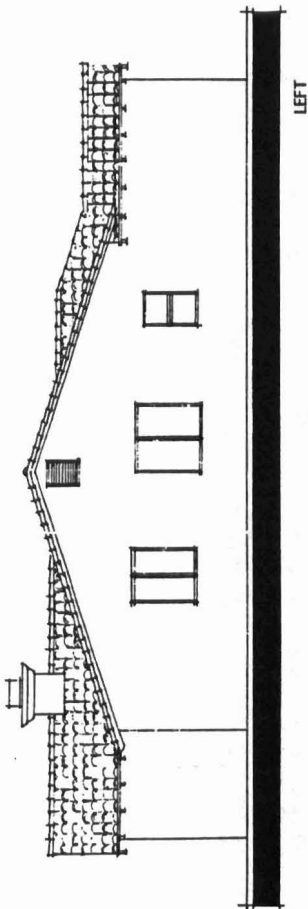
\_\_\_\_\_  
Madelyn Paasch, City Clerk

darren\tracts\CGC,Politte\ 2311\pd.res

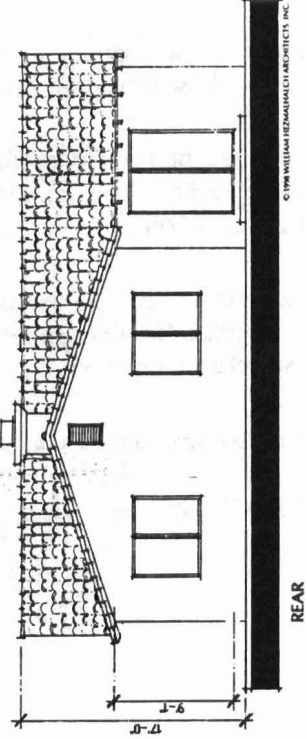
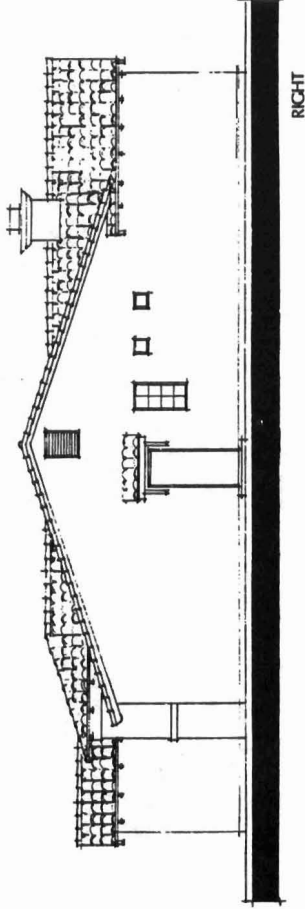
RECEIVED

FEB 8 1999

COMMUNITY DEVELOPMENT



SPANISH BUNGALOW ELEVATIONS  
 ROOF MATERIAL: CONCRETE "S" TILE  
 FASCIA DETAIL: EXPOSED SHAPED 2x4 RAFTER TAILS & 4x6 BARGE BOARD @ GABLES  
 TRIM MATERIAL: STUCCO OVER TONGUE AND GROOVE  
 ACCENTS: WOOD SHUTTERS  
 DECORATIVE TILE ELEMENTS  
 DECORATIVE LIGHT FIXTURES  
 SECTIONAL ROLL-UP GARAGE DOOR



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PLAN 1  
SPANISH BUNGALOW



William Hezmalch Architects, Inc.  
Architecture & Planning

Serenade  
Paco Robles, California



CCGC  
ENTERPRISES, INC.  
GENERAL CONTRACTORS



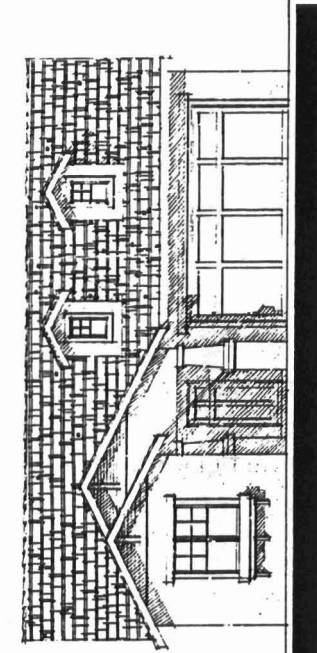
Exhibit A-1  
Elevations D 98015

4-026

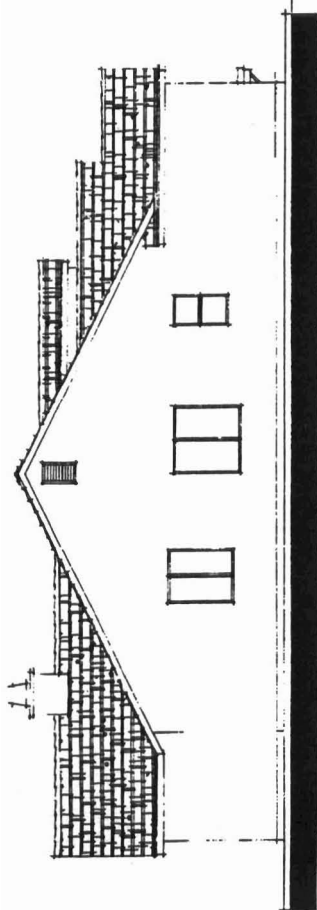
RECEIVED

FEB 8 1999

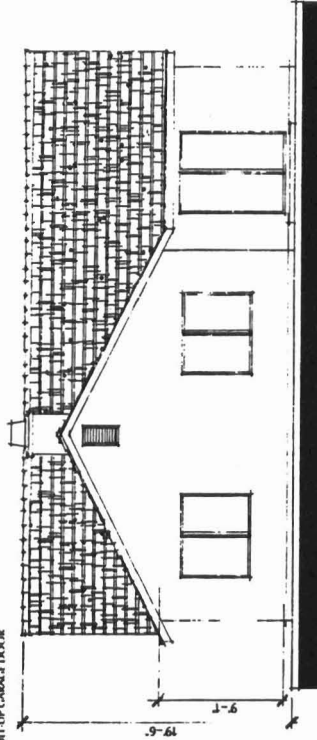
COMMUNITY DEVELOPMENT



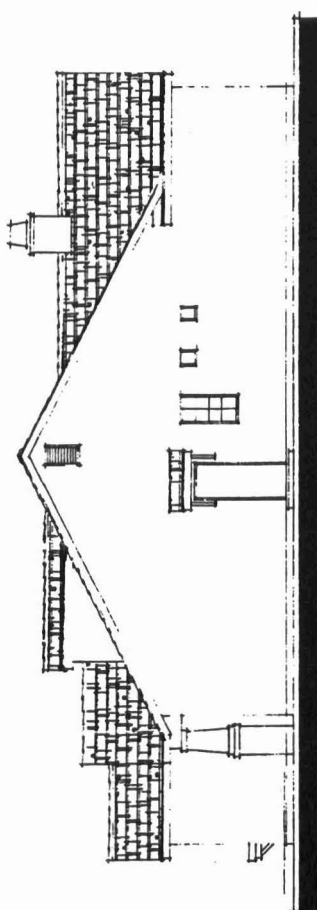
FRONT



LEFT



REAR



RIGHT

**CRAFTSMAN BUNGALOW ELEVATIONS**

- BRICK MATERIAL: COMPOSITE SINGLE
- FASCIA: WOOD
- TRIM: WOOD
- WALL MATERIAL: STUCCO
- ACCENTS: DECORATIVE DORMER WINDOWS
- DECORATIVE LOUVERED SCREEN GABLE VENT
- WOOD POLISH: WOOD POLISH
- DECORATIVE LIGHT FIXTURES
- SECTIONAL ROOF-LIFT GARAGE DOOR

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PLAN 1  
CRAFTSMAN BUNGALOW



William Hezmalhalch Architects, Inc.  
Architecture & Planning



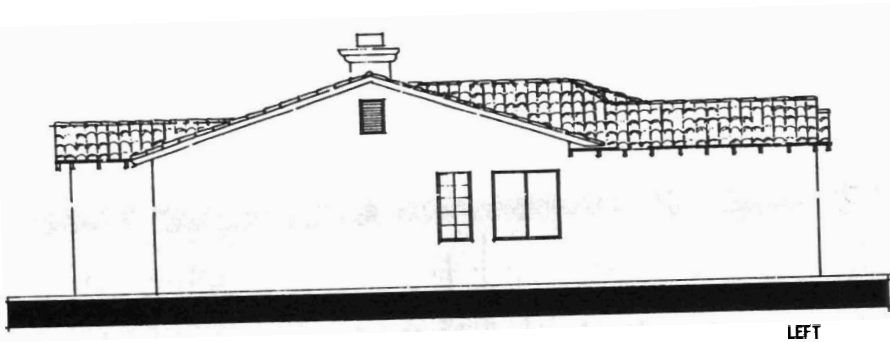
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**Exhibit A-2**  
Elevations - PD 98015

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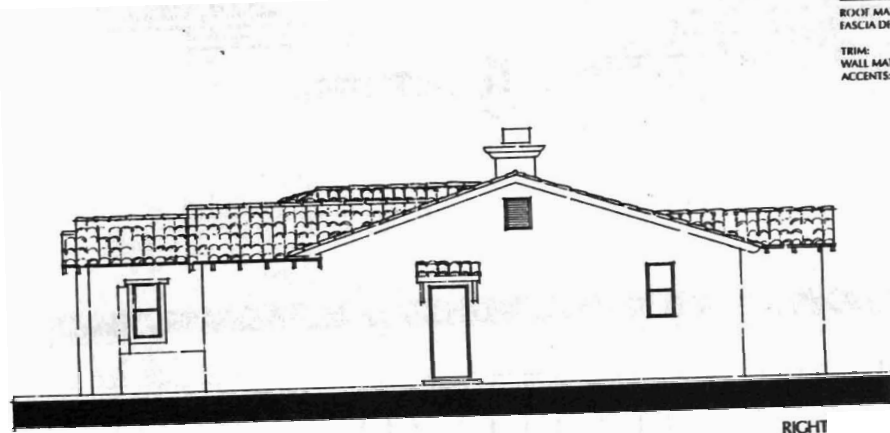
COMMUNITY DEVELOPMENT



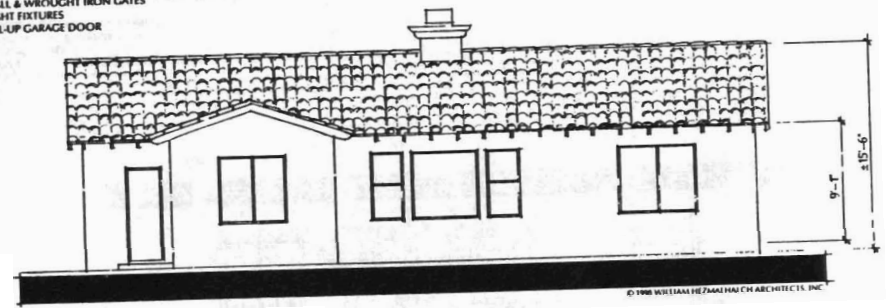
LEFT



FRONT



RIGHT



REAR

SPANISH BUNGALOW ELEVATIONS

- ROOF MATERIAL: CONCRETE "S" TILE
- FASCIA DETAIL: EXPOSED SHAPED 2x4 RAFTER TAILS & 4x6 BARGE BOARD @ GABLES
- TRIM: STUCCO OVER FOAM
- WALL MATERIAL: STUCCO
- ACCENTS: WOOD SHUTTERS
- DECORATIVE TILE ELEMENTS
- COURTYARD WALL & WROUGHT IRON GATES
- DECORATIVE LIGHT FIXTURES
- SECTIONAL ROLL-UP GARAGE DOOR

PLAN 2  
SPANISH BUNGALOW



William Hezmalhalch Architects, Inc.  
Architecture & Planning



Serenade  
Paso Robles, California  
0 2 4 8



4-28



Exhibit A-3  
Elevations 98015



62-7

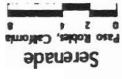
Elevations - PD 98015

# Exhibit A-4

William Hezmaiah Architects, Inc.  
Architecture & Planning



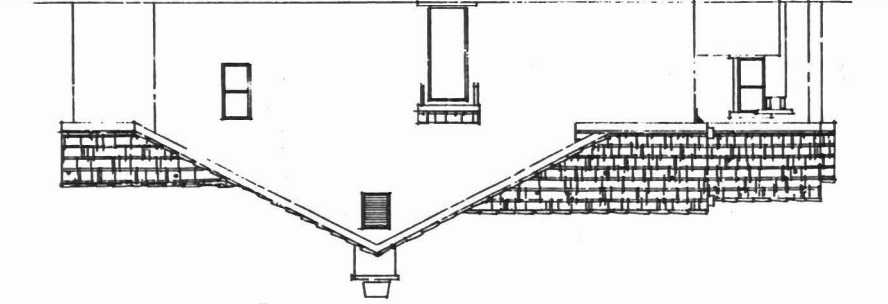
PLAN 2  
CRAFTSMAN BUNGALOW



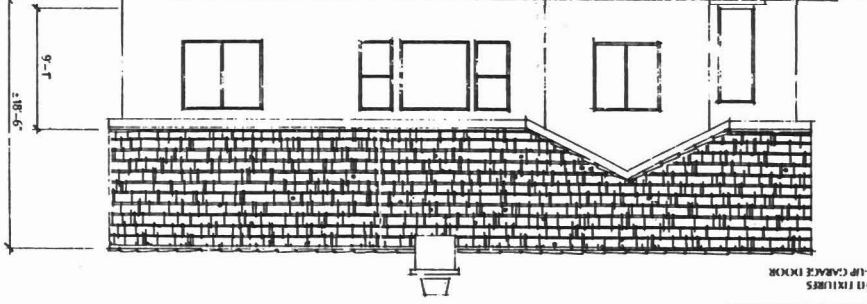
Serenade  
Paso Robles, California



RIGHT

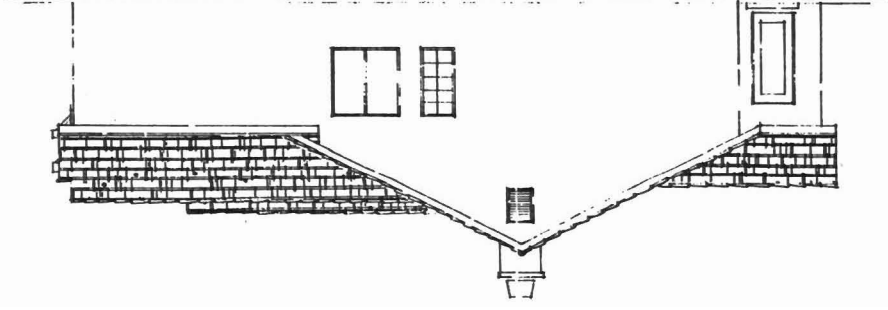


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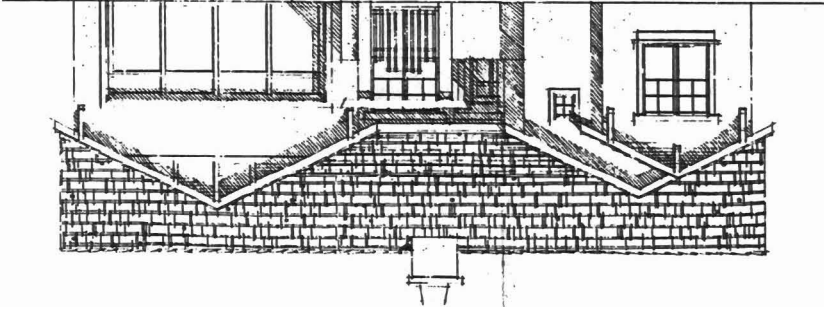


- CRAFTSMAN BUNGALOW ELEVATIONS
- ROOF MATERIAL: COMPOSITE SHINGLES
  - FACE MATERIAL: WOOD
  - WALL MATERIAL: STUCCO
  - ACCENTS:
    - OUTDOOR BRASS W/ KNEE BRACE
    - DECORATIVE LATH SCREEN CABINET
    - CEILING WALL & WOODEN IRON CASES
    - WOOD TRIM
    - DECORATIVE LIGHT FIXTURES
    - SECTIONAL BOLT-UP GARAGE DOOR

LEFT



FRONT



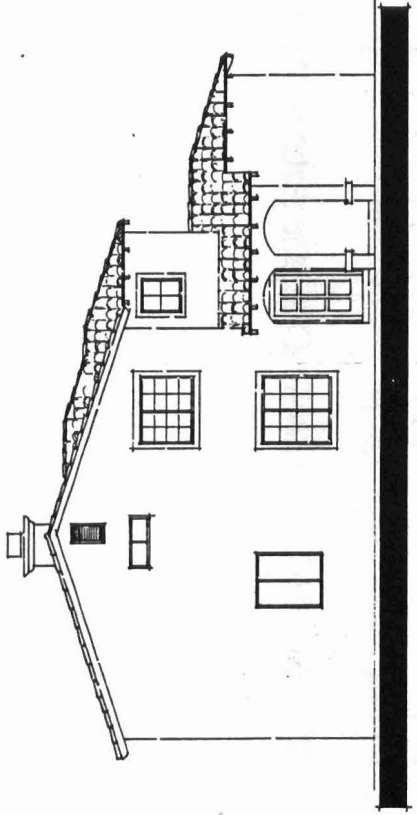
COMMUNITY DEVELOPMENT

RECEIVED  
FEB 8 1999

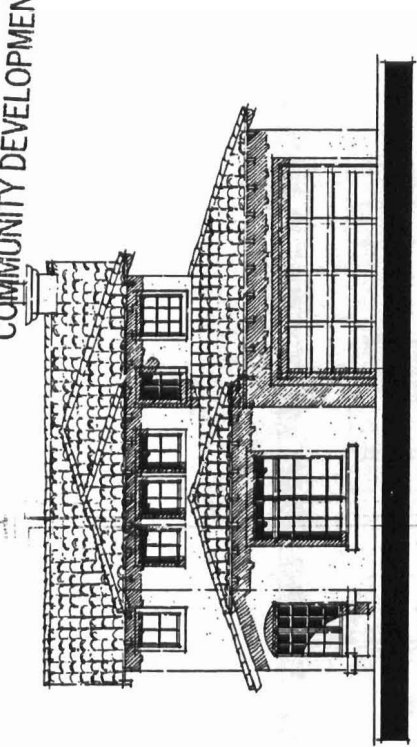
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FEB 8 1999

COMMUNITY DEVELOPMENT

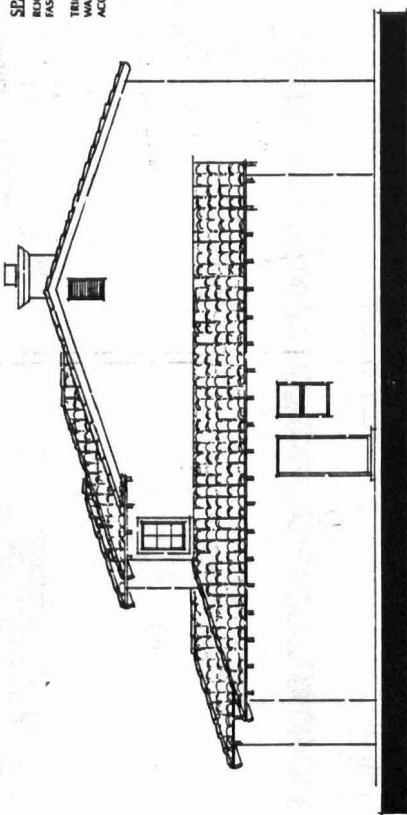


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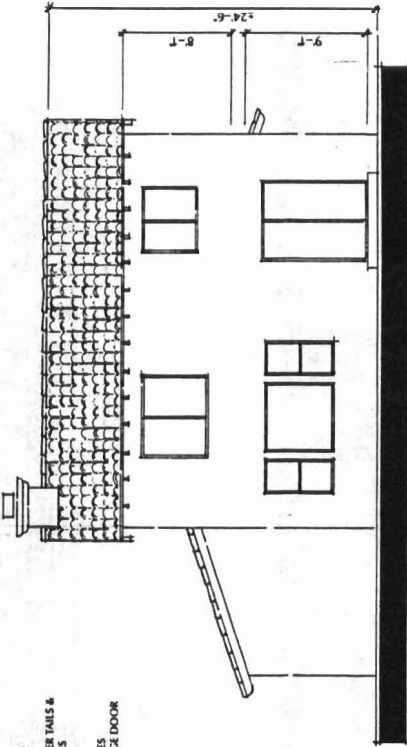


FRONT

**SPANISH BUNGALOW ELEVATIONS**  
 CONCRETE - 5" TILE  
 ROOF MATERIAL:  
 EXPOSED SHAPED 2x4 RAFTER TAILS &  
 4x6 BARGE BOARD @ GABLES  
 FASCIA DETAIL:  
 STUCCO OVER FOAM  
 TRIM MATERIAL:  
 3" x 6" STUCCO  
 DECORATIVE LIGHT FIXTURES  
 ACCENTS:  
 SECTIONAL ROLL-UP GARAGE DOOR



RIGHT



REAR

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PLAN 3  
SPANISH BUNGALOW



William Hezmalhalch Architects, Inc.  
 Architecture & Planning



Serehade  
 Paso Robles, California  
 0 1 2 3 4 5 6

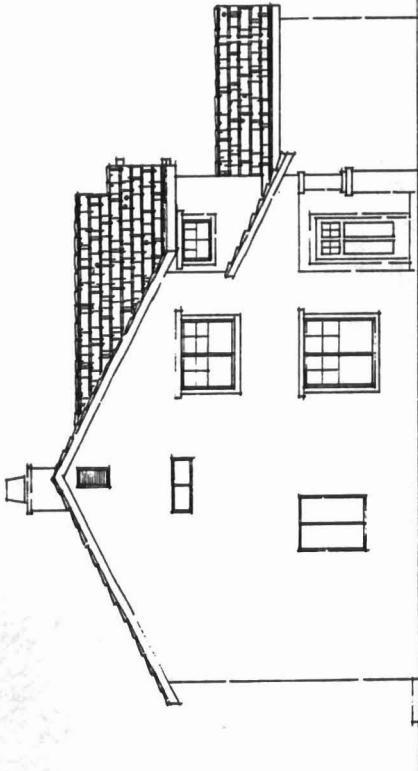


**Exhibit A-5**  
 Elevations 98015

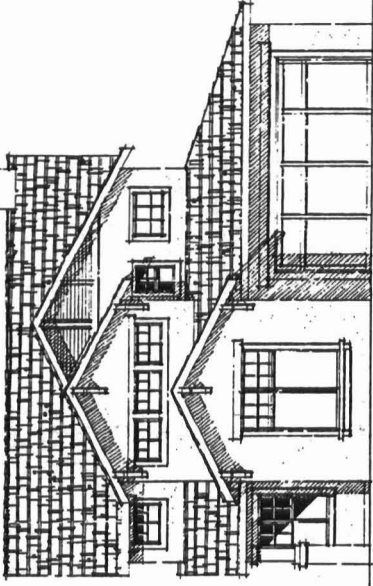
RECEIVED

FEB 8 1999

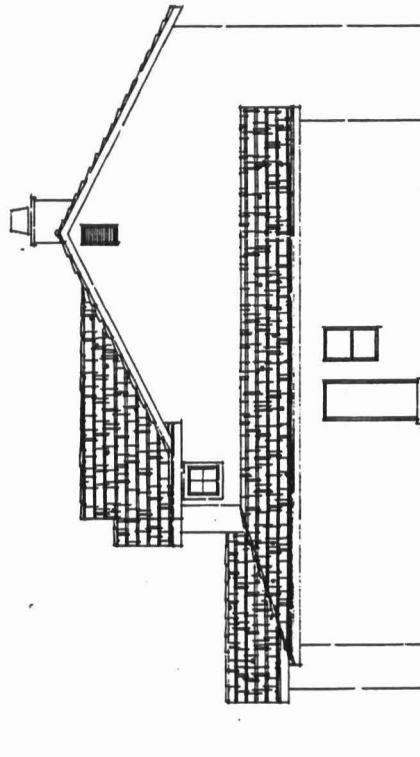
COMMUNITY DEVELOPMENT



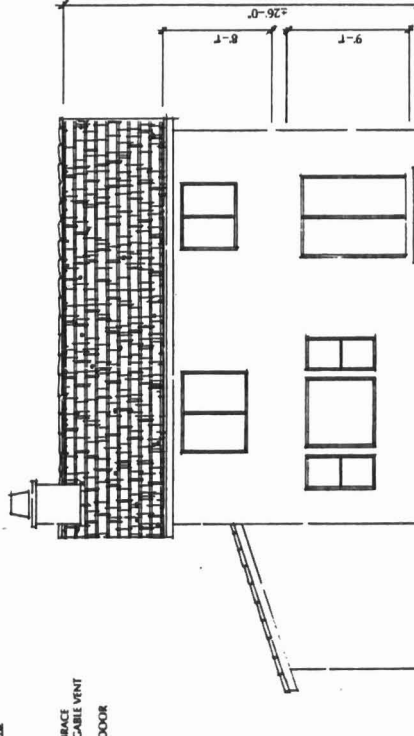
LEFT



FRONT



RIGHT



REAR

**CRAFTSMAN BUNGALOW ELEVATIONS**  
 ROOF MATERIAL: COMPOSITE SHINGLE  
 FASCIA/DRAPE: WOOD  
 WALL MATERIAL: STUCCO  
 ACCENTS: OUTLOOKER BEAMS W/ KNEE BRACE  
 DECORATIVE LATTICE SCREEN GABLE VENT  
 DECORATIVE LIGHT FIXTURES  
 SECTIONAL ROLL-UP GARAGE DOOR

PLAN 3  
 CRAFTSMAN BUNGALOW



William Hezmalhach Architects, Inc.  
 Architecture & Planning



Serenade  
 Paso Robles, California  
 0 2 4 8

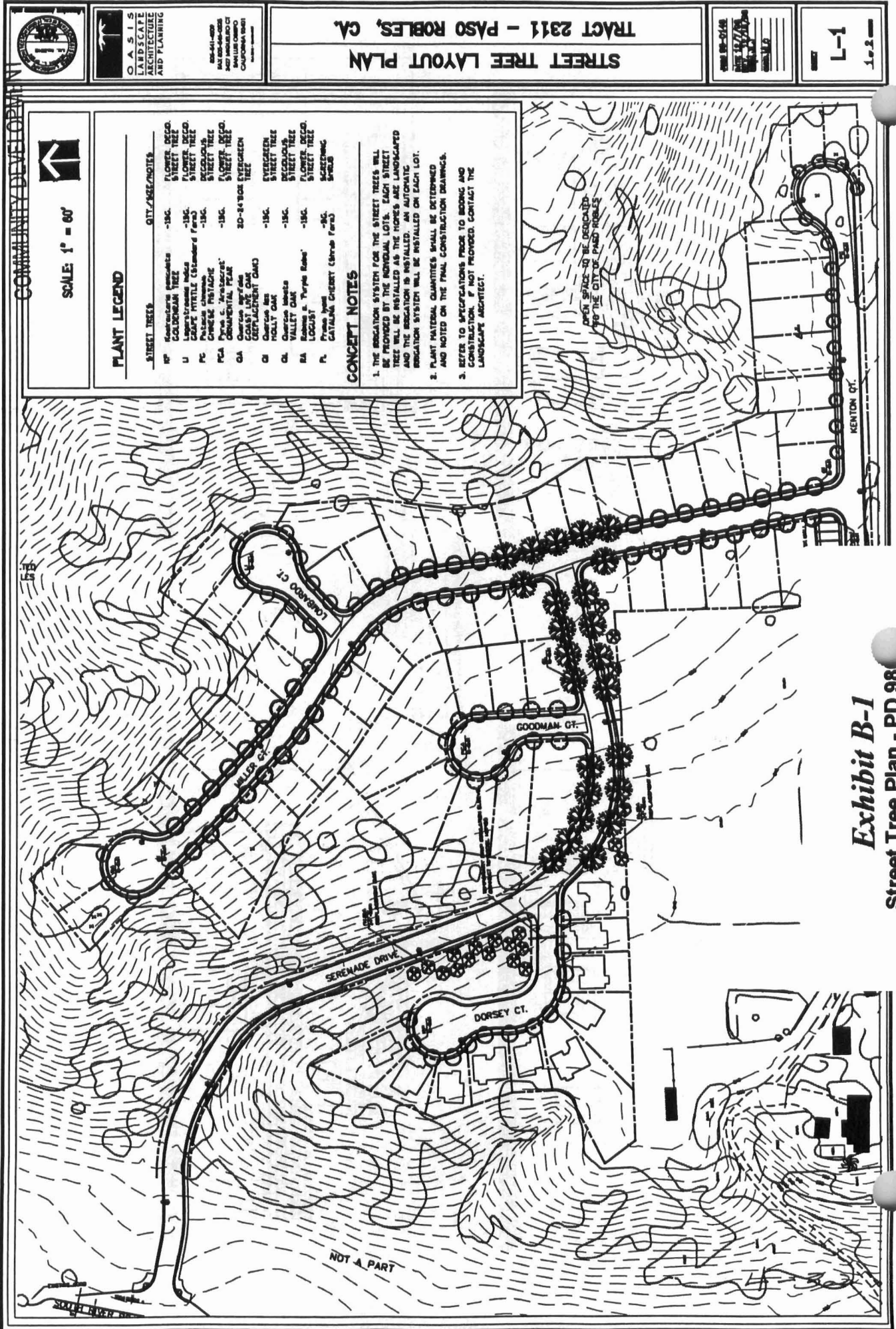


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**Exhibit A-6**  
 Elevations - PD 98015

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FEB 8 1999



COMMUNITY DEVELOPMENT



SCALE: 1" = 60'

**PLANT LEGEND**

STREET TREES	QTY./SIDE/NOTES
RP	Flowering Ranunculus
U	Goldenrain Tree
L	Large Tree
PC	Prunella
PLA	Pyramidal Palm
GA	Grass
CI	Catalpa
OL	Quercus
EA	Eucalyptus
P	Palm

**CONCEPT NOTES**

1. THE IRRIGATION SYSTEM FOR THE STREET TREES WILL BE PROVIDED BY THE OWNER FOR EACH STREET AND THE IRRIGATION SHALL BE INSTALLED IN AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON EACH LOT.
2. PLANT MATERIAL QUANTITIES SHALL BE DETERMINED AND NOTED ON THE FINAL CONSTRUCTION DRAWINGS.
3. REFER TO SPECIFICATIONS PAGE TO IRRIG AND CONSTRUCTION. IF NOT PROVIDED CONTACT THE LANDSCAPE ARCHITECT.

OPEN SPACES TO BE DEDICATED TO THE CITY OF PASO ROBLES

Exhibit B-1

Street Tree Plan - PD 98

NOT A PART

L-1  
1 of 2

STREET TREE LAYOUT PLAN  
TRACT 2311 - PASO ROBLES, CA

OASIS  
LANDSCAPE  
ARCHITECTURE  
AND PLANNING



800-841-0709  
800-841-0708  
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CALIFORNIA 0001

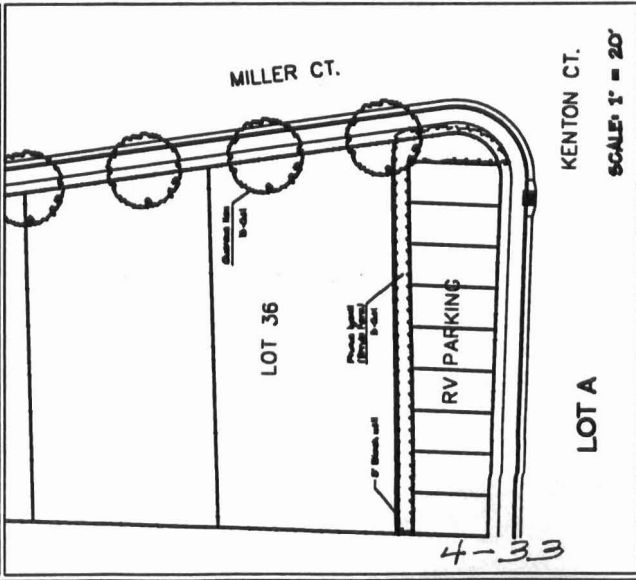
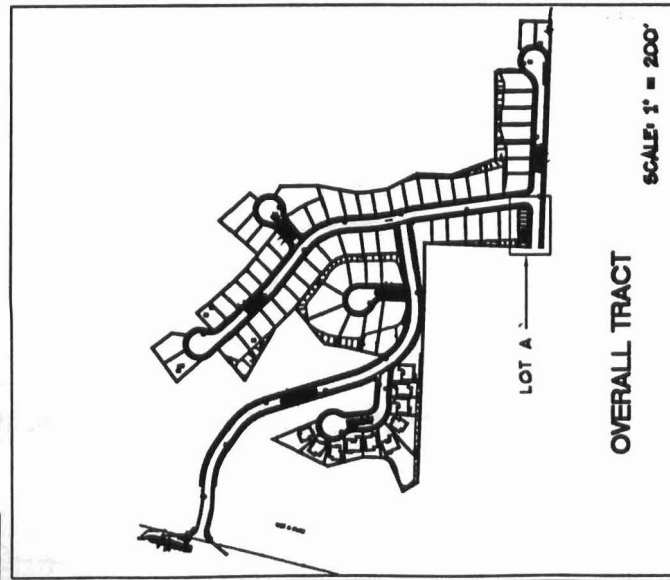
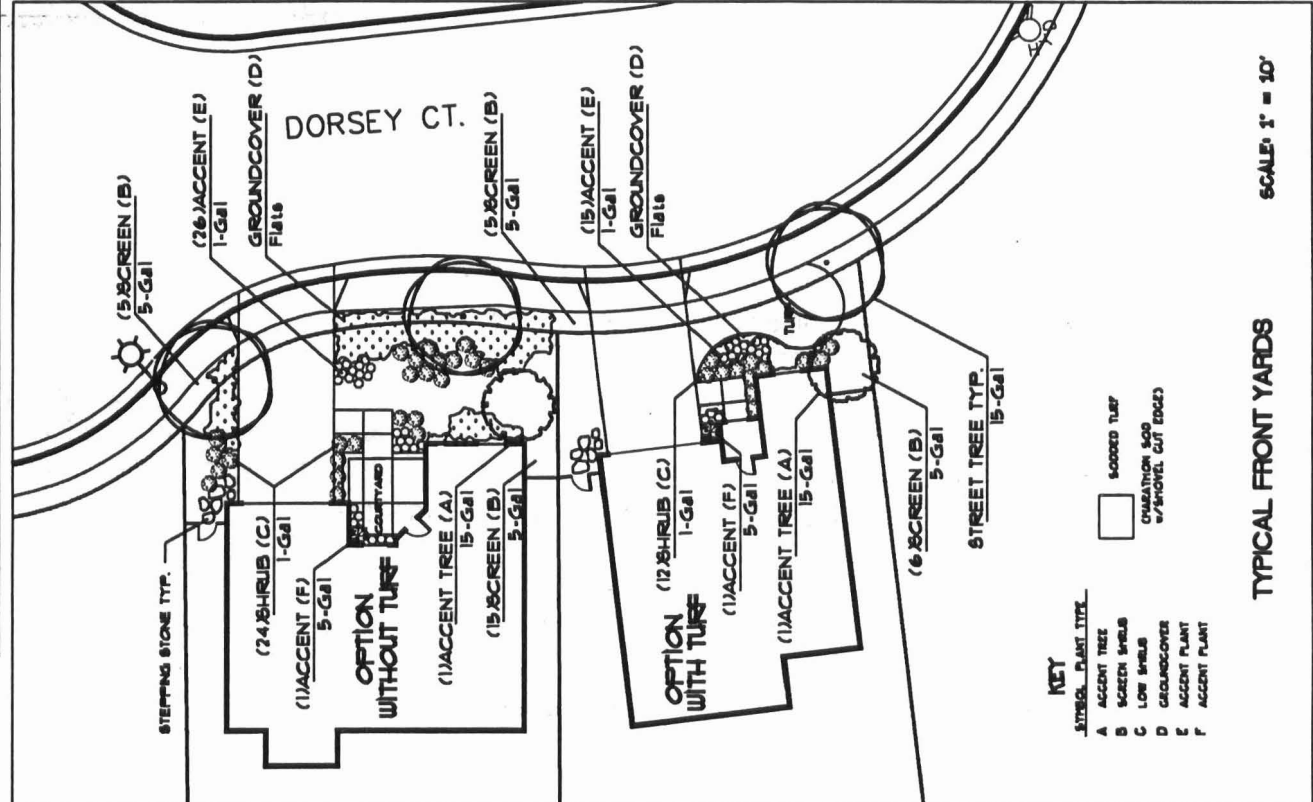
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BY: JLD  
CHECKED: JLD

RECEIVED

FEB 8 1999

COMMUNITY DEVELOPMENT

Exhibit B-2  
Typical Front Yard Landscaping  
PD 98015



PLANT LEGEND	
<b>SCHEME 1. BOTANICAL NAME / COMMON NAME</b>	
A Liquidambar s. Treebark / AMERICAN WHITECUP	
B Cercocarpus californica / BUSH ANCHOR	
C Pyracantha 'Santa Cruz' / FRESHORANGE	
D Gazania s. 'Leprieux' / CLIPPING GAZANIA	
E Hemerocallis 'Red Head' / EVERGREEN RED DAYLILY	
F Rosa 'New Dawn' / CLIMBING WHITE ROSE	
<b>SCHEME 2. BOTANICAL NAME / COMMON NAME</b>	
A Cordyline 'Red Star' / ENGLISH HARTSTROM	
B Cordyline 'Red Star' / BUSH ANCHOR	
C Ficus 'Cordata' / ORNAMENTAL STAWBERRY	
D Ficus 'Cordata' / CORAL BELLS	
E Camellia s. 'Apple Blossom' / CAMELLIA (Plant Exposure Only)	
<b>SCHEME 3. BOTANICAL NAME / COMMON NAME</b>	
A Ficus 'Cordata' / ORNAMENTAL STAWBERRY	
B Ficus 'Cordata' / CORAL BELLS	
C Ficus 'Cordata' / ENGLISH HARTSTROM	
D Ficus 'Cordata' / ENGLISH HARTSTROM	
E Ficus 'Cordata' / ENGLISH HARTSTROM	
F Ficus 'Cordata' / ENGLISH HARTSTROM	
<b>SCHEME 4. BOTANICAL NAME / COMMON NAME</b>	
A Prunus s. 'Purple Leaf' / PURPLE LEAF PLUM	
B Viburnum s. 'Spring Bouquet' / LAURUSTINUS	
C Trachycarpus 'Jamesonii' / STAR JASMINE	
D Symplocos 'F. colorata' / PURPLE LEAF WINTERGREEN	
E Prunus s. 'Tom Thumb' / DWARF PE PLUM	
F Loropetalum s. 'F. 'Rozannie' / ROSE	
<b>SCHEME 5. BOTANICAL NAME / COMMON NAME</b>	
A Arbutus 'Andromeda' / TEASBERRY TREE (Standard Form)	
B Heteromeles 'arbutifolia' / TOWN	
C Rhododendron s. 'Tussock' / COFFEEBERRY	
D Ficus 'Cordata' / ORNAMENTAL STAWBERRY	
E Prunus s. 'Tussock' / PURPLE FOUNTAIN GRASS	
F Loropetalum s. 'F. 'Rozannie' / ROSE	
<b>SCHEME 6. BOTANICAL NAME / COMMON NAME</b>	
A Ligustrum s. 'Cordata' / GARDEN PRUNELLA (Std. Form)	
B Ligustrum s. 'Cordata' / EVERGREEN BLOOMERS	
C Ligustrum s. 'Cordata' / JAPANESE BLOOMERS	
D Gazania s. 'Leprieux' / CLIPPING GAZANIA	
E Hemerocallis 'Red Head' / EVERGREEN PURPLE / PINK DAYLILY	
F Rosa 'New Dawn' / CLIMBING WHITE ROSE	
<b>SCHEME 7. BOTANICAL NAME / COMMON NAME</b>	
A Umbellularia californica / CALIFORNIA LAUREL	
B Arctostaphylos s. 'Tussock' / PACIFIC MANZANITA	
C Galium 'Tussock' / ROCKROSE	
D Thymus 'Tussock' / WOOLLY THYME	
E Gaillardia 'Tussock' / BUTTERFLY BEARD	
F Rudbeckia 'Tussock' / BLACK EYED SUSAN	

**CONCEPT NOTES**

- EACH RESIDENCE IN THE TRACT SHALL RECEIVE A FRONT YARD PACKAGE THAT INCLUDES TREES, SHRUBS, SOFT TURF (LAWNS, SCREENED) AND GROUNDCOVERS. AN EXPANDED PLANTING SYSTEM IS PROVIDED FOR FUTURE HOMEOWNER PLANTING OPTIONS. FLAGSTONE SHALL BE PROVIDED FOR ACCESS TO GATE/WALK WAY.
- IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAINTENANCE AND SHALL INCLUDE AN AUTOMATIC CONTROLLER. SLOPE PREVENTION DEVICE AND LOW-CALLING HEADS FOR TURF AND LARGE GROUNDCOVER AREAS. A DRIP-TYPE SYSTEM SHALL BE USED WHERE APPROPRIATE. TREES SHALL BE IRRIGATED ON SEPARATE SYSTEMS.
- THE CONTRACTOR CAN CHOOSE FROM ANY SCHEME ABOVE FOR EACH LOT.

CONCEPTUAL LANDSCAPE PLAN  
TRACT 2311 - PASO ROBLES, CA

L-2  
3 of 3

Date \_\_\_\_\_ Item # \_\_\_\_\_  
( ) Approved ( ) Denied  
( ) Continued To \_\_\_\_\_

**DEVELOPMENT REVIEW COMMITTEE**  
**MINUTES**

**3:30 PM Monday**  
**February 8 1999**

**Meeting Location: Large Conference Room on second floor of City Hall, at 1000 Spring Street, Paso Robles, California. The Development Review Committee will meet at the conference room.**

**Commissioners present were: Gary Nemeth, Ron Johnson and Valerie Warnke**

**Staff present were: Darren Nash**

**Applicants and others: Camille Politte**

.....

**FILE #:** SIGN PLAN  
**APPLICATION:** Review Monument Sign  
**APPLICANT:** Grace Baptist Church/Merle Milner  
**LOCATION:** 535 Creston Road  
**ACTION:** The Committee approved the sign plan as submitted with two conditions. The white background for the sign face will be off white/ivory, and until such time as the adelaide stone planter is constructed the applicant will provide plantings/vegetation around the interim steel legs.

.....

**FILE #:** SITE PLAN REVIEW (MINOR)  
**APPLICATION:** Construction of Laundry Rooms  
**APPLICANT:** Joe & Helen Martinez  
**LOCATION:** 721 20<sup>th</sup> Street  
**ACTION:** The site plan was approved as submitted.

.....

**FILE #:** TRACT 2311, PD 98015  
**APPLICATION:** 72 Lot Residential Subdivision / Serenade  
**APPLICANT:** CGC Enterprises  
**LOCATION:** East of S. River, South and West of Nicklaus, South of Niblick.  
**DISCUSSION:** The Development Review Committee reviewed the site plans, grading plans, architectural plans and color boards for the Serenade Project. What follows are the main points of the meeting: Street Standard: The first item of

RIMC CODE: Community Development  
DATE: February 8, 1999  
FILE PLAN/GE CAT: Current Planning/DRC  
SUBJECT: DRC Minutes  
LOCATION: Development Services File Room  
RETENTION: Permanent

**DRAFT DRC MINUTES OF FEBRUARY 8, 1999**



discussion was the street design, the applicant is proposing a curb adjacent sidewalk, instead of the standard parkway design. Camille Politte stated that with this design there is less of an impact on the oak trees and grading. It was discussed that the Planning Commission could not approve a sub-standard street. **Architecture:** The elevations were presented along with the color boards. There are three models with two different elevations, a Spanish and a Craftsman. The color board uses both tile and composition roofing materials. The Committee brought up the point that two story homes should not be placed on perimeter lots which are highly visible. The large expanse of the two story wall could have negative visual affects. **Fencing:** Cedar fencing would be provided along the interior property lines of each lot and along the rear of any lot that is not a "perimeter view lot". For the lots which are considered perimeter view lots, "plati-coat" chain-link fencing would be used in the rear because it is open and can be seen through. **Setbacks:** R2 setbacks were discussed to be used for the project. The Committee discussed the requirement by the multiple family code for patio areas (minimum of 100 square feet) which are enclosed by a 3 to 6 foot fence. Camille did not have a problem with providing that area for each lot. She explained that most of her lots had a 15 to 18 foot flat area in the rear yard. Camille stated that the requirement for a 10 foot side setback for a two story house would not work for her product. Staff explained that this is a standard code requirement for both R2 and R1 setbacks. **Grading:** Camille explained the grading plan, and that a majority of the grading would consist of cutting the top of the "plateau" approximately 17 feet. Staff requested that for the Planning Commission hearing, that cross sections should be submitted showing the relationship of the existing topography with the proposed grading. **Nature Path:** There is an existing path on the property that is proposed to be included into this project. It is not proposed to be improved, and would remain as a path down the hill to the creek at the rear of the Pat Butler School. Staff made the point that if it was to be effective to get kids to the school a bridge would need to be provided across the creek to the school. Camille Politte explained that a bridge would not be feasible and would need to be reviewed by Dept. of Fish & Game as well as the Army Corps of Engineers. She said that the trail was to stay natural and tie in to existing trails on the west side of the creek. **Tot Lots:** The multiple family code would require two tot lots for this project and one other amenity. The question was raised that since this is a single family residential product which would have rear yard areas would the tot lots still be necessary?

**ACTION:**

No action was taken at this meeting. Staff will look further into the tot lots, setbacks, nature path and the park way issues and address them in the staff report for the Planning Commission meeting on February 23, 1999.

.....  
Adjournment to Tuesday, February 9, 1999 at 7:30 PM.

**MEMO**

**PROJECT DEVELOPMENT  
ENGINEERING STAFF REPORT**

**TO:** COMMUNITY DEVELOPMENT DEPT./PLANNING DIVISION  
**FROM:** DEPT. OF PUBLIC WORKS/ENGINEERING DIVISION *DF*  
**DATE:** FEBRUARY 12, 1999  
**PROJECT NO.:** TENTATIVE TRACT 2311  
**PROJECT NAME:** SERENADE  
**APPLICANT:** CGC ENTERPRISES, INC.  
**REPRESENTATIVE:** CAMILLE C. POLITTE  
**LOCATION:** E/O S. RIVER ROAD ACROSS WOODLAND PLAZA II  
**SCHEDULED:** PLANNING COMMISSION MEETING—FEBRUARY 23, 1999

**I. APPLICATION PROPOSAL:**

The applicant is proposing to subdivide an approximate 49 acre site into a 72 single lot residential development with lots ranging in size from a little over 4,000 square feet to 13,500 square feet.

In addition to the residential lots, a 4,440 square foot area is set aside proposed for recreational vehicle parking. The applicant is not proposing that a Homeowner's Association will be established for this development. Therefore, maintenance and enforcement as to who can use these recreational vehicle spaces is a concern. The City does not want to "police", nor do they wish to maintain this R.V. parking area. It is therefore recommended that it be eliminated.

The applicant is requesting that the project be constructed in five phases. The Site Specific Conditions of Approval have been developed to address these phases.

The main access to this tentative tract map site will be at South River Road.

**II. SITE DESCRIPTION/OAK TREES:**

Approximately 30 acres of this 49 acre site is proposed to be dedicated to the City as a permanent open space area. A majority of the existing oak woodlands are within this open space area.

Eleven oak trees are proposed to be removed with this residential development. These oak trees range in size from 8-inch diameter to 30-inch diameter.



Retaining Walls may need to be constructed behind Lots 60 & 61 to protect existing 20-inch diameter oak trees.

According to the Zoning Ordinance, this property is in the Hillside District. The homes will be built on the level portions of the property.

### **III. GRADING/DRAINAGE:**

Approximately 133,000 cubic yards of dirt will be cut from the hillside in order to construct these homes. The applicant has submitted preliminary drainage calculations that indicate that a detention basin will not be required to mitigate the impact of storm drain run-off from this proposed residential development to the surrounding properties and to the creek area.

It is recommended that a concrete v-ditch be installed at the toe of slope along Lot Nos. 36-40. In addition, a drain inlet and pipe should be constructed at the south end of the v-ditch and outlet to the street. These drainage facilities shall be designed and constructed to City Standards and Specifications and to the satisfaction of the City Engineer.

### **IV. STREETS/SIGNALIZATION:**

The Circulation Element of the City's General Plan has identified that a collector street be located in the vicinity of this property and connecting to Charolais Road. As part of the requirement in order to deem this application complete, the City asked the applicant to provide documentation on how to meet the intent of the General Plan. The applicant has submitted the appropriate documents which shows that street connection shown on the General Plan can be adequately addressed through this tract and future development to the south.

In accordance to the Zoning Ordinance, this property is considered to be in the Hillside District and therefore, the developer will be allowed to install the interior streets for the site based on City Standard Drawing No. A-8. It is recommended, however, that the approximate 200 feet of Serenade Drive from River Road be constructed in accordance to a local street standard, Dwg. No. A-5, since this first 200 feet is within a flat terrain.

The applicant is requesting that the Planning Commission consider a grading deviation to construct Serenade Drive. The City's Standard calls for a 9-foot area behind one side of the curb and a 5-foot area on the other side to be graded at 2% minimum grade. This is required to allow meter boxes, fire hydrants, streetlights and other utility service meters to be installed within this "flat" area.

The applicant states that in order to meet this grading requirement, numerous oak trees will need to be removed. They feel that it would be best to approve this slight grading deviation and preserve these oak trees. In light of this, the Planning Commission could consider approving the request to decrease the width of the 2% grading requirement only to accommodate a pedestrian sidewalk.

It is recommended that access to Lot 62 be limited to Goodman Court and Lot 63 to Dorsey Court (e.g. NOT Serenade Drive).

The applicant has submitted a traffic study to determine the impact of the project to the existing City streets. The study concludes the following:

*The project would generate 670 average daily trips, 53 A.M. and 71 P.M. peak hour trips. The area streets and intersections have the capacity to accommodate project traffic. South River Road and Spring Street would continue to operate at LOS A with the addition of project-generated traffic. The project would add 30 to 40 peak hour trips to the Niblick Road Bridge between Spring Street and South River Road, which currently operates at LOS E during peak periods. This level of service has existed for some time and the City has planned and funded an improvement to construct a second 2-lane bridge for westbound traffic (with the existing 2-lane bridge used for eastbound traffic). The design for the improvement has been completed and it is anticipated that construction will be completed in the near future. The project's addition of peak hour traffic would have a minor affect on area intersections. Average delays are forecast to increase slightly, however, the level of service would not change as a result of the Serenade Residential Subdivision Project.*

*A southbound left-turn lane should be constructed on South River Road at the site access roadway and the intersection will need to be designed according to City standards to provide proper traffic flow to and from the site. The peak hour traffic forecasts do not meet signal warrants, given the level of development on the project site.*

*The minor affect of project traffic could also be accommodated under Cumulative conditions and buildout of the General Plan. The City has a traffic fee program to address traffic and circulation needs. The project would be required to contribute to the fee program to off-set its incremental impact.*

## **V. WATER SYSTEM:**

The impact of the development of this residential tract to the City's water system may be mitigated provided the developer installs the waterlines necessary to serve his project and in accordance to the City's adopted Water Master Plan and the City's Standards and Specifications.

City policy would require that this property, as part of its development approval, would need to be served with two sources of water for each phase of construction. The applicant will need to obtain approval from the Department of Emergency Services that this "second source of water" requirement has been satisfied prior to the issuance of a grading permit for each phase of development.

In order to insure that the City can provide adequate water pressure to each lot, the City has adopted the policy to allow pads for residential homes to be constructed at a maximum 880 elevation. Although no lots are proposed to be graded higher than this, the applicant should be aware that when the final grading plans are submitted, individual booster pumps may be required if pad grades are designed at elevation 880 or higher. These individual booster pumps, if needed, shall remain private and their maintenance shall be the responsibility of the future homeowners. The applicant shall file a constructive notice regarding the maintenance responsibility for the individual booster pumps. The

constructive notice shall be in a form to be approved by the City Engineer and shall record concurrent with the recordation of the final map.

**VI. SEWER SYSTEM:**

According to the Sewer Master Plan, this property is designed to connect via a gravity sewer line to an existing sewer main in South River Road. This property is within the River Road Sewer Reimbursement Agreement (\$80.00 per unit), which will need to be paid in addition to all other standard fees concurrent with the issuance of a building permit for each lot.

**VII. UTILITIES:**

The developer will be responsible for extending gas, phone, electric, and Sonic cable lines to serve this tentative tract. All utilities shall be installed underground. It shall be the developers responsibility to underground all existing overhead utilities adjacent to his tract and to install streetlights at locations in accordance to the City's Standards and Specifications.

**VIII. LANDSCAPING AND LIGHTING DISTRICT:**

It shall be the developers responsibility to install landscaping and irrigation in the street parkways and shall be installed at the same time as the paving, curbs, gutters, and sidewalks are constructed.

The landscaping in the parkways, street lighting, landscaping within the dedicated open space area and retaining wall along Serenade drive shall be annexed to the Landscape and Lighting District for maintenance. Please note that the open space area which is about 30 acres will require weed and trash abatement. Costs for this work shall be charged to each property owner of Tentative Tract 2311 through the Landscape and Lighting Maintenance District.

**IX. ENGINEERING RECOMMENDATIONS:**

The Engineering Division recommends approval of this application subject to the following Site Specific Conditions and the attached Public Works Standard Conditions.

**X. SITE SPECIFIC CONDITIONS:**

1. Prior to the recordation of the Phase I map, the applicant shall eliminate the recreational vehicle parking area.
2. The applicant shall obtain approval from the City Council to remove 11 oak trees prior to the recordation of the final map wherein the proposed trees are to be removed.
3. Serenade Drive shall be constructed to Standard Drawing No. A-5 for its first 200 feet from South River Road. Hillside Road Standard A-8 may be used for the remainder section with grading deviations behind the curbs as approved by the Planning Commission.

4. Sidewalks and parkways for all other streets (other than Serenade Drive) shall be constructed at locations and at grades in accordance to the Standards and Specifications as adopted by the City Council.
5. Prior to the issuance of a grading permit, for each phase of construction, the applicant shall obtain approval from the Department of Emergency Services that the "second source" of water, and a secondary emergency access have been satisfied. Applicant shall obtain dedication of a City easement for waterline purposes for that portion of the property known as A.P.N. 009-761-025 . Applicant shall install a water main within this easement connecting this tract to Brahma Circle.
6. In accordance to the Circulation Element of the City's General Plan, an approximate 120-foot wide area shall be dedicated as a public access easement south of Serenade Drive at Goodman Court.

#### PHASE ONE CONDITIONS OF APPROVAL

7. Prior to the recordation of the final map, the applicant shall either provide securities to insure completion of, or install, waterlines, including fire hydrants and connect to an existing main in South River Road and to Brahma Circle.
8. Prior to the recordation of the final map, the applicant shall either provide securities to insure completion of, or construct full street improvements (including parkway landscaping, irrigation, and streetlights) for the entire length of Serenade Drive.
9. The Open Space lot shall be dedicated with the recordation of the final map.
10. Prior to the recordation of the final map, the applicant shall either provide securities to insure completion of, or install the storm drain facilities at Kenton Court and through the dedicated Open Space area. Storm drain facilities shall be designed and constructed in accordance to City Standards and Specifications.
11. Prior to the issuance of a Certificate of Occupancy, a southbound left-turn lane shall be constructed at South River Road and Serenade Drive. In addition, this intersection shall be designed in accordance to City Standards and Specifications and to the satisfaction of the City Engineer.
12. A retaining wall shall be constructed behind Lot 61 to save an existing 20-inch diameter oak tree.
13. Lot 63 shall take its access at Dorsey Court.

#### PHASE FOUR CONDITIONS OF APPROVAL

14. A retaining wall shall be constructed behind Lot 60 to save an existing 20-inch diameter oak trees.
15. Lot 62 shall take its access at Goodman Court.

\*\*\*\*\*

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

**APPLICANT: CGC ENTERPRISES PREPARED BY:DITAS ESPERANZA**

**REPRESENTATIVE: CAMILLE C. POLITTE CHECKED BY:**

**PROJECT: TENTATIVE TRACT 2311 TO PLANNING:**

**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 RECORDING OF THE FINAL OR PARCEL MAP:**

1. The owner shall pay all Final Map fees, and current and outstanding fees for Engineering Plan Check and Construction and Inspection services and any annexation fees due.

2. If, at the time of approval of the final/record parcel 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, prior to recordation. The owner shall also be required to post securities to guarantee the installation and completion of said improvements as specified in the Subdivision Map Act and submit a Certificate of Insurance as required by the City. The owner shall also be required to post securities for grading in accordance with Section 7008 of the Uniform Building Code, latest edition. This bond shall be of sufficient amount to ensure completion of the grading and drainage facilities. (A finding of "orderly development" has been made for this condition on parcel maps).

Bonds required and the amount shall be as follows:

Performance Bond.....100% of improvement costs.

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

3. 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 landscaping;
- c. Wall maintenance in conjunction with landscaping;
- d. Graffiti abatement;
- e. Open Space

(Adopted by Planning Commission Resolution 94-038)

- X   4. The owner shall offer to dedicate to the City a 6 foot public utilities and 6 foot tree easement adjacent to all road right-of-ways. 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:
- X   a. Public Utilities Easement;
  - X   b. Water Line Easement;
  - c. Sewer Facilities Easement;
  - X   d. Landscape Easement;
  - X   e. Storm Drain Easement

- X   5. The subdivider shall offer to dedicate and improve the following street(s) to the standard indicated:

SERENADE DRIVE LOCAL (FROM RIVER RD TO APPROX. 200 FEET) A-

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

ALL ON-SITE STREETS HILLSIDE A-

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

- X   6. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.

- X   7. All 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 Public Works Department Standards and Specifications.

- X   8. Prior to any site work a Preliminary Soils Report shall be prepared for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.

- X   9. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater and Street Division managers.

- X   10. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

11. The owner shall provide an additional map sheet to record concurrently with the final map or parcel map showing the lot configuration, and the area subject to inundation by the 100 year

(Adopted by Planning Commission Resolution 94-038)

4-402

storm with base flood elevations shown in feet, in relation to the National Geodetic Vertical Datum of 1929.

- X   12. The owner shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground to each lot in the subdivision. 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, unless it is determined that no need for future extension exists. All underground construction shall be completed and approved by the City and the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
- X   13. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City Streets.
- X   14. Prior to paving any street, the water and sewer systems shall successfully pass a City pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.
- X   15. The owner shall install all street name, traffic signs and traffic striping and streetlights as directed by the City Engineer.
16. The adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction. The applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide base shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)
17. The development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' travel lane and 4' wide base shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)
- X   18. The project fronts on an existing street. The applicant shall pave-out from the proposed gutter to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement, structural sections or geometrics are

(Adopted by Planning Commission Resolution 94-038)

inadequate per current City Standards, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition.)

**E. PRIOR TO ANY SITE WORK:**

- 1. The applicant shall obtain a Grading Permit from the City Building Division.
- 2. Prior to issuance of a Grading Permit 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.
- 3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a construction zone drainage and erosion control plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- 6. Any construction within an existing street shall require a traffic control plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.

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

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.

(Adopted by Planning Commission Resolution 94-038)



- 3. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks, in a manner approved by the Fire Chief.
- 4. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- 5. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.

**G. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:**

- 1. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. All disturbed areas not slated for development shall be protected against erosion in a manner acceptable to the City Engineer which may include hydroseeding or landscaping.
- 4. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection Services and any outstanding annexation fees.
- 5. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
- 6. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood, gypsum board, etc.) and removed from the project to a recycling facility in accordance with the City's Source Reduction and Recycling Element.
- 7. If any of the public improvements or conditions of approval are not completed or met, then the subdivider may, at the discretion of the City Engineer, enter into a Performance Agreement with the City to complete said improvements at a later date and post securities to cover the cost of the improvements. The form of the

(Adopted by Planning Commission Resolution 94-038)

agreement and amount of the securities are subject to the approval of the City Engineer.

8. A blackline clear Mylar (0.4 MIL) copy and two (2) blueline prints of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
9. A benchmark shall be placed for vertical control on the U.S.G.S. Datum as required by the City Engineer.

Court. While we are happy to discuss

Elise on

C:/didas/engr/tracts/2311.trc

(Adopted by Planning Commission Resolution 94-038)

**AFFIDAVIT  
OF MAIL NOTICES**

**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Jo Manson, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for project Appeal of Tentative Tract 2311 & Planned Development 98015 for the meeting on March 16, 1999 (City Council).

Mailed on this 3rd day of March 1999.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Jo Manson

H:/Jo/mail.affidavit

DN



**ENTERPRISES  
INC**

BUILDERS ▲ DEVELOPERS

3248 Roblar Ave. ▲ Santa Ynez, CA 93460

805/693-0132 ▲ fax: 805/693-0182

Darren Nash  
Planner  
City of Paso Robles  
1000 Spring Street  
Paso Robles, Ca 93446

**RECEIVED**

March 3, 1999

MAR 5 1999

COMMUNITY DEVELOPMENT

Re: Tract 2311, Serenade

Dear Darren:

After the Planning Commission hearing on the above Tract Map, there were a couple of conditions of approval we were concerned about and were prepared to file an appeal. As you know, Councilman Baron filed an appeal.

We were concerned about the requirement of a 10-foot sideyard setback for our one two-story home, however, we have gone back to the drawing board with our architect and revised the floorplan and elevation to comply with this requirement. I sent you the floorplan, and you have indicated the proposed changes would comply with the condition. We will forward to you the elevation as soon as the architect completes it, and would appreciate your written confirmation that it complies, so that we may move ahead on the preparation of our construction documents.

We were also concerned about the Commission's discussion of the nature path, but as you read the condition to me, condition #16 requires that we dedicate an easement from one of the streets for this purpose. As we had already agreed to dedicate all the hillsides to the City, this is a redundant requirement, so we are not opposed to it. We want to be on record as opposing the construction of any improved path, as we believe it would be unsafe, as the hillside is so steep and there are so many oaks. We have also met with the Eric Smith of the Paso Robles School District who is on record as also opposing any construction of a path that would serve as a magnet for children behind Pat Butler School.

We remain opposed to condition #14, which requires that we construct two "tot lots" within our development. This condition was added by the Planning Commission with four voting in favor and 3 opposed. At this time, our plans do not provide for such areas, as we are building single family detached homes with private rear yards, and did not feel a tot lot was necessary. The addition of such areas would result in the loss of lots and would trigger the necessity for a private homeowner's association and assessments which we would view as disadvantageous.

Darren Nash  
March 3, 1999  
Page 2

Other than this one condition, #14, we are not opposed to any conditions per the Planning Commission hearing on the February 23, 1999. We are relying on your information, as we haven't yet received a copy of the conditions of approval as revised by the Planning Commission.

The Planning Commission also directed us to return to the DRC to see if there was some way to preserve the 30" oak tree identified for removal in the cul-de-sac of Kenton Court. While we are happy to discuss ideas, it doesn't seem very probable. First, our grading plans shows that there will be 3-feet of cut. This is to facilitate the drainage of the lots to the street and storm drain system. The location of the tree relative to the cul-de-sac would make it impossible for there to be sufficient clearance and radius in the cul-de-sac if it could be left. There is no other area to redesign the cul-de-sac due to the steep slopes. We will share this information with the DRC.

You have indicated that the appeal will probably be heard on March 16, 1999. Please confirm this with me. Thank you for your continued help.

Very truly yours,



Camille C. Politte  
President

CCP:ms

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

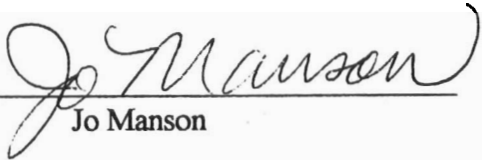
**Newspaper:** TELEGRAM-TRIBUNE

**Date of Publication:** March 3, 1999

**Meeting Date:** March 16, 1999  
(City Council)

**Project:** Tentative Tract 2311 and PD 98015  
(CGC Enterprises, Inc.)

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

Signed:   
Jo Manson

NOTICE OF  
PUBLIC HEARING  
NOTICE IS HEREBY  
GIVEN that the City  
Council of the City of El  
Paso de Robles, will  
hold a Public Hearing to  
consider an Appeal filed  
by a member of the City  
Council. The Appeal  
relates to the Planning  
Commission's decision  
at it's meeting of Febru-  
ary 23, 1999, to approve  
Tentative Tract 2311 and  
P l a n n e d  
Development (P.D.)  
98015. The original  
application, filed by  
Camille Polite on behalf  
of CGC Enterprises, Inc.,  
would subdivide approxi-  
mately 49 acres into 72  
lots for 72 single family  
residential homes. The  
project would be located  
west and southwest of  
Nicklaus Drive, east of  
South River Road, South  
of Niblick Road.

Comments on the  
Appeal may be mailed to  
the Community Develop-  
ment Department, 1000  
Spring Street, Paso Rob-  
les, CA 93446 provided  
that such comments are  
received prior to the time  
of the hearing.

If you challenge the  
Appeal application in  
court, you may be limited  
to raising only those  
issues you or someone  
else raised at the public  
hearing described in this  
notice, or in written cor-  
respondence delivered  
to the City Council at, or  
prior to, the public  
hearing.

This hearing will take  
place in the City Hall/  
Library Conference  
Room, 1000 Spring  
Street, Paso Robles,  
California, at the hour of  
7:30 PM on Tuesday,  
March 16, 1999, at  
which time all interested  
parties may appear and  
be heard.

Comments on the pro-  
posed Appeal may be  
mailed to the Community  
Development Depart-  
ment, 1000 Spring  
Street, Paso Robles, CA  
93446 provided that  
such comments are  
received prior to the time  
of the hearing. Please  
contact Darren Nash at  
237-3970 should you  
have questions or infor-  
mation needs regarding  
this matter.

Darren R. Nash, Assis-  
tant Planner  
Mar. 3, 1999 5131134