

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TENTATIVE PARCEL MAP PR 06-0089, 521 VINE STREET
APN 009-251-016 (APPLICANT – RON GENTRY)

DATE: NOVEMBER 14, 2006

Needs: For the Planning Commission to consider an application for a Tentative Parcel Map to subdivide an existing lot into two parcels.

- Facts:**
1. The project site is located at 521 Vine Street. See Vicinity Map, Attachment 1.
 2. The property is zoned R-2 (Low-Density Multi-Family), with a General Plan designation of RMF-8 (Residential Multi-Family Low Density).
 3. Based on the site being within Blocks 1 – 196 (the Original Subdivision of the City), Section 21.16J.060 of the Zoning Code would allow two dwelling units for this R-2 zoned lot.
 4. The existing property is 6,990 sq. ft. and the proposed lot split would create two parcels with 3,920 s.f. for Parcel 1 and 3,070 s.f. for Parcel 2. See Attachment 2, Tentative Parcel Map.
 5. Proposed Parcel 1 has an existing single-family residence located on it. Proposed Parcel 2 has an existing garage (550 s.f.) that is proposed to be removed.
 6. The applicant is requesting the use of tandem parking spaces for the new Parcel (Parcel 2). Since this is an undeveloped lot, other alternative parking arrangements could be provided on the site. This is discussed further below.
 7. The applicant is requesting to locate the required two parking spaces for proposed Parcel 1, side-by-side in the front yard. This parking arrangement is not in keeping with the Vine Street development pattern. Other alternatives could also be considered for Parcel 1 which is also discussed below.
 8. There are no oak trees on the site, however there is a large 90 inch tree, which appears to be an Elm tree, located in the center of the existing site.

9. Access to Parcel 2 is proposed to be from Olive Drive.
10. The site is not located within the Westside Historic Guidelines area.
11. The Development Review Committee (DRC) reviewed the subdivision at their meeting on September 11, 2006. The DRC had concerns with a previous parking layout which proposed a tandem parking easement for proposed Parcel 1 on Parcel 2. The DRC recommended the applicant modify the proposed parking plan to eliminate the tandem parking easement before the lot split be considered by the Planning Commission. The DRC did not request the parcel map be brought back for reconsideration with changes proposed.
12. The project is exempt from requirements of the California Environmental Quality Act (CEQA) Class 15, Minor Land Divisions.

**Analysis
and**

Conclusions: The proposed project is an infill lot split, and is consistent with Zoning and General Plan regulations. No buildings are proposed with this application. The project only includes a request to approve of the tentative parcel map. The garage on the proposed new Parcel 2 will need to be removed prior to recordation of Final Map, should the lot split be approved.

As noted above, the parking requirements for the two parking spaces for Parcel 1 are proposed to be located side-by-side in the front yard of Parcel 1. The applicant is proposing a concrete pavement area for the spaces. Since parking in this configuration is not consistent with neighborhood character of Vine Street, where a majority of the parking spaces are either accessed off of alleys or are contained in garages that are set back from the street, an alternative might be to provide an access easement on the north property line of proposed Parcel 2 in favor of Parcel 1, and move the proposed property boundary 10 feet west to allow adequate space for the two required parking spaces in the rear yard of Parcel 1.

While the Planning Commission may approve tandem parking if the Commission determines tandem parking is appropriate, there are several parking options available for proposed Parcel 2 since it is not confined by an existing house or other limitations. Plans for a new house on Parcel 2 will be required to be reviewed by the DRC prior to issuance of a building permit. Therefore, parking for Parcel 2 could be determined at that time.

No other significant issues were identified by staff. The applicant will be required to construct street improvements on the east side of Olive Drive, including curbs per City Engineer. (See Attachment 3). City water and gas services are available to the new lot from Olive Drive, and sewer is available

from Vine Street. The applicant will be required to bring the services to the new lot. Any new and existing utility lines will be required to be placed underground. A five foot access easement on Parcel 1 shall be provided in favor of Parcel 2 per Emergency Services Department requirement. In addition, the access easement shall be improved to allow access to and from Vine Street by the residents of Parcel 2.

In accordance with the Zoning Code which limits density to two units per 7,000 square feet in the R2 zoning district, only one dwelling unit would be allowed on each of the parcels. In this case where the property is 6,990 square feet, the site area and units permitted is rounded up and meets the intent of the density requirements.

Plans for a new house on Parcel 2 will be required to be submitted to the DRC for review prior to the issuance of a building permit.

This proposed lot split supports implementation of the General Plan by providing additional infill housing development. It also supports implementation of the 2006 Economic Strategy by providing opportunities for housing to meet the needs of different income levels and compact urban form.

Reference: Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, and CEQA.

Fiscal

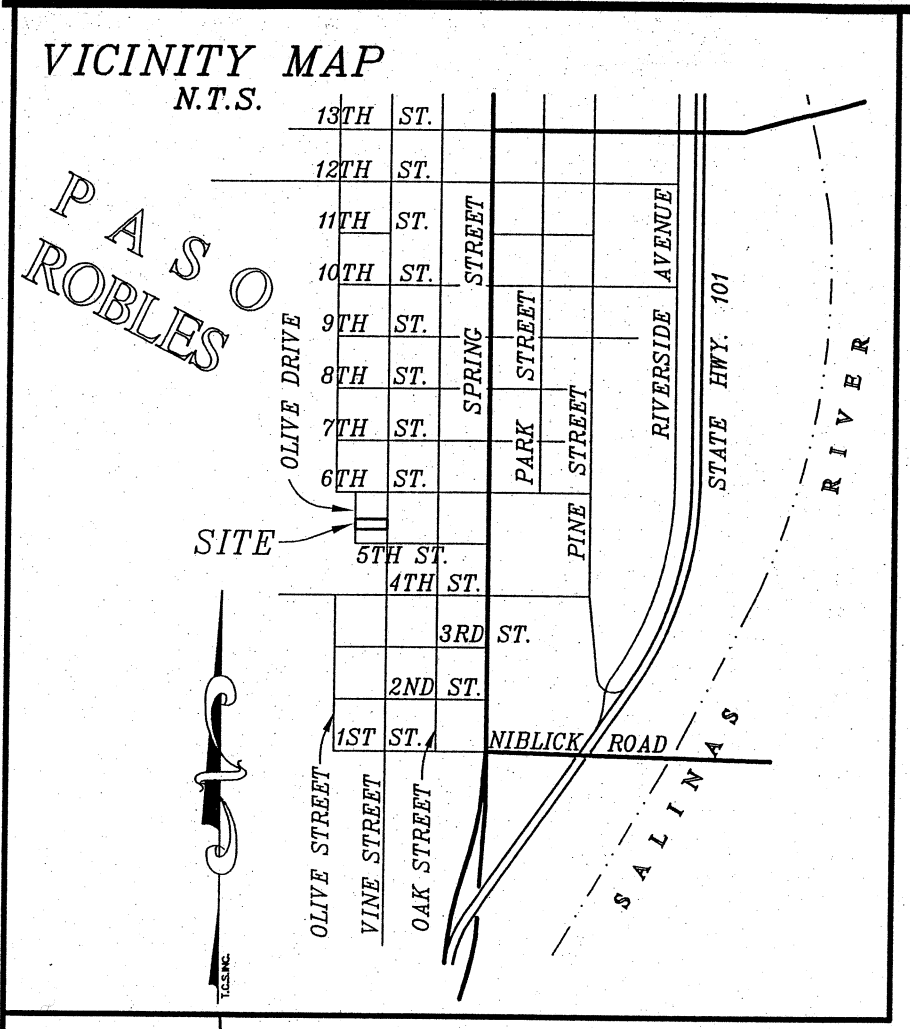
Impact: None. Consistent with the City's adopted policy of fiscal neutrality, the applicants will be required to pay development impact fees at the time of development of the new parcel and park in-lieu fees prior to recordation of the Final Map. The new parcel would also be required to be annexed to the City's Community Facility District, as conditioned for this project.

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

- a. Adopt the attached Resolution, approving Tentative Parcel Map PR 06-0089 subject to findings and standard and site specific conditions.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

Attachments:

- 1. Vicinity Map
- 2. Resolution to Approve Tentative Parcel Map PR 06-0089
- 3. Memo from City Engineer
- 4. Tentative Parcel Map PR 06-0089
- 5. Newspaper and Mail Notice Affidavits



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR TENTATIVE PARCEL MAP PR 06-0089
APN: 009-251-016

WHEREAS, Tentative Parcel Map PR 06-0089, an application filed by Ron Gentry, to divide a 6,990 square foot low-density multi-family parcel into two (2) individual parcels with Lot 1 to be 4,419.5 s.f. and Lot 2 proposed to be 2,569.5 s.f. located at 521 Vine Street; and

WHEREAS, the subject site is located in the Residential Multi-Family Low Density (RMF-8) land use category, and the R-2 zoning district; and

WHEREAS, an existing house is currently located on Parcel 1 and is proposed to remain, and proposed Parcel 2 has an existing garage that is proposed to be removed; and

WHEREAS, the proposed map would be consistent with the Zoning Code Section 21.16I.060, Density of Residential Development; and

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

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

1. The proposed tentative parcel map is consistent with the adopted General Plan for the City of El Paso de Robles in that it provides for infill development within close proximity to schools, shopping, and other services;
2. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan, Zoning Ordinance, and 2006 Economic Strategy;
3. The site is physically suitable for the type of development proposed;
4. The site is physically suitable for the proposed density of development;
5. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The land division proposed is not likely to cause serious public health problems;

7. The design of the land division will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;
8. The fulfillment of the requirements listed in the Conditions below are a necessary prerequisite to the orderly development of the site and surrounding area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant tentative map approval for Tentative Parcel Map PR 06-0089 subject to the following conditions of approval.

STANDARD CONDITIONS OF APPROVAL:

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

SITE SPECIFIC CONDITIONS OF APPROVAL:

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

PLANNING

2. The project shall be designed so that it substantially conforms with the following exhibit and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions of Approval
B	Tentative Parcel Map PR 06-0089

3. PR 06-0091 would allow the subdivision of the 6,990 s.f. lot into two lots of 4,419.5 and 2,569.5 s.f. respectively.
4. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on a 3.5 inch disk or IBM-compatible CD a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.
5. Prior to the issuance of any building permits, site plans (including location of two required parking spaces per lot), architectural elevations and landscaping plans shall be reviewed by the Development Review Committee. All development standards within the Zoning Code shall apply.

6. Prior to recordation of the Final Map, the garage on Lot 2 shall be removed.
7. Concurrent with recordation of the Final Map, a deed restriction shall be recorded that restricts development of these properties to only permit one residence per lot, in compliance with density limitations of the R2 zoning district of the Zoning Code.
8. The Final Map shall include a 10 foot wide vehicle access easement from Olive Drive along the northern property line of Lot 2 in favor of Lot 1. Additionally, the Final Map shall include a 5 foot wide pedestrian access easement from Vine Street along the northern property boundary of Lot 1 in favor of Lot 2.
9. Two parking spaces shall be provided in the rear area of Lot 1, in a location approved by the Development Review Committee prior to recordation of the Final Map.
10. The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services.

In order to insure that there is adequate and consistent funding to provide for City services in a manner reflective of adopted General Plan standards, it is necessary to provide a “fall back” funding mechanism in case, for any reason, it is not possible to annex to or form a CFD that would fully mitigate the incremental fiscal impacts on City services. A fall back funding mechanism is also needed if a CFD is formed and for whatever reason the CFD is invalidated or otherwise is incapable of meeting its intended purpose of fully mitigating the impacts of new residential development on City services.

In order to insure that there is an alternative form of fiscal mitigation, prior to final approval of any project creating additional residential lots or dwelling units, the property owner shall agree, in a manner subject to approval by the City Attorney, to provide for alternative means of fiscal mitigation. The alternative means of fiscal mitigation could include, but would not be limited to, equivalent services being provided by a Homeowners Association, a perpetual endowment to cover the incremental costs of City services (including a CPI adjustment), a City road maintenance assessment district, or a combination of such tools to insure full fiscal mitigation of impacts to City services.

ENGINEERING

10. Prior to final map approval, the applicant shall reconstruct any damaged curb, gutter and sidewalk on Vine Street.
11. Prior to final map approval, the applicant shall remove the existing overhead utilities on the property. The applicant shall enter into an agreement not to protest the formation of an assessment district to underground existing overhead utilities in the block.
12. The final parcel map shall include all utility easements necessary, including easements for water and sewer services.
13. Prior to occupancy of any building permit on Parcel 2, curb, gutter and a standard driveway approach shall be constructed on Olive Drive in accordance with the Olive Drive Standard. Prior to final map approval, the applicant shall reconstruct any damaged curb, gutter and sidewalk on Vine Street.
14. Prior to final map approval, the applicant shall remove the existing overhead utilities on the property. The applicant shall enter into an agreement not to protest the formation of an assessment district to underground existing overhead utilities in the block.
15. The final parcel map shall include all utility easements necessary, including easements for water and sewer services.
16. Prior to occupancy of any building permit on Parcel 2, curb, gutter and standard driveway approach shall be constructed on Olive Drive in accordance with the Olive Drive Standard.

EMERGENCY SERVICES

17. No building shall be occupied until all improvements are completed and accepted by the City for maintenance.
18. Provisions shall be made to update the Emergency Services Run Book

PASSED AND ADOPTED THIS 14th day of November, 2006 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

AYES:

CHAIRMAN, JOHN HAMON

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

**EXHIBIT A
OF RESOLUTION 06-____**

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

PROJECT #: Tentative Parcel Map PR 06-0089

APPROVING BODY: Planning Commission

DATE OF APPROVAL: November 14, 2006

APPLICANT: Gentry

LOCATION: 521 Vine Street

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 November 14, 2008, 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

(Adopted by Planning Commission Resolution 94-038)

subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.

- 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:

- 12. The applicant shall install durable, decorative fence/wall treatments and landscaping along all arterial streets consisting of 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/fencing, house plans and site plan;
 - b. Other: Exterior Lighting Cut Sheets

- 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.

(Adopted by Planning Commission Resolution 94-038)

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

APPLICANT: Gentry
REPRESENTATIVE: Twin Cities
PROJECT: Tentative Parcel Map 06-0089

PREPARED BY: John Falkenstien
CHECKED BY:
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 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.

(Adopted by Planning Commission Resolution 94-038)

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

Street Name	City Standard	Standard Drawing No.
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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.
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.

(Adopted by Planning Commission Resolution 94-038)

- 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.)
- 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:

(Adopted by Planning Commission Resolution 94-038)

- 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.
- 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.

(Adopted by Planning Commission Resolution 94-038)

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.

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.

Exhibit B Tentative Parcel Map

TENTATIVE PARCEL MAP PR 06-0089

BEING A SUBDIVISION OF LOT 4, BLOCK 145, IN THE CITY OF PASO ROBLES, AS SHOWN IN BOOK 4, PAGE 166, OF MAPS IN THE OFFICE OF THE COUNTY REGISTRAR, COUNTY OF SAN JUAN, STATE OF CALIFORNIA.

PROPERTY OWNERS/SITE INFORMATION
 CHASLES S. GENTRY
 604 N. MAIN STREET
 PASO ROBLES, CA 98448
 APN 009-251-016

BASIS OF BEARINGS

MEASURED BEARINGS ARE RELATIVE TO GRID NORTH (GCS 88-80M E). THE MEAN CONVERSION ANGLE IS -132.00". MEASURED DISTANCES ARE GRID DISTANCES. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY THE CHANGE SINE SQUARE OF 0.999948.

BENCH MARK

STANDARD BRASS BENCH MARK STAMPED "M 106 1988" - THE NORTH CONCRETE APARTMENT OF UNION PACIFIC STREET 7, BEING WESTERLY OF THE NEAR FOURTH AND ABOUT 1 FOOT LOWER THAN TRACKS. ELEVATION = 791.37 FEET (NAVD 88).

NOTES

1. ALL UTILITIES IN AREAS AFFECTING PROPERTY ARE UNKNOWN EXCEPT AS SHOWN.
 2. UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS ONLY. ACTUAL LOCATION MAY VARY.
 3. ADDITIONAL UNDERGROUND UTILITY SERVICE LINES TO BE SHOWN HEREON SHALL BE DETERMINED BY THE ENGINEER REGARDING UTILITY LOCATIONS, SIZE, DEPTH, CONDITION, AND CAPACITY. CONTACT UTILITY OWNERS.
 4. FIELD SURVEY PERFORMED: 05/03/2006
 5. BOUNDARY INFORMATION SHOWN IS RECORD PER A MB 169 (R) AND AS MEASURED (M).
- R = RECORDED DATA PER BO LS 8
 P = DATA AS PROPORTIONED BETWEEN MEASURED & RECORDED
 TITLE REPORT:
 FIRST AMERICAN TITLE INSURANCE COMPANY
 DATED: APRIL 14, 2006
- NO EASEMENTS PER TITLE REPORT
 7. PER P. 14, M.B. 169, M.P. 060008 0004 B DATED SEPTEMBER 16, 2004
 THIS PROPERTY IS IN THE 2004-2006 500-YEAR FLOOD OR 100-YEAR FLOOD ZONE. ANY CONSTRUCTION SHALL BE AT LEAST ONE FOOT OR MORE ABOVE THE FLOODPLAIN, UNLESS THE DRAINAGE IS LESS THAN THAT SHOWN ON THE MAPS.
 EXPIRES 09/30/2008

ZONING

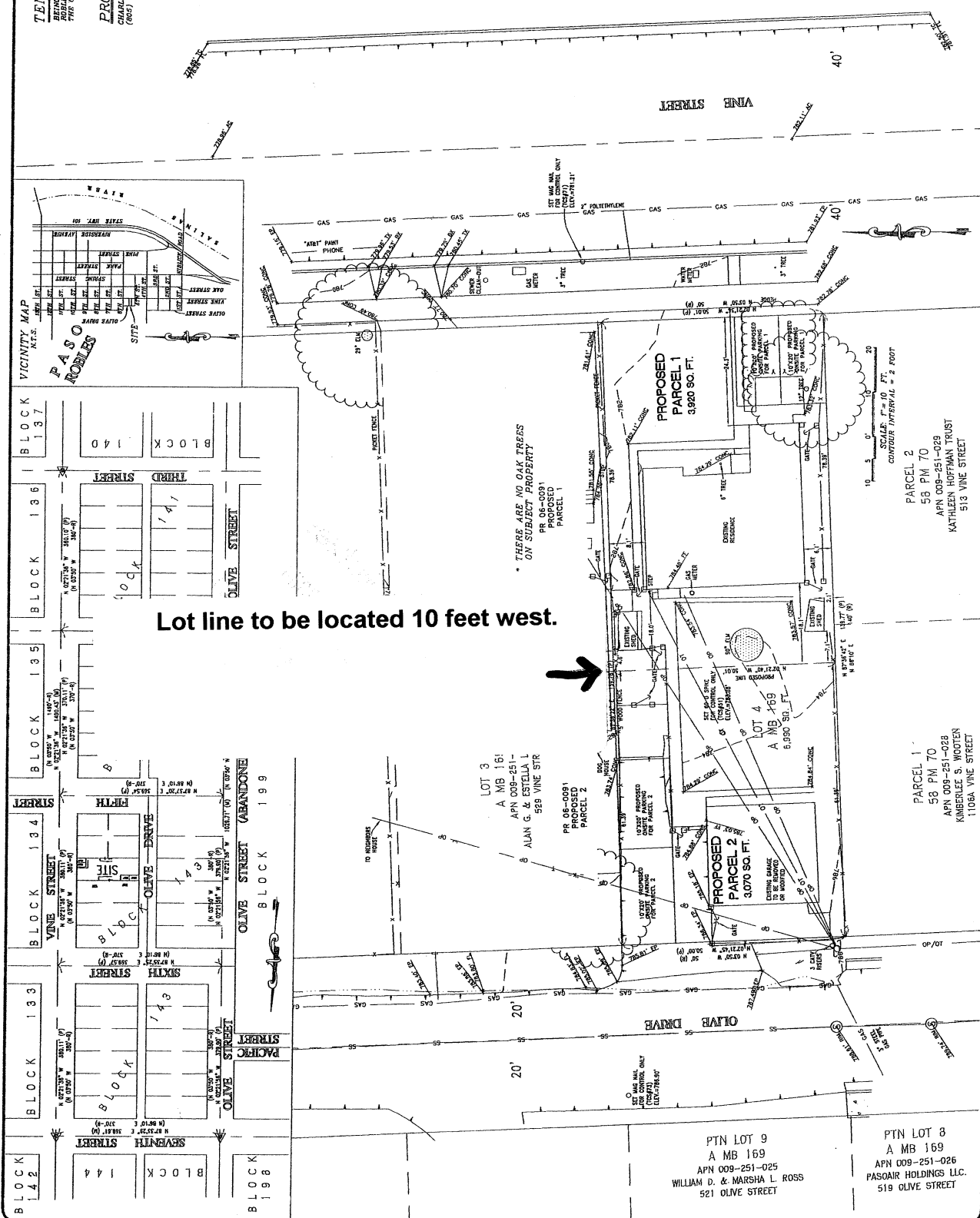
CURRENT ZONING IS DUPLX
 TOTAL ACRES = 6.91
 PROPOSED PARCEL 1 = 3.90
 PROPOSED PARCEL 2 = 3.01

OWNER'S ST

REAL PROPERTY SHOWN ON THIS MAP IS THE PROPERTY OF CHASLES S. GENTRY THAT I AM THE M.P. ENGINEER AND I HAVE CORRECTED TO THE BEST OF MY KNOWLEDGE.

Chasles S. Gentry
 M.P. ENGINEER
 W.M. S. TONCHON FILE 1876
 EXPIRES 09/30/2008

TWIN CITY
 615-C MAIN ST
 TEMPLETON, CA 95252
 (925) 431-1654
 CADDERS
 FIELD SURVEY



Lot line to be located 10 feet west.



MEMORANDUM

TO: Susan DeCarli
FROM: John Falkenstien
SUBJECT: PR 06-0089, Gentry
DATE: November 14, 2006

The subject property has double frontage on Vine Street and Olive Drive. Vine Street is classified as a collector street. Olive Drive is classified as a local street and is subject to a special standard adopted by the City Council.

This property is serviced by 6-inch sewer lines in Vine Street and in Olive Drive.

There is a 6-inch water main in Olive Drive available to serve a new residence.

~~There are existing overhead utilities across the property serving the existing residence and at least one other property. These lines must be removed. The lines serving the existing residence must be relocated underground.~~

Recommended Site Specific Conditions

The Planning Commission must make a finding that the fulfillment of the construction requirements in Conditions 1 and 2 are necessary prerequisites to the orderly development of the surrounding area.

1. Prior to final map approval, the applicant shall reconstruct any damaged curb, gutter and sidewalk on Vine Street.
2. Prior to final map approval, the applicant shall remove the existing overhead utilities on the property. The applicant shall enter into an agreement not to protest the formation of an assessment district to underground existing overhead utilities in the block.
3. The final parcel map shall include all utility easements necessary, including easements for water and sewer services.
4. Prior to occupancy of any building permit on Parcel 2, curb, gutter and a standard driveway approach shall be constructed on Olive Drive in accordance with the Olive Drive Standard.

TENTATIVE PARCEL MAP PR 06-0089

APN 009-251-025, 026, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

PROPERTY OWNERS/SITE INFORMATION
CHARLES S. GENTRY
(800) 441-6126

521 VINE STREET 98446
APN 009-251-016

BASIS OF BEARINGS
ALL BEARINGS ARE REFERRED TO GRID NORTH (GCS 83-2013) UNLESS OTHERWISE INDICATED. ALL DISTANCES MEASURED DISTANCES MULTIPLY GRID DISTANCES BY THE COMBINED SCALE FACTOR OF 0.999994238.

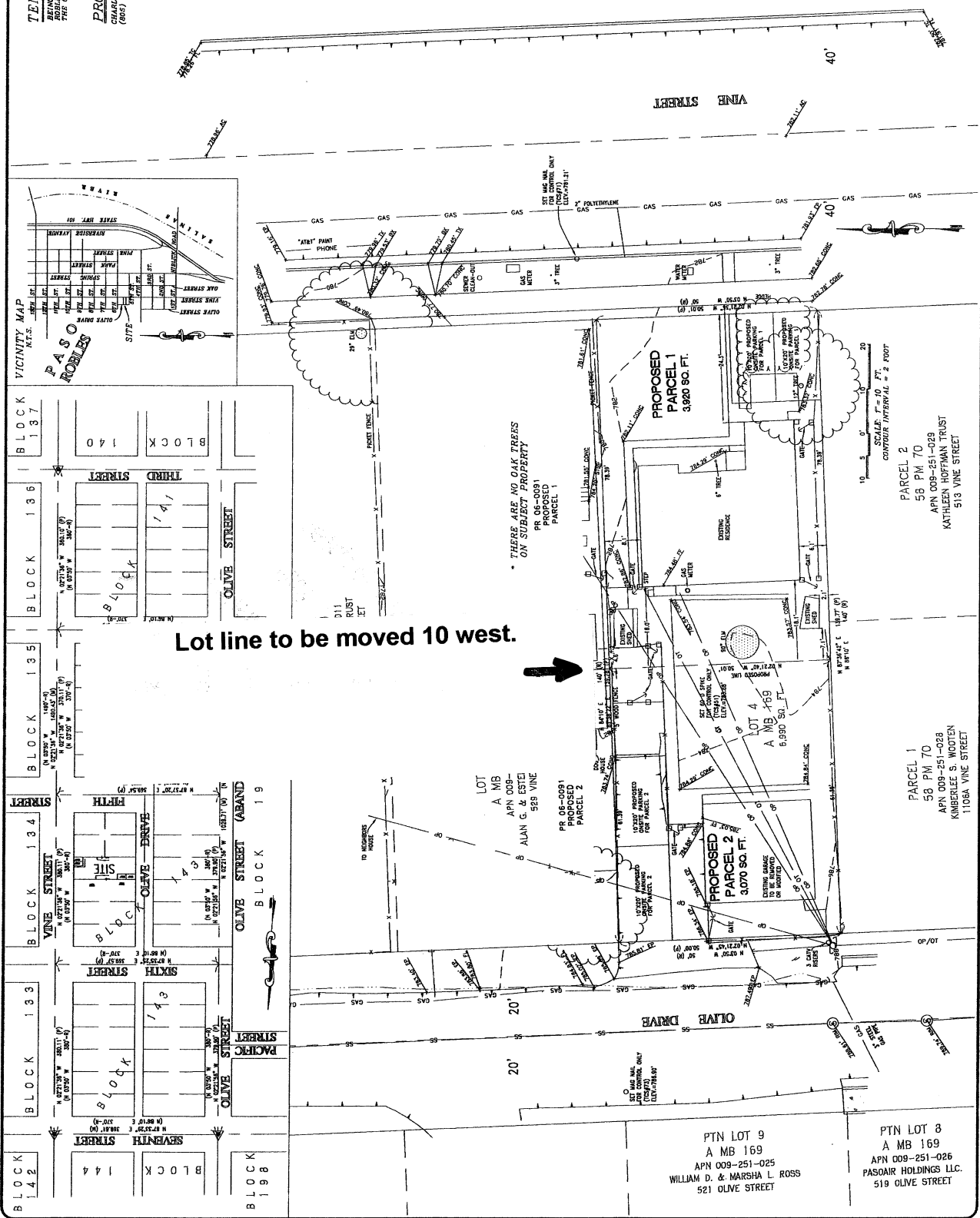
BENCH MARK
STANDARD ISSUES BRASS DISK STAMPED "M 1985 1808" IN THE TOP AND TO THE WEST END OF THE WEST END OF HALLROAD BRIDGE OVER VINE STREET NEAR FOURTH ABOUT 1 FOOT LOWER THAN CRACKS.
ELEVATION = 78.37 FEET (NVD 88)

NOTES
1. ANY POSSIBLE EASEMENTS AFFECTING PROPERTY ARE UNKNOWN EXCEPT AS SHOWN.
2. UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BEARINGS ONLY. ACTUAL LOCATION MAY VARY.
3. ADDITIONAL UNDERGROUND UTILITY SERVICE LINES TO THIS PROPERTY MAY EXIST. FOR INFORMATION ON LOCATION, CONDITION, AND CAPACITY, CONTACT UTILITY OWNERS.
4. FIELD SURVEY PERFORMED: 05/03/2008
5. SURVEY INSTRUMENTS USED: 2" RECORDING PER A MB 169 (B) AND ILS MEASURER (A).
6. RECORD DATA PER 80 AS 6
7. P = DATA AS PROPORTIONED BETWEEN MEASURED & RECORD TITLE REPORT.
8. TITLE REPORT: TWIN CITY TITLE INSURANCE COMPANY ORDER NO. 4001-8347891 DATED: APRIL 14, 2008
NO EASEMENTS PER TITLE REPORT
PER F.E.M. S.I.R.M. MAP 080808 0004 B THIS PROPERTY IS IN ZONE B, WHICH INDICATES AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 100-YEAR FLOODING WITH AN ANTICIPATED FLOOD DAMAGE IS LESS THAN PROTECTED BY LEVEES

ZONING
CURRENT ZONING IS UNLFEZ
PROPOSED PARCEL 1 = S 991
PROPOSED PARCEL 2 = S 1074

OWNER'S STA
I HEREBY REQUEST APPROVAL OF THIS TENTATIVE PARCEL MAP AND THE CONSENT OF THE OWNERS AND THAT I CONSENT TO THE PUBLIC USE OF THIS MAP.
APN 009-251-029
KATHLEEN HOFFMAN TRUST
513 VINE STREET

TWIN CITY
614-C MAIN STREET
TWIN CITY, MN 55102
(651) 224-1634
DRAWN BY: [Signature]
FIELD SURVEY: [Signature]



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

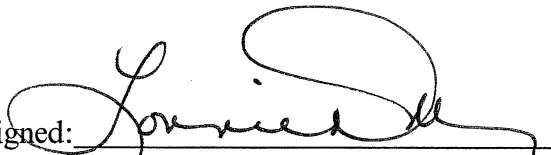
Newspaper: Tribune

Date of Publication: November 3, 2006

Meeting Date: November 14, 2006
(Planning Commission)

Project: Tentative Parcel Map PR 06-0089
(Gentry - 521 Vine Street)

I, Lonnie Dolan, 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: 
Lonnie Dolan

forms/newsaffi.691

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider Tentative Parcel Map PR 06-0089, a parcel map application filed by Ron Gentry, to subdivide an existing 6,990 square foot R2 lot into two parcels approximately 3,500 square feet in size. The site is located at 521 Vine Street.

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, November 14, 2006, at which time all interested parties may appear and be heard.

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

Comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. Should you have any questions regarding this application, please call Susan DeCarli at (805) 237-3970.

The proposed Tentative Parcel Map PR 06-0089 will be available for review at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, on the Thursday before the scheduled date of this hearing.

If you challenge the tentative parcel map 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 correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Susan DeCarli, City Planner
November 3, 2006

6483050

**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Gevorg Nazaryan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Tentative Parcel Map PR 06-0089, A request to subdivide a 6,990 sq. ft. lot into two separate parcels. (Applicant: Ron Gentry) APN: 009-251-016, on this 26th day of October, 2006.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Gevorg Nazaryan

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