

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT: PLANNED DEVELOPMENT 06-007, TENTATIVE TRACT MAP 2847
80 SOUTH RIVER ROAD, APPLICANT – CURTIS MORTENSON**

DATE: NOVEMBER 28, 2006

Needs: For the Planning Commission to consider a revised application for a Planned Development and Tentative Tract Map to construct a residential project of 43 residences.

Facts:

1. The project site is located at 80 South River Road (between Cary Street and Navaho Road across from Big Brand Tires).
2. The property is proposed to be subdivided into 44 parcels, with 43 residential lots and a large open space parcel.
3. The property is zoned R3-PD (Apartment/Planned Development), with a Residential Multi-Family, Medium Density (RMF-12) General Plan land use designation. Given existing slope limitations, per the Zoning Code, Table 21.161.060.A.3, the maximum density permitted for this property is 7.5 dwelling units per acre, or up to 47 units.
4. As with the previous plan, none of the oak trees on the site are proposed to be removed, and tree protection measures will be utilized to protect the oak trees within the development area.
5. A private street (Allen Court) is proposed for through-access from Navaho Road to the south end of Cary Street. (See Site Plan, Attachment 2.)
6. The project is proposed to provide 12 detached single family homes on the uphill side of the site. Eight of the uphill homes closest to the adjacent neighborhood are proposed to be 2-story (1,986 s.f.), and four homes are proposed to be 3-story (2,027 s.f). The balance of the other 31, 2-story duplex units are proposed to be located around a central common open space area, with 16 units proposed to be 1,650 s.f. and 15 units proposed to be 1,472 s.f.
7. The Development Review Committee (DRC) reconsidered this project on October 23, 2006. The DRC determined that the revised project addressed the concerns raised at the Planning Commission hearing on September 12, 2006 (which are discussed below), and recommended approval of the project to the Planning Commission.
8. The Planning Commission previously denied the project but adopted the Mitigated Negative Declaration (MND) at the September 12th hearing. Impacts from the revised project will not be significantly different or result in changes to

the required mitigation measures since the revised project scope is slightly less than what was previously considered and the amount of site disturbance would be the same as what was approved under the adopted MND. Therefore, the Commission is not obligated to adopt another MND for the revised project. All previously adopted mitigation measures will still apply.

9. The applicant and project representatives met with several of the neighboring property owners to discuss the redesigned project. The applicant has indicated that the consensus of the neighbors is that the major issues of concern have been addressed with the revised project.

**Analysis
and**

Conclusions: Major issues that are addressed with the redesign of this project include:

- General Plan density compliance
- Building heights and setbacks
- Usable private yards and common open space areas
- Adequate parking
- View impacts
- Privacy from surrounding properties

General Plan Density

The General Plan designation of Residential Multi-Family, Medium Density (RMF-12) that applies to this property guides development to achieve a minimum of 12 dwelling units per acre. The implementing R3-PD zoning district adjusts the allowable density based on the existing site slope. The Zoning Code states that property with an average slope of the developable area that is between 10 to 14 percent, the maximum density permitted is 7.5 units per acre (which excludes land that is 35 percent slope or above). Given the slope, size of this site and the net developable area, the maximum number of units that could be approved is 47 residences.

The applicant is proposing 44 parcels, with 43 residences, which is five units less than the maximum permitted. However, given site development requirements of needing to provide adequate access, building setbacks, open space, parking requirements, and development constraints such as site slope and oak trees, the applicant is proposing 43 units as the maximum number of units suitable for this site. In addition to required site development requirements, the applicant is proposing a significant common open area as an important project amenity. The proposed density is just under 7.5 units per acre.

As noted above, 12 of the homes are proposed to be detached, with the remaining homes proposed as duplexes. The Planning Commission may permit detached homes if it can make a determination that the site planning and architecture is superior in quality, meets density, and provides amenities, as noted in the following General Plan, RMF-12 criteria:

- a. *provide an innovative site and building design that promotes architectural and design excellence;*
- b. *provide a density as close to 12 dwelling units per acre as possible;*

- c. *provide multi-family type design features such as common outdoor areas, courtyards, and recreation areas.*

After revising the site plan and redesigning the homes, the applicant proposes that the project is consistent with these criteria.

Site Design and Architecture

Duplex Homes

As noted above, the proposed project has been redesigned with 31 of the 43 homes designed as duplexes and located around a common open space in the center of the site. The common open space area ranges in width from 55 ft. to 65 ft. wide. The common open space provides a very useable, attractive, and safe environment. The individual duplex homes are oriented so that the main living areas look out onto the common open space area. The homes are proposed to only be two stories, are set farther apart and are smaller than the previous project design, so that the homes will not create a shadowing effect between buildings. Also, the proposed width of the open space provides a comfortable proportion to the height of the homes around it.

Each unit is proposed to have a private side yard (ranging between 10 to 15 feet in width) enclosed with low garden fencing, so that the open space would be visible from the streets. Solid privacy is proposed between yards. A looped pedestrian path is incorporated around the open space area, and includes several access points to sidewalks along the surrounding streets. A tot lot, barbeque and picnic tables are proposed in the center open space. Additional picnic tables are also proposed at the far west end of the open space.

Two on-site parking spaces are provided per unit, in addition to an on-site guest parking space for each duplex. The driveways and guest spaces for the duplexes are proposed to be designed with pavers or similar detailed design treatment. The duplex driveway curbs will be painted red and posted to prohibit parking in front of the garages. The total parking requirements for the site is 103 spaces, and the applicant has provided 116 spaces, not including an additional 17 on-street parking spaces that would be available. Staff has questioned whether the excess parking, including the third on-site parking space between the garage and the street for each unit will create a streetscape that is dominated by parking. However, the DRC felt that additional parking was desired if innovatively designed with the use of decorative pavers.

Single Family Homes

The proposed uphill homes include eight 2-story homes, and four 3-story homes. The 2-story homes are proposed in locations where they will reduce view impacts of the surrounding properties to the east. The 2-story homes are smaller and have been lowered in height by a minimum of four feet from the previous project design. The 3-story homes are proposed where the proposed parcels are lower in topography and are farther away from the existing homes to the east so that they will not affect existing views. The rear yards of the uphill homes incorporate tiered retaining walls to help reduce the overall height of the homes. As shown in the site cross sections in Attachment 3, views from the surrounding homes into the uphill homes will be reduced. Additionally, landscape screening is proposed in the rear yards to provide increased privacy of the new homes. The landscape screening will not include tree

species that will exceed the height of the homes at maturity to protect views from the homes to the east of the site.

Given the site development constraints, and the desire to come close to General Plan density, the side yard setbacks of the uphill homes are proposed to be five on both sides of the homes for a minimum distance separation of 10 feet between homes. The Zoning Code requires side yard setbacks to be staggered with 10 foot setbacks for 2-story homes, and 15 foot setbacks for 3-story homes. The applicant requests flexibility on strict application of the side yard setback requirement under the provisions of the Planned Development regulations to allow reduced side yard setbacks for the uphill homes. The proposed window openings are generally oriented so that bedroom windows do not have direct views into the bedroom windows of adjacent homes. The DRC was supportive of the reduced setbacks being requested.

Architecture

The architectural design of all of the homes incorporates traditional neighborhood architectural design themes, with detailed four-sided architecture. The duplex homes are designed so that the garages do not face the street.

In order to meet the housing goals of providing a range of housing sizes for different income levels in the RMF-12 designation, the applicant has reduced the sizes of the homes. The duplexes are proposed to be 1,472 s.f. for Unit D, and 1,650 s.f. for Unit C. The unit types (C and D) are alternately distributed around the center of the site. The single family homes are proposed to be 1,986 s.f. for the 2-story homes, and 2,027 s.f for the 3-story homes.

Circulation

The project frontage on Cary Street is proposed to include parkway landscaping and street trees. Allen Court is proposed to be a private, 32 foot wide street, with two 5-foot wide sidewalks on both sides. The duplex side of the street is designed with landscaped bulb-outs, to provide additional opportunities for street trees and landscaping. The narrowest point of Allen Court at the bulb-outs is proposed to be 26 feet wide.

Reference: Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, Multi-Family Design Guidelines, 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 time the time of development of the new parcels, and they will be required to pay for park in-lieu fees prior to recordation of the Final Map. The applicant will also be required to annex to the City’s Community Facilities District.

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

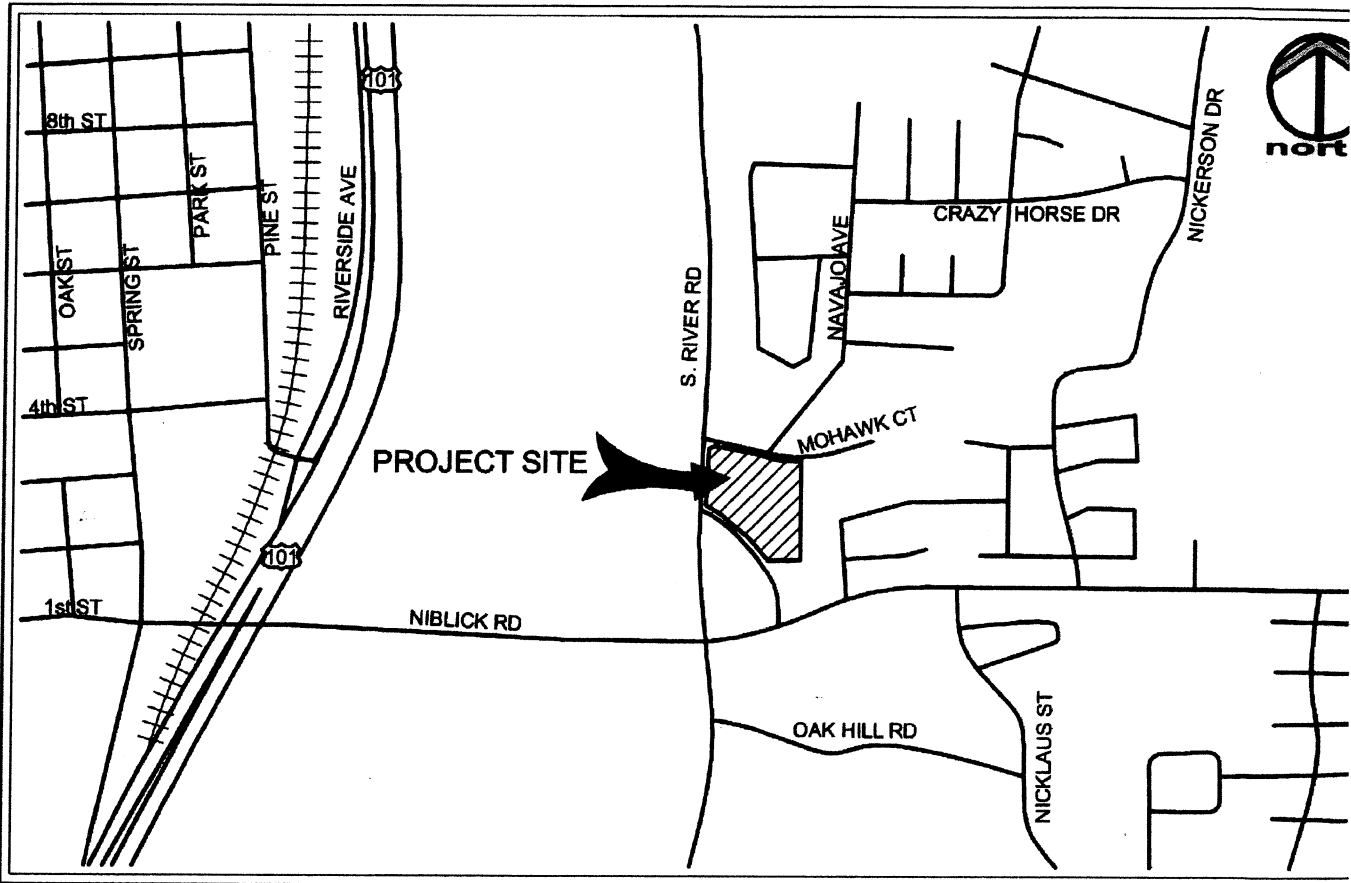
- a. Adopt the attached Resolutions, approving PD 06-007 and Tract 2847, subject to findings and standard and site specific conditions.
- b. Amend, modify, or reject the above-listed action.

- c. Request additional information and analysis.

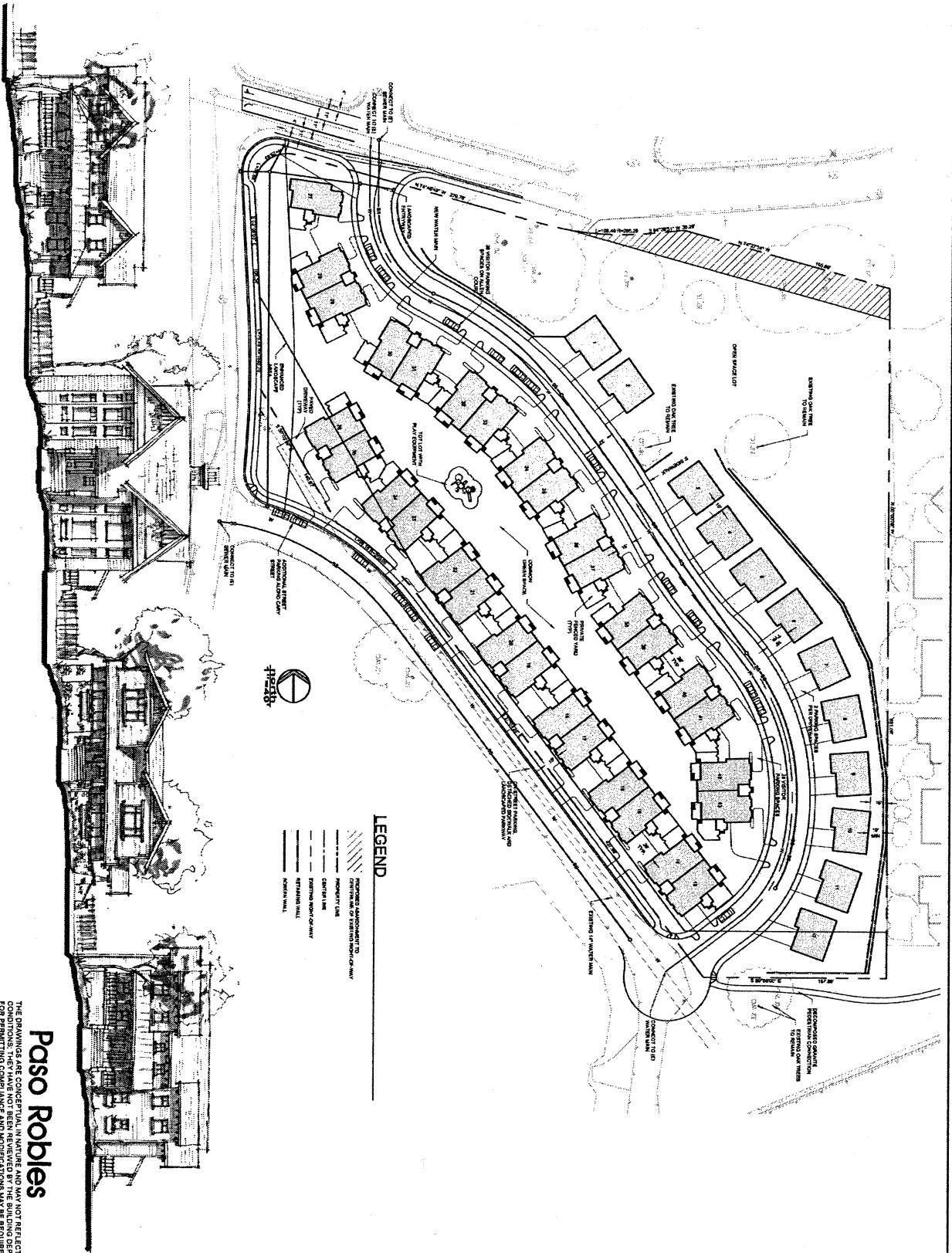
Attachments:

1. Vicinity Map
2. Site Plan and Tract Map
3. Site Cross Sections
4. Elevations
5. Memo from City Engineer
6. Resolution to Approve PD 06-007 and Tract 2847
7. Newspaper and Mail Notice Affidavits

VICINITY MAP



Attachment 2
Site Plan and Tract Map



Planning Division

DATE: NOV.03.2006
 SHEET: A-6
 OF 23 SHEETS

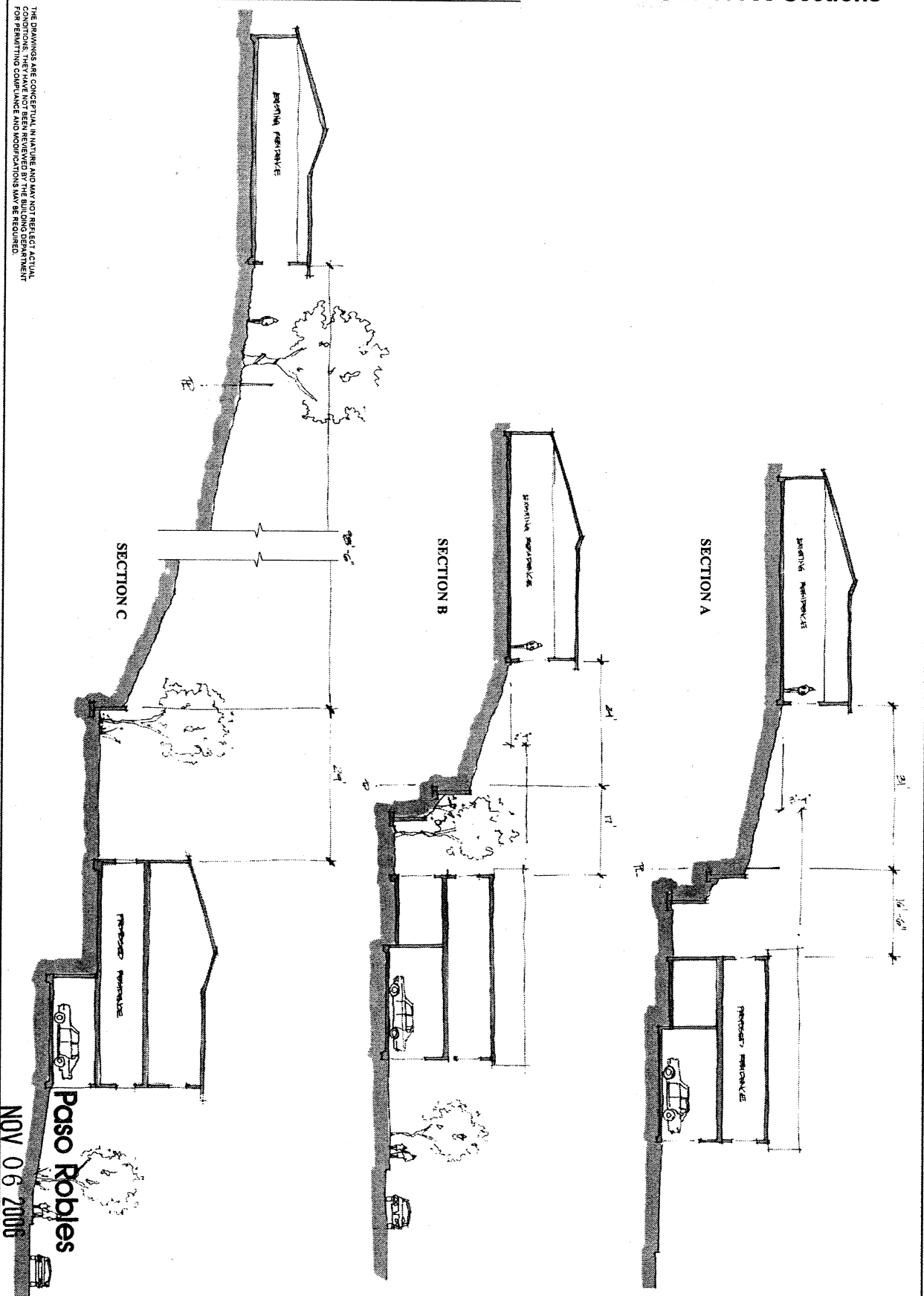
Hidden Creek Village
 Paso Robles, California

SITE PLAN

ABOVE GRADE ENGINEERING
 ENGINEERS
 1000 S. Main Street
 Suite 100
 Paso Robles, CA 93426
 Phone: 805.436.4116
 Fax: 805.436.4116
 E-MAIL: info@abovegrade.com

JEANNE DESIGN
 1789 South Avenue
 Suite 100
 Paso Robles, CA 93426
 Phone: 805.436.4116
 Fax: 805.436.4116
 E-MAIL: info@jeannedesign.com

Attachment 3
Site Cross Sections



THE DRAWINGS ARE CONCEPTUAL IN NATURE AND MAY NOT REFLECT ACTUAL CONDITIONS. THEY HAVE NOT BEEN REVIEWED BY THE BUILDING DEPARTMENT FOR PERMITTING COMPLIANCE AND MODIFICATIONS MAY BE REQUIRED.

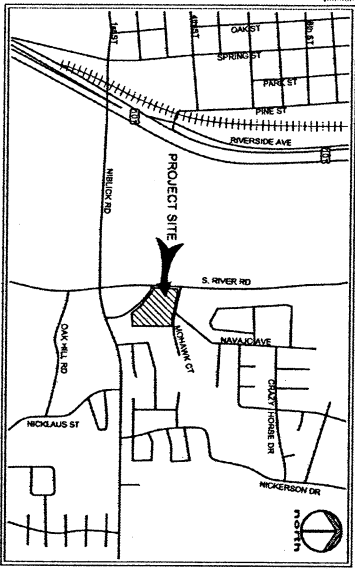
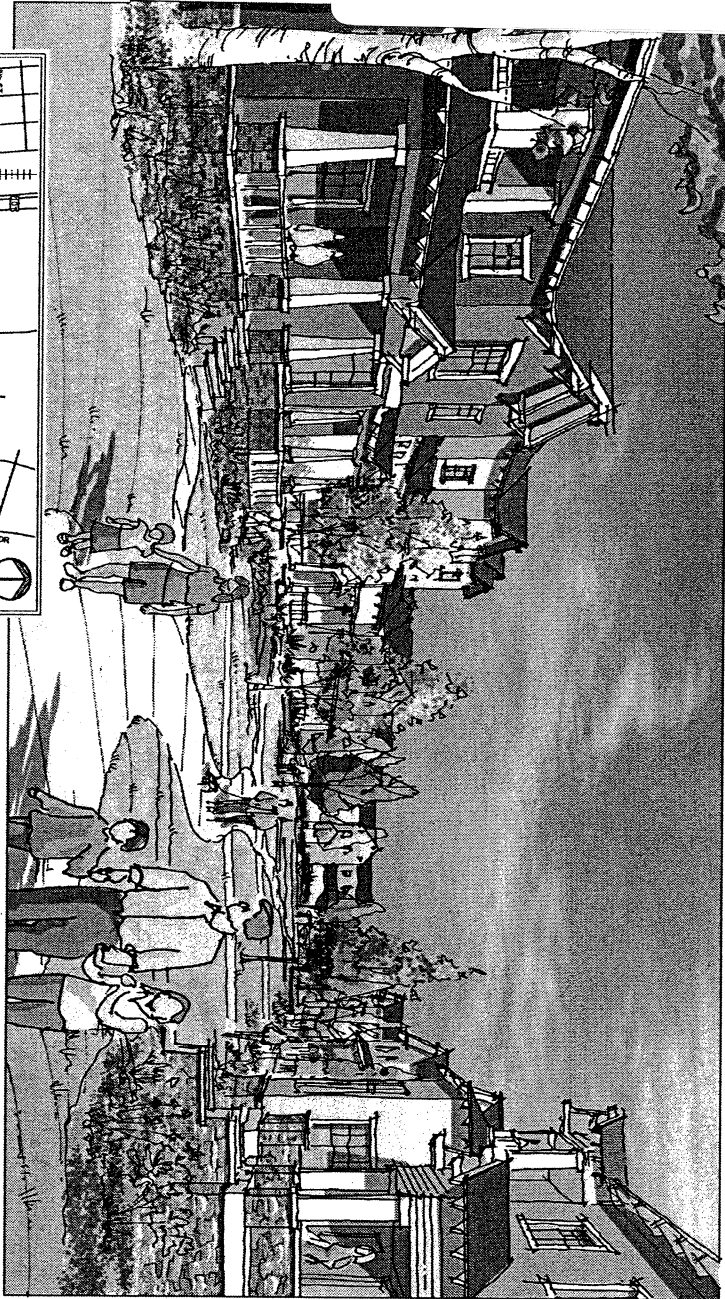
Paso Robles
NOV 06 2008

Planning Division

<p>ABOVE GRADE ENGINEERING 1604 Market Street, Suite 200 Paso Robles, CA 92371 Phone: (805) 340-2111 Fax: (805) 340-2119 www.abovegrade.com</p>	<p>HP 11111 N. HIGHWAY 101 1700 South Business San Juan Capistrano, CA 92675</p>	<p>Hidden Creek Village Paso Robles, California</p> <hr/> <p>SITE SECTIONS</p>	<p>DATE: NOVEMBER 2008</p> <p>SHEET: A-9</p>
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HIDDEN CREEK VILLAGE

PASO ROBLES, CALIFORNIA



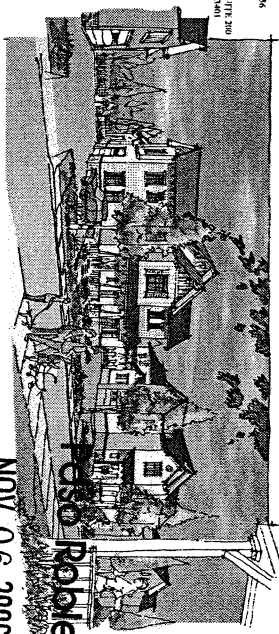
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PROJECT APPLICANT:
 NRS. GUYTON HARRINGTON
 700 JONES ST
 PASO ROBLES, CA 93247
 P: (805) 236-0951
 F: (805) 236-9111

PROJECT OWNER:
 VINTA BAKER, LLC
 623 WATLING LANE
 ARROYO GRANDE, CA 93020
 P: (805) 236-0951
 F: (805) 236-9111

PROJECT REPRESENTATIVE:
 AMBYE GRANT ENGINEERING, INC.
 1100 S. GARDNER
 SAN LUIS OBISPO, CA 93401
 P: (805) 544-4111
 F: (805) 544-4111

IN-MEAN DESIGN, INC.
 1027 MARSH STREET, SUITE 202
 SAN LUIS OBISPO, CA 93401
 P: (805) 544-4472
 F: (805) 544-4442



PROJECT SUMMARY

RESIDENCES: 12 SINGLE-FAMILY HOMES
 14 1.5 BR (54,000 SF)
 42 (4,000 SF)
 24 (2,000 SF)
 30 (1,500 SF)
 27 (1,200 SF)

PROJECT PARKING: 143 SPACES

ADDITIONAL CAR STREET PARKING: 17 SPACES

PROJECT INFO:
 6.1 ACRES EXISTING
 6.7 ACRES WITH PROPOSED DEVELOPMENT

PROJECT ADDRESS: 80 S. RIVER ROAD
 PASO ROBLES, CA 93246

APN: 009464140
 009464141

PLANS:
 PLAN A
 3 BEDROOM, 2.5 BATH, 2027 SF
 FIRST FLOOR 1030 SF
 SECOND FLOOR 997 SF

PLAN B:
 1 BEDROOM, 2.5 BATH, 1986 SF
 FIRST FLOOR 929 SF
 SECOND FLOOR 1057 SF

PLAN C:
 1 BEDROOM, 2.5 BATH, 1647 SF
 FIRST FLOOR 848 SF
 SECOND FLOOR 799 SF

PLAN D:
 1 BEDROOM, 2.5 BATH, 1636 SF
 FIRST FLOOR 766 SF
 SECOND FLOOR 869 SF

PLAN E:
 1 BEDROOM, 2.5 BATH, 1472 SF
 FIRST FLOOR 680 SF
 SECOND FLOOR 792 SF

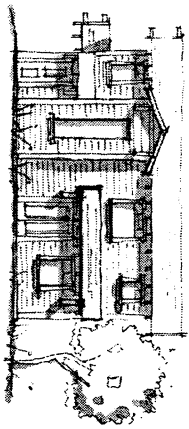
SHEET INDEX

- T-1 TITLE SHEET
- A-1 ARCHITECTURAL SITE PLAN / PERSPECTIVE
- A-2 PLAN A SINGLE FAMILY HOME
- A-3 PLAN B SINGLE FAMILY HOME
- A-4 PLAN C (OPTION)
- A-5 PLAN D (OPTION)
- A-6 PLAN E (OPTION)
- A-7 GRADING AND DRAINAGE
- A-8 TENTATIVE TRACT MAP / UTILITY PLAN
- A-9 SITE SECTIONS

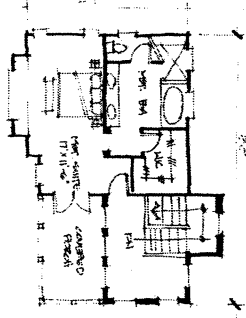
NOV 06 2006

Planning Division

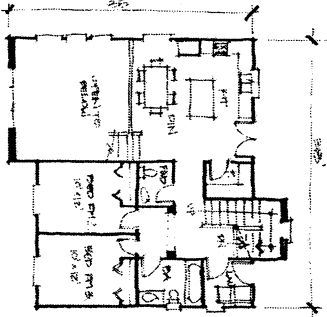
<p>Hidden Creek Village Paso Robles, California</p>	<p>TITLE SHEET</p>	<p>ABOVE GRADE ENGINEERING 1202 Marsh Street, Suite 202 Paso Robles, CA 93246 Phone: (805) 544-4111 Fax: (805) 544-4116 www.abovegrade.com</p>	<p>1428 R STREET SAN LUIS OBISPO, CA 93401 TEL: (805) 544-4111</p>
<p>DATE: NOV 02 2006</p>		<p>SHEET NUMBER: 0002</p>	



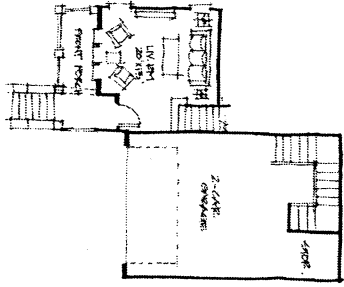
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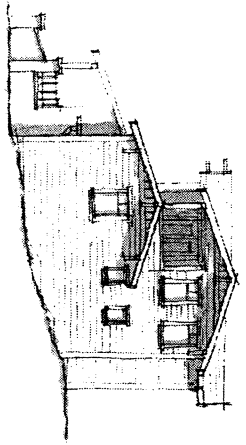
THIRD LEVEL



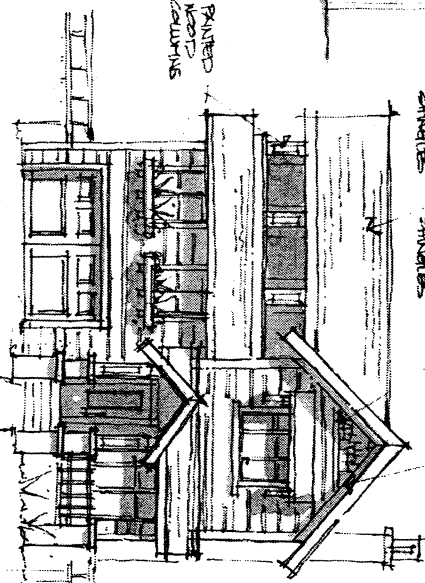
SECOND LEVEL



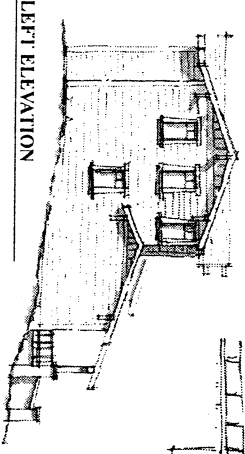
FIRST LEVEL



RIGHT ELEVATION



ELEVATION A



LEFT ELEVATION

PAINTED
WOOD
FRONT PORCH
FRONT DOOR
FRONT WINDOWS
FRONT CHIMNEY

PAINTED WOOD
FRONT PORCH
FRONT DOOR
FRONT WINDOWS
FRONT CHIMNEY

PAINTED
WOOD
FRONT PORCH
FRONT DOOR
FRONT WINDOWS
FRONT CHIMNEY

PAINTED WOOD
FRONT PORCH
FRONT DOOR
FRONT WINDOWS
FRONT CHIMNEY

THE DRAWINGS ARE CONCEPTUAL IN NATURE AND MAY NOT REFLECT ACTUAL CONSTRUCTION. THE DRAWINGS HAVE NOT BEEN REVIEWED BY THE BUILDING DEPARTMENT FOR PERMITS. NO PERMITS OR INSURANCE IS REQUIRED.

PLAN A STATISTICS

FIRST FLOOR	333 SF
SECOND FLOOR	990 SF
THIRD FLOOR	704 SF
TOTAL	2027 SF

Paso Robles

Hidden Creek Village
Paso Robles, California

PLAN A

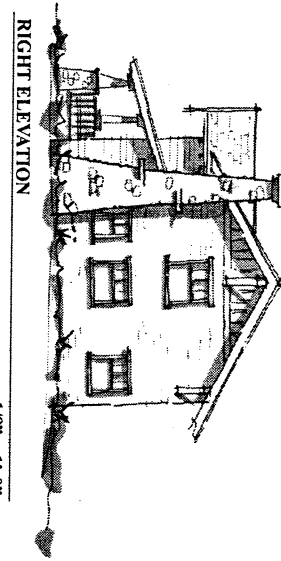
ABOVE GRADE ENGINEERING

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Phone: 805.345.2111
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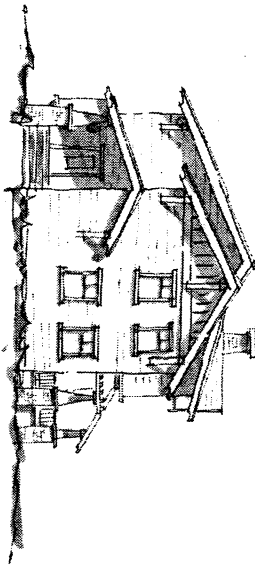
1001 Main Street, Suite 200
Paso Robles, CA 93426
Phone: 805.345.2111
Fax: 805.345.2111
www.abovegrade.com

DATE: NOV 06 2006
SHEET: A-2

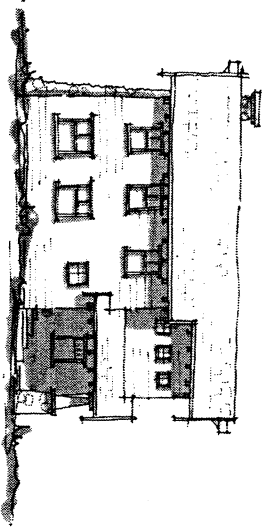
Planning Division



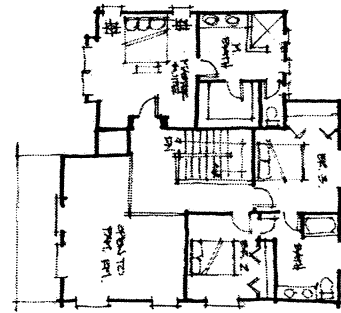
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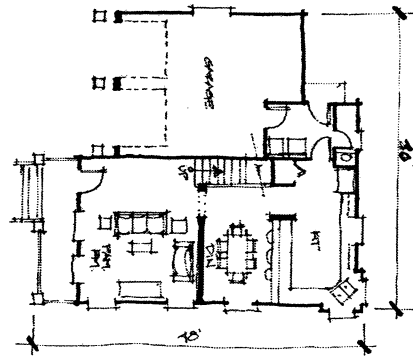
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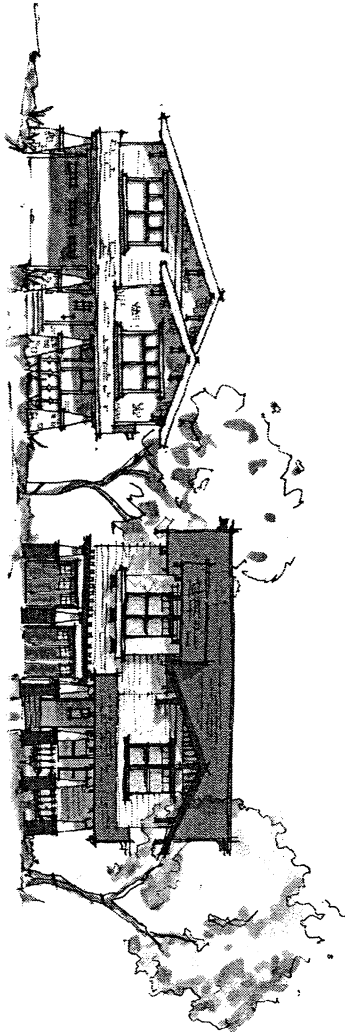
BACK ELEVATION
1/8" = 1'-0"



SECOND LEVEL
1057 SF
1/8" = 1'-0"



FIRST LEVEL
929 SF
1/8" = 1'-0"



FRONT ELEVATIONS
ALTERNATIVES 1 & 2
1/8" = 1'-0"

PLAN B STATISTICS

FIRST FLOOR	929 SF
SECOND FLOOR	1057 SF
TOTAL	Paso Robles SF

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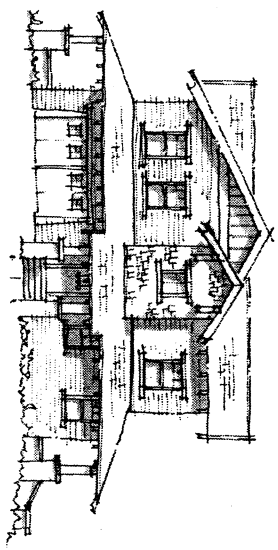
ABOVE GRADE ENGINEERING
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Fax: (805) 340-3114
LIC# 51782

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LIC# 51782

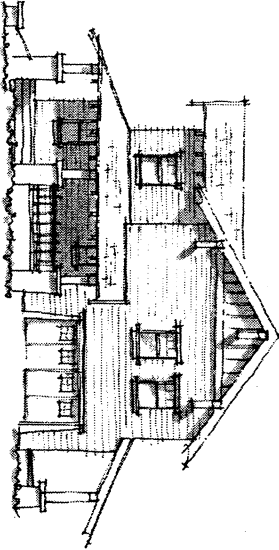
Hidden Creek Village
Paso Robles, California
PLAN B

SHEET
DATE: NOV 03, 2005
A-3

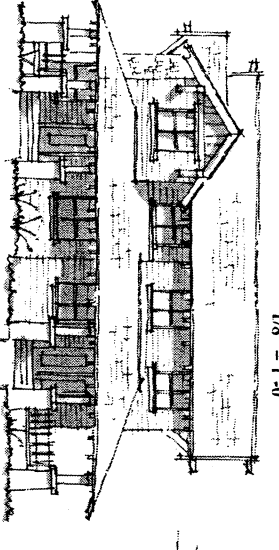
NOV 06 2005
Planning Division



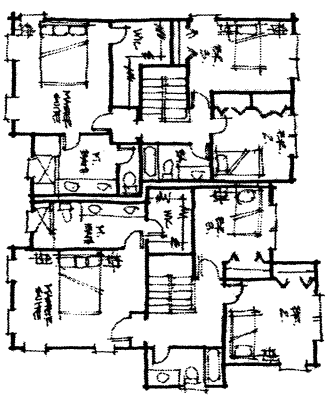
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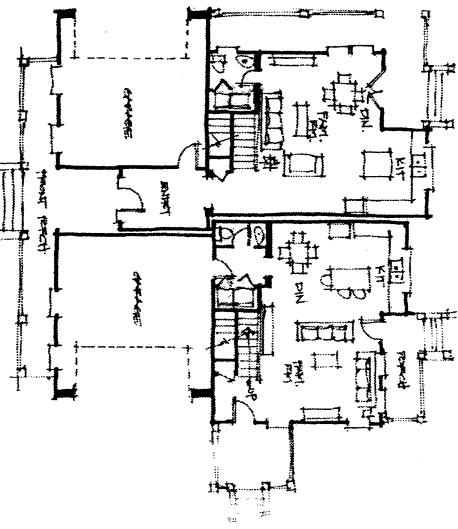
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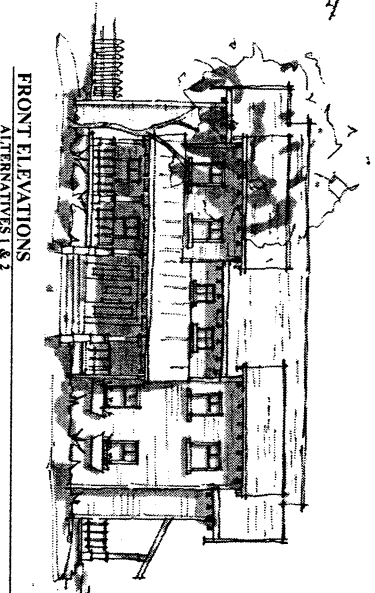
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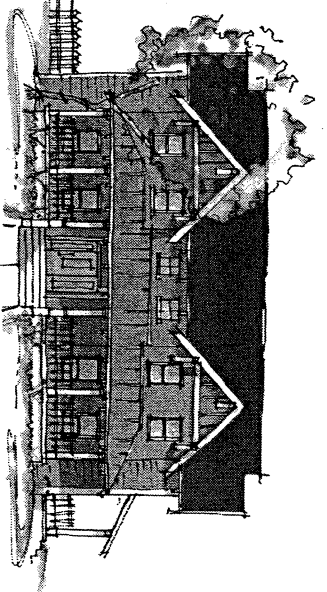
SECOND LEVEL
907 / 890 SF
1/8" = 1'-0"



FIRST LEVEL
740 / 760 SF
1/8" = 1'-0"



FRONT ELEVATIONS
ALTERNATIVES 1 & 2



1/8" = 1'-0"

PLAN C STATISTICS

PLAN 1		PLAN 2	
FIRST FLOOR	740 SF	FIRST FLOOR	740 SF
SECOND FLOOR	907 SF	SECOND FLOOR	890 SF
TOTAL	1647 SF	TOTAL	1630 SF

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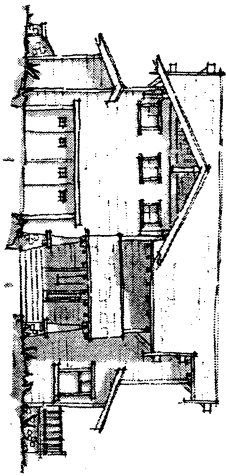
NOV 06 2005
Planning Division

DATE: NOV 06, 2005
SHEET: A-4
NOV 06 2005

Hidden Creek Village
Paso Robles, California
PLAN C

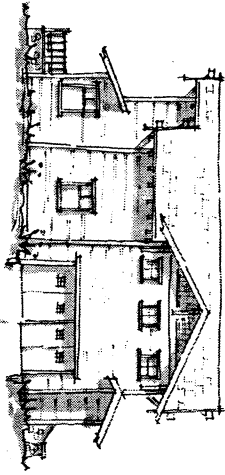
ABOVE GRADE ENGINEERING
1000 Main Street, Suite 200
Paso Robles, CA 93426
Phone: 800.343.6115
Fax: 800.343.6115
www.abovegrade.com

JANER KELLEN
REGISTERED ARCHITECT
NO. 10000 (EXPIRES 12/31/2008)



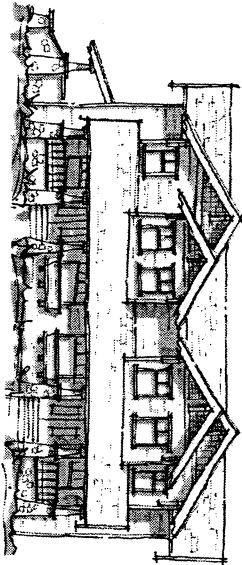
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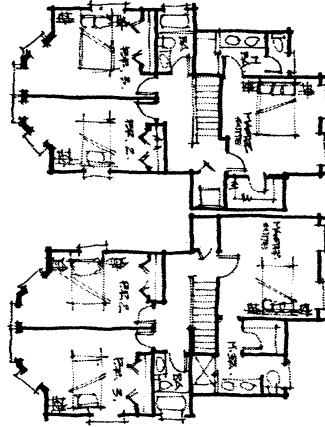
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BACK ELEVATION

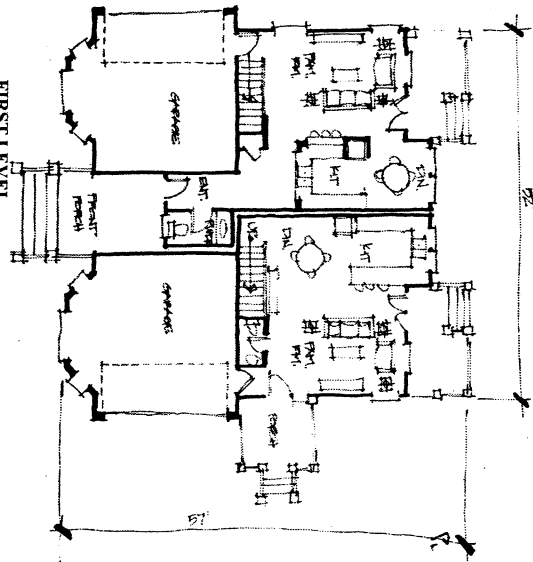
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SECOND LEVEL

760 / 790 SF

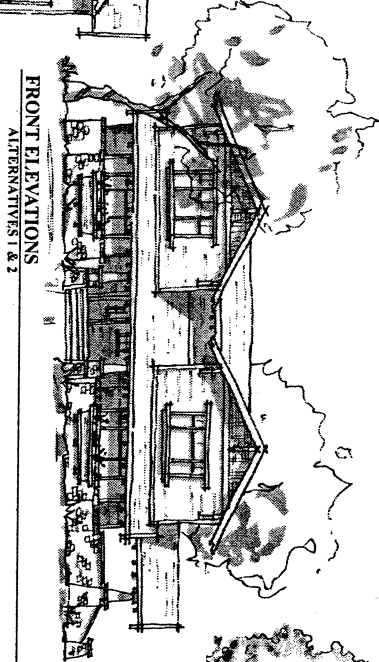
1/8" = 1'-0"



FIRST LEVEL

777 / 675 SF

1/8" = 1'-0"



FRONT ELEVATIONS
ALTERNATIVES 1 & 2

1/8" = 1'-0"

PLAN D STATISTICS

PLAN 1	
FIRST FLOOR	777 SF
SECOND FLOOR	760 SF
TOTAL	1537 SF

PLAN 2	
FIRST FLOOR	675 SF
SECOND FLOOR	790 SF
TOTAL	1465 SF

THE DRAWINGS ARE CONCEPTUAL IN NATURE AND MAY NOT REFLECT ACTUAL CONSTRUCTION. PERMITTING COMPLIANCE AND MODIFICATIONS MAY BE REQUIRED.

<p>Hidden Creek Village Paso Robles, California</p> <p>PLAN D</p>	<p>INFORM DESIGN 3801 Hill Street, Suite 200 Paso Robles, CA 93426 Tel: (805) 240-0316 Fax: (805) 240-0318 www.informdesign.com</p>	<p>ABOVE GRADE ENGINEERING 1500 Market Street, Suite 200 Paso Robles, CA 93426 Tel: (805) 240-0316 Fax: (805) 240-0318 www.abovegrade.com</p>	<p>PROJECT NUMBER: 0002 DATE: 10/03/2006 A-5</p>
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NOV 06 2006
Planning Division

MEMORANDUM

TO: Susan DeCarli

FROM: John Falkenstien

SUBJECT: Tentative Tract 2847 (revised 11-14-06)

DATE: September 12, 2006

I have reviewed the tentative tract map and supporting documentation submitted with this application. The following are my comments.

Streets

The project fronts on South River Road, Cary Street (Old South River Road) and Navajo Avenue. South River Road is classified as an Arterial Street in the Circulation Element of the General Plan. Cary Street and Navajo Avenue are Local Streets. Improvements to South River Road shall be completed in accordance with City Standard A-1. Improvements to Cary Street and Navajo Avenue will be completed in accordance with City Standard A-5. A cul-de-sac shall be constructed in accordance with City Standard A-18 at intersection of Cary Street and Allen Court. Sidewalks shall be extended south to Niblick Road and north to Quarterhorse Lane.

The applicant proposes the use of a design similar to City Hillside Standard A-8 for Allen Court with sidewalks adjacent to the curbs. This same standard was approved by the Planning Commission for use in Tract 2611, the most recent project in the Serenade Drive neighborhood. In this case, Allen Court will be a private street.

The traffic study for Tract 2847, prepared by Higgins Associates, includes mitigation measures. It is recommended that the westbound Navajo Avenue approach be widened and striped to accommodate one left turn lane and one shared through-right turn lane. Two westbound approach lanes should be provided. Parking lanes will not be required on either side of Navajo Avenue from Mohawk Court to South River Road.

The traffic study also recommends that all four left turn pockets at the intersection of South River Road and Niblick Road be extended. Improvements to this intersection are covered under the City's proposed development impact fee program. The development impact fees paid by the developer will satisfy the project's required mitigation.

Tract 2847 will require the abandonment of historical portions of right-of-ways of Old South River Road and Niblick Road as shown on the Tentative Tract Map.

Use of abandoned right-of-ways is dependent upon underlying fee title. It is the applicant's responsibility to perform the title research in order to determine the underlying fee title within these right-of-ways.

Relocation of Overhead Utilities

High voltage (70KV) P. G. & E power lines run adjacent to the property on South River Road and Cary Street. In accordance with City Council policy, these lines will remain in place.

Lower voltage P. G. and E. lines are located on some of the same poles that support the high voltage lines. These lower voltage lines must be relocated underground in accordance with Council policy. The owners of Big Brand Tire Company have provided the City with a bond in the amount of \$49,750 to guarantee their participation in the cost of removal of these poles.

Other utility poles are located adjacent to the property on Niblick Road. These utility lines must be relocated underground.

Sewer

Sewer is available to the project from a 14-inch line in Navajo Avenue. A sewer main serving all lots within Tract 2847 shall be tied into the existing sewer manhole in the intersection of Navajo Court and Navajo Avenue.

Water

Water is available to the project from an 8-inch water main in Navajo Avenue and a 14-inch water main in Cary Street. Two sources of water will be required for the project. Fire hydrants will be placed in accordance with a plan approved by the Fire Chief.

Drainage

Drainage from this project will enter an existing storm drain system that has a direct outfall to the Salinas River. Filter devices on catch basins will be required. Low impact design features shall be incorporated into the grading and drainage design to the extent possible.

Site Specific Conditions of Approval

1. South River Road shall be improved in accordance with City Arterial Standard A-1 and plans approved by the City Engineer.
2. Navajo Avenue shall be constructed in accordance with City Local Standard A-5 and plans approved by the City Engineer (Traffic Index = 6.0). Two westbound lanes will be provided to approach a left turn lane and a shared right-through lane at the South River Road intersection. Sidewalk, along with a parkway, shall be constructed to join the existing sidewalk on the south side of Mohawk Court. Parking lanes on both sides of Navajo Avenue may be deleted.
3. Development impact fees, paid at the time of building permits, will mitigate the project impacts at the intersection of Niblick and South River Roads.
4. Cary Street shall be improved in accordance with City Local Standard A-5 and plans approved by the City Engineer. A cul-de-sac shall be constructed at the south end of Cary Street in accordance with City Standard A-18. Sidewalks shall be extended to Niblick Road and to Quarterhorse Lane.
5. The structural design of Allen Court and ~~Cary Way (private streets)~~ shall be based upon a Traffic Index of 5.5 and a minimum pavement depth of 2.5 inches.
6. The applicant shall relocate all overhead utilities (with the exception of 70KV lines along South River Road, Cary Street and the Niblick Road right-of-way adjacent to the project boundary in accordance with plans approved by the City Engineer (Majco Inc. has provided a bond to the City to guarantee their participation in this effort).
7. A sewer main serving all lots in Tract 2847 shall be connected to the existing sewer manhole at the intersection of Navajo Avenue and Navajo Court.
8. Storm drain inlets in Tract 2654 shall be fitted with environment filtering devices as approved by the City Engineer. Low impact design features shall be incorporated into the grading and drainage design to the extent possible. Landscape irrigation shall be precluded from discharge into the natural channel to the extent possible.

RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
APPROVING PLANNED DEVELOPMENT 06-007 AND TENTATIVE TRACT MAP 2847
FOR PROPERTY LOCATED AT 80 SOUTH RIVER ROAD
APNs : 009-661-040 AND 009-661-041
APPLICANT – CURTIS MORTENSON**

WHEREAS, PD 06-007 and TTM 2847 has been filed by Curtis Mortenson; and

WHEREAS, PD 06-007 and TTM 2847 is an application to subdivide property into 44 parcels and construct 43 residences, including 12 single family homes and 31 duplexes; and

WHEREAS, the project is consistent with the General Plan land use designation RMF-12 (Residential Multi-Family, Low Density) and the Zoning district which is R3-PD (Apartment/Planned Development); and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 28, 2006 on this project to accept public testimony on the Planned Development application PD 06-007 and TTM 2847; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed residential project will not result in significant environmental impacts, the Planning Commission adopted a Mitigated Negative Declaration for this project on September 12, 2006, which was adopted under a separate resolution; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The design and intensity/density of the proposed Planned Development and Tentative Tract Map is consistent with the adopted codes, policies, standards and plans of the City, specifically the Zoning Ordinance and General Plan with flexibility provided with the PD for reduced side yard setbacks since the project provides additional benefits and amenities with a significant amount of common open space, pedestrian connectivity, and excellence in architecture; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City, and will provide an appropriate land use buffer and transition between commercial uses to the west and single family residences to the north and east; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way, since the design of the subdivision layout and homes, reduced will not block views of properties to the east of the site; and

4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc., since oak trees are proposed to be preserved and exposed grading will be minimized and will utilize contour grading; and
6. The proposed development plan contributes to the orderly development of the City as a whole; and
7. The project complies with the following General Plan, RMF-12 criteria:
 - a. *provide an innovative site and building design that promotes architectural and design excellence;*
 - b. *provide a density as close to 12 dwelling units per acre as possible;*
 - c. *provide multi-family type design features such as common outdoor areas, courtyards, and recreation areas.*
8. The proposed tentative parcel map is consistent with the adopted General Plan for the City of El Paso de Robles; and
9. The design of lots, streets, open space, drainage, sewers, water and other improvements are consistent with the General Plan and Zoning Ordinance; and
10. The site is physically suitable for the type of development proposed; and
11. The site is physically suitable for the proposed density of development; and
12. 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; and
13. The land division proposed is not likely to cause serious public health problems; and
14. 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; and
15. 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 approve Planned Development 06-007 and TTM 2847, subject to the following conditions:

STANDARD CONDITIONS:

1. This project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit "A" and incorporated herein by reference.

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 in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Standard Conditions of Approval
B	Site Plan
C	Tract 2847
D	Elevations

Planned Development Conditions:

3. This PD 06-007 allows for development of 43 residential parcels and an open space lot on the project site.
4. The project shall be designed and constructed to be in substantial conformance with the site plan, landscaping plan, and elevations approved with this resolution.
5. Approval of this project is valid for a period of two (2) years from date of approval. Unless permits have been issued and site work has begun, the approval of PD 06-007 shall expire on November 28, 2008. The Planning Commission may extend this expiration date for an additional three (3) years if a time extension application has been filed with the City along with the fees before the expiration date.
6. Prior to issuance of certificates of use and occupancy, the property-owner or authorized agent is required to pay the City's Development Impact Fees.
7. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
8. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
9. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
10. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
11. Prior to occupancy, the applicant shall relocate overhead utility lines adjacent to the property underground.
12. Prior to grading permit, the applicant shall provide plans for the treatment of storm water leaving the site.
13. Tree protection measures shall be incorporated into the project site design and construction in the critical root zone shall be employed for any construction near oak trees as specified in the project Arborist Report.

14. The project shall be in compliance the following recommendations of the San Luis Obispo County Air Pollution Control District so as to minimize creation of fugitive dust and other emission resulting from use of construction equipment as follows:

CONSTRUCTION PHASE MITIGATION:

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. Due to this project's proximity to neighboring commercial uses the APCD conditions this project to comply with all applicable air quality regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. **All site grading and demolition plans noted shall list the following regulations:**

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock pile areas should be sprayed daily as needed.
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established.
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

All PM10 mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. **The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and finished grading of the area.**

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed.** If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This

may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

Permits

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. Operational sources, such as back up generators, may also require APCD permits. To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

15. All lighting shall be shielded and downcast to reduce light and glare spillage onto adjacent properties in compliance with City codes.
16. All trash containers shall be stored in individual garages.
17. Each lot on the east side of Allen Court shall construct an individual pedestrian walkway from the front porch to the street instead of walkways connecting to the driveways.
18. A constructive notice shall be recorded that prohibits future property owners of the individual lots or the Home Owners Association from removing any oak trees, unless it is dead or hazardous, in compliance with the City's Oak Tree Ordinance.
19. The project site shall utilize contour grading techniques and shall not result in sharp angled exposed grading.
20. Street trees shall be planted no farther than 2 feet from the back of sidewalk on Allen Court as part of the street design.
21. The Site Plan, Landscape Plan and house Elevations shall be approved by the Development Review Committee (DRC) prior to issuance of building permits.
22. The driveways and guest parking spaces for the duplex units shall be constructed with brick, decorative pavers or similar materials as approved by the DRC prior to issuance of building permits. Said driveways shall be posted and have curbs painted red prohibiting parking in driveways and/or in front of garages.
23. Garages for the duplex units shall be required to have curtains or other window coverings installed which shall be installed prior to issuance of certificate of occupancy.
24. Rear yard fencing of parcels on the uphill/east side of the site shall be approved by the DRC.

Tentative Tract Map Conditions:

25. A reciprocal access and parking agreement, and a maintenance agreement for common open space areas and landscaping shall be recorded prior to recordation of the Final Map, that applies to all properties. A Home Owners Association shall be established with Covenants, Conditions and Restrictions to ensure implementation of said agreements for access, parking and maintenance of the project common open spaces, and hardscape.

25. 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.

26. South River Road shall be improved in accordance with City Arterial Standard A-1 and plans approved by the City Engineer.
27. Navajo Avenue shall be constructed in accordance with City Local Standard A-5 and plans approved by the City Engineer (Traffic Index = 6.0). Two westbound lanes will be provided to approach a left turn lane and a shared right-through lane at the South River Road intersection. Sidewalk, along with a parkway, shall be constructed to join the existing sidewalk on the south side of Mohawk Court. Parking lanes on both sides of Navajo Avenue may be deleted.
28. Development impact fees, paid at the time of building permits, will mitigate the project impacts at the intersection of Niblick and South River Roads.
29. The structural design of Allen Court (private street) shall be based upon a Traffic Index of 5.5 and a minimum pavement depth of 2.5 inches.
30. The applicant shall relocate all overhead utilities (with the exception of 70KV lines) along South River Road, Cary Street and the Niblick Road right-of-way adjacent to the project boundary in accordance with plans approved by the City Engineer (Majco Inc. has provided a bond to the City to guarantee their participation in this effort).
31. A sewer main serving all lots in Tract 2847 shall be connected to the existing sewer manhole at the intersection of Navajo Avenue and Navajo Court.
32. Storm drain inlets in Tract 2654 shall be fitted with environment filtering devices as approved by the City Engineer.

PASSED AND ADOPTED THIS 28th day of November, 2006 by the following Roll Call Vote:

AYES: Commissioners –
NOES: Commissioners –
ABSENT: Commissioners –
ABSTAIN: Commissioners –

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 Tract 2847

APPROVING BODY: Planning Commission

DATE OF APPROVAL: November 28, 2006

APPLICANT: Mortenson

LOCATION: 80 South River 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 November 28, 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:
NONE
- 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.

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;
 - b. Other: House Plans, incl. colors/materials & landscaping

(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.

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

APPLICANT: Mortenson
REPRESENTATIVE: Above Grade
PROJECT: Tentative Tract Map 2847

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:

South River Road	Arterial	A-1
Navajo Avenue	Local	A-5
Cary Street	Local	A-5
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.
- 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.)
- 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.

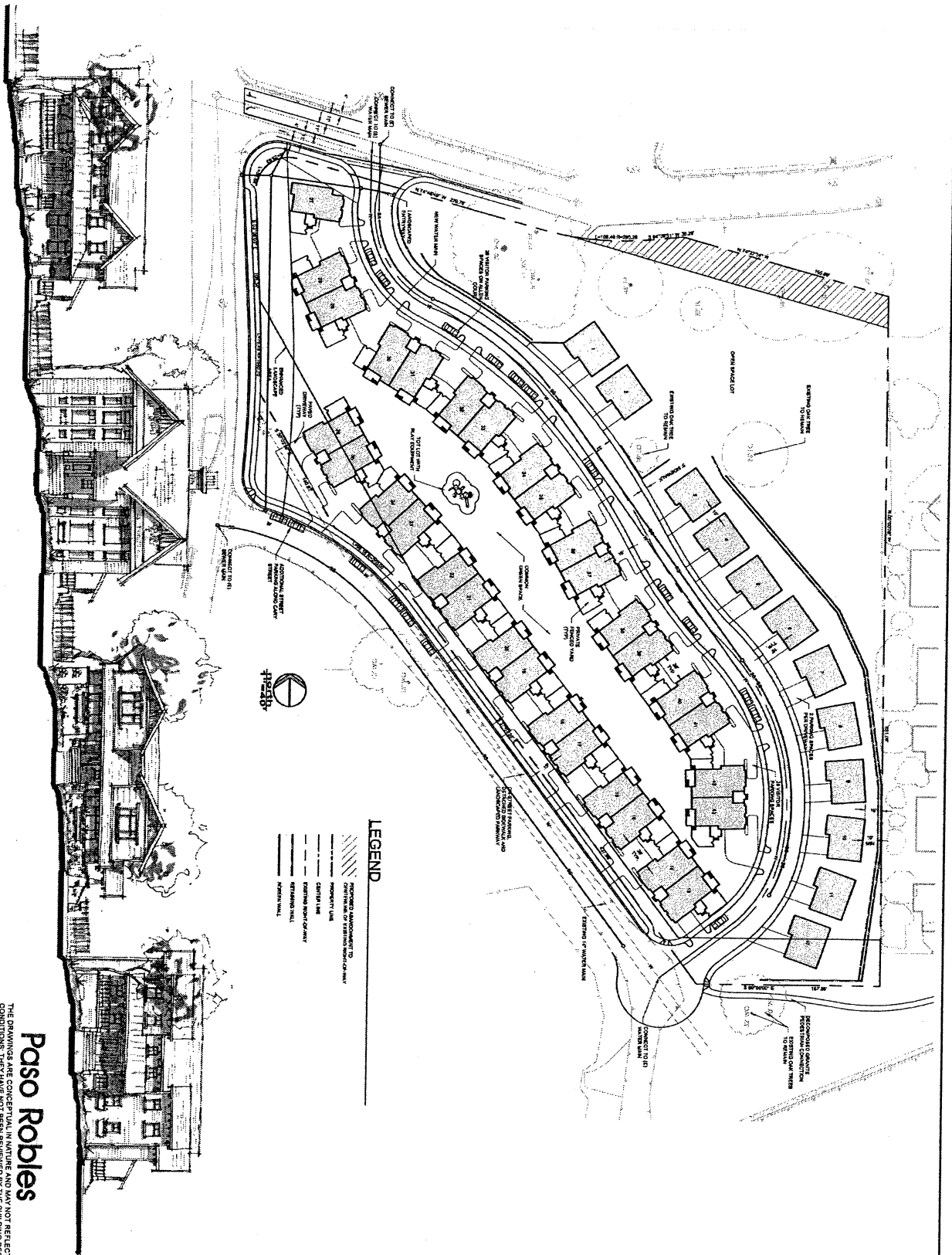
PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:

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.

(Adopted by Planning Commission Resolution 94-038)

**Exhibit B
Site Plan**



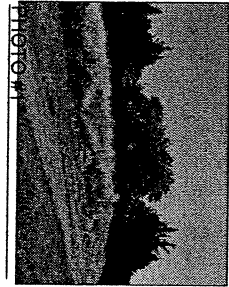
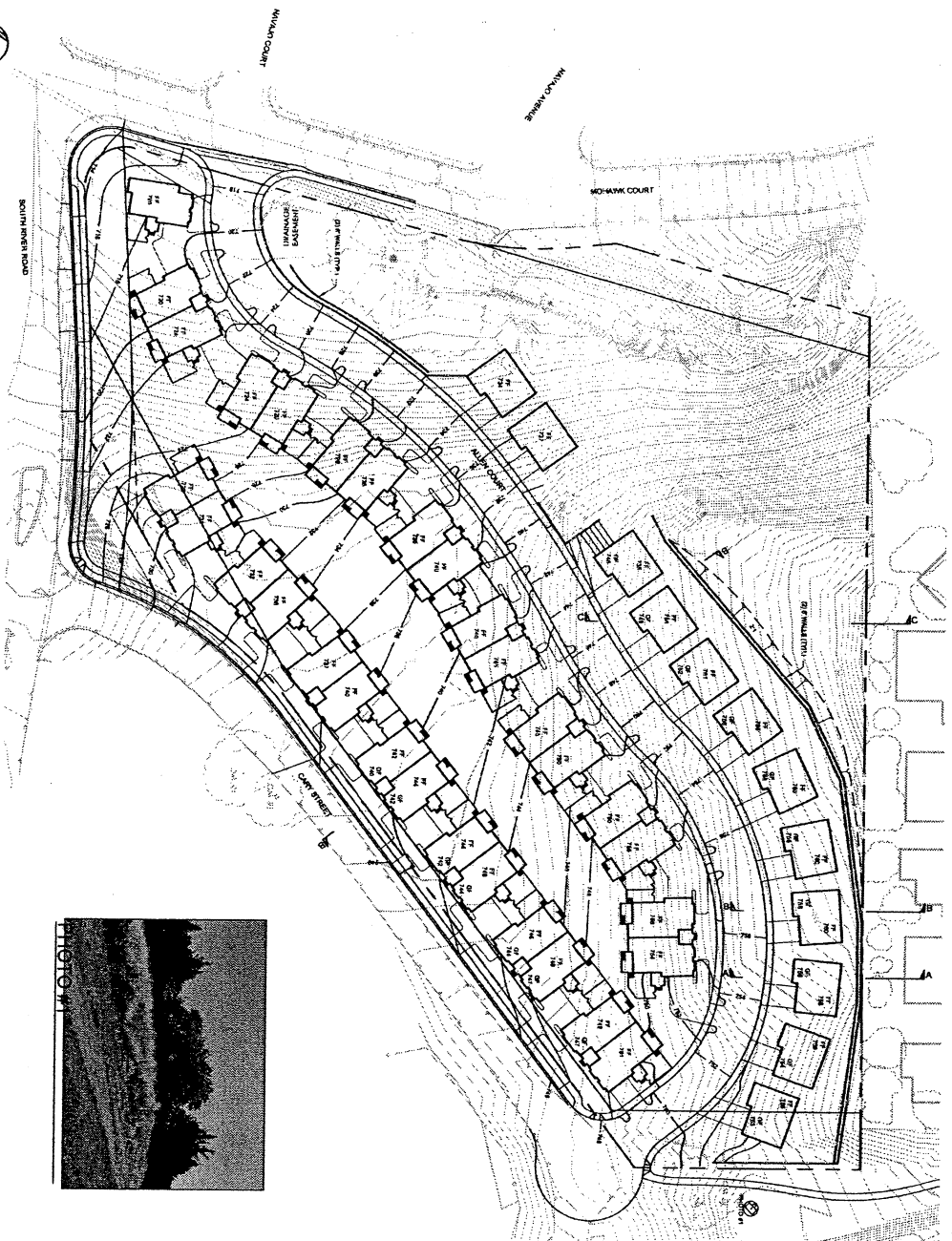
Paso Robles

THE DRAWINGS ARE CONCEPTUAL IN NATURE AND MAY NOT REFLECT ACTUAL CONDITIONS. THEY HAVE NOT BEEN REVIEWED BY THE BUILDING DEPARTMENT FOR PERMITS. THEY SHOULD BE REVIEWED BY THE BUILDING DEPARTMENT FOR PERMITS. ANY CHANGES TO THE DRAWINGS MAY BE REQUIRED.

NDV 06 2006

Planning Division

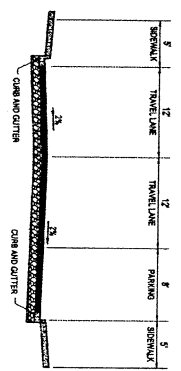
<p>ABOVE GRADE ENGINEERING ENGINEERS 1301 Market Street, Suite 200 San Luis Obispo, CA 93401 Phone: 805.546.7115 Fax: 805.546.7116 www.abovegrade.com</p>	<p>JR JAMES R. JENSEN JAMES R. JENSEN 1301 Market Street, Suite 200 San Luis Obispo, CA 93401 Phone: 805.546.7115 Fax: 805.546.7116 www.abovegrade.com</p>	<p>Hidden Creek Village Paso Robles, California</p> <p>SITE PLAN</p>	<p>A-6 DATE: NOV.03.2006</p>
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THE DRAWINGS ARE CONCEPTUAL IN NATURE AND MAY NOT REFLECT ACTUAL CONDITIONS. THE DRAWINGS ARE FOR PERMITTING COMPLIANCE AND MODIFICATIONS MAY BE REQUIRED.

LEGEND

- PROPERTY LINE
- CENTRAL LINE
- ENTRANCE WALL
- DRIVEWAY WALL



ALLEN COURT TYPICAL SECTION

Paso Robles

NOV 06 2006

Planning Division

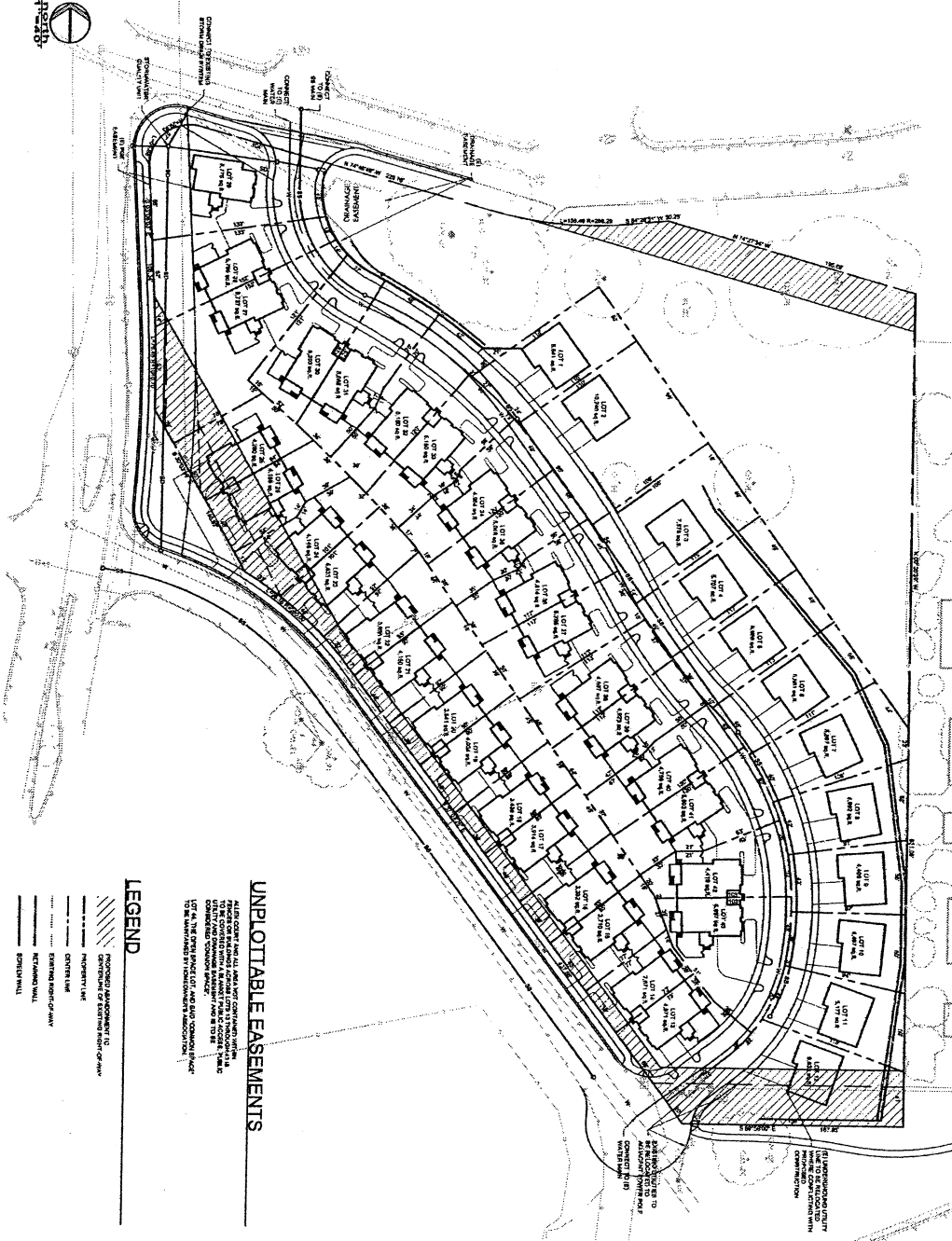
DATE: NOV 03 2006
 SHEET: A-7

Hidden Creek Village
 Paso Robles, California
 PRELIMINARY GRADING AND DRAINAGE PLAN

ABOVE GRADE ENGINEERING
 1300 Alameda Avenue, Suite 200
 Paso Robles, CA 93426
 Phone: 805.463.3113
 Fax: 805.463.3116
 www.abovegrade.com

IA
 11911 N. 1st St., #101
 1739 S. Main Street
 San Luis Obispo, CA 93401

THE DRAWINGS ARE CONCEPTUAL IN NATURE AND MAY NOT REFLECT ACTUAL CONDITIONS. THEY HAVE NOT BEEN REVIEWED BY THE BUILDING DEPARTMENT FOR PERMITTING COMPLIANCE AND MODIFICATIONS MAY BE REQUIRED.



UNPLOTTABLE EASEMENTS

ALL LOT CORNERS AND ALL LOT CORNERS CONTAINING THEREIN SHALL BE CONSIDERED TO BE ADJACENT TO THE COMMON AREAS OF THE COMMERCIAL COMMON AREAS.
 LOT 100 OF THE TRACT SHOWN ON THE MAP AND ALSO COMMON AREAS.

LEGEND

- PROPOSED EASEMENTS TO GOVERNMENT OR SERVING AGENCY
- PROPOSED EASEMENTS TO PRIVATE PARTY
- EXISTING EASEMENTS
- EXISTING EASEMENTS TO GOVERNMENT OR SERVING AGENCY
- EXISTING EASEMENTS TO PRIVATE PARTY
- EXISTING EASEMENTS TO GOVERNMENT OR SERVING AGENCY
- EXISTING EASEMENTS TO PRIVATE PARTY

Paso Robles

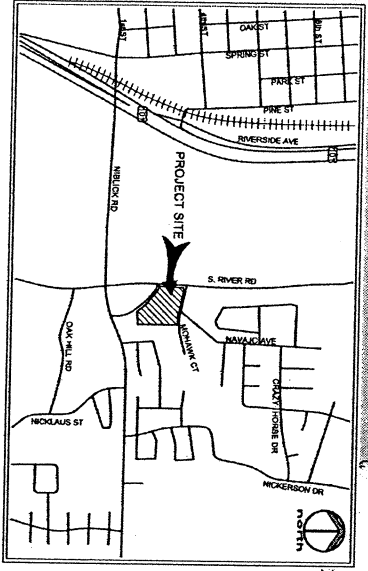
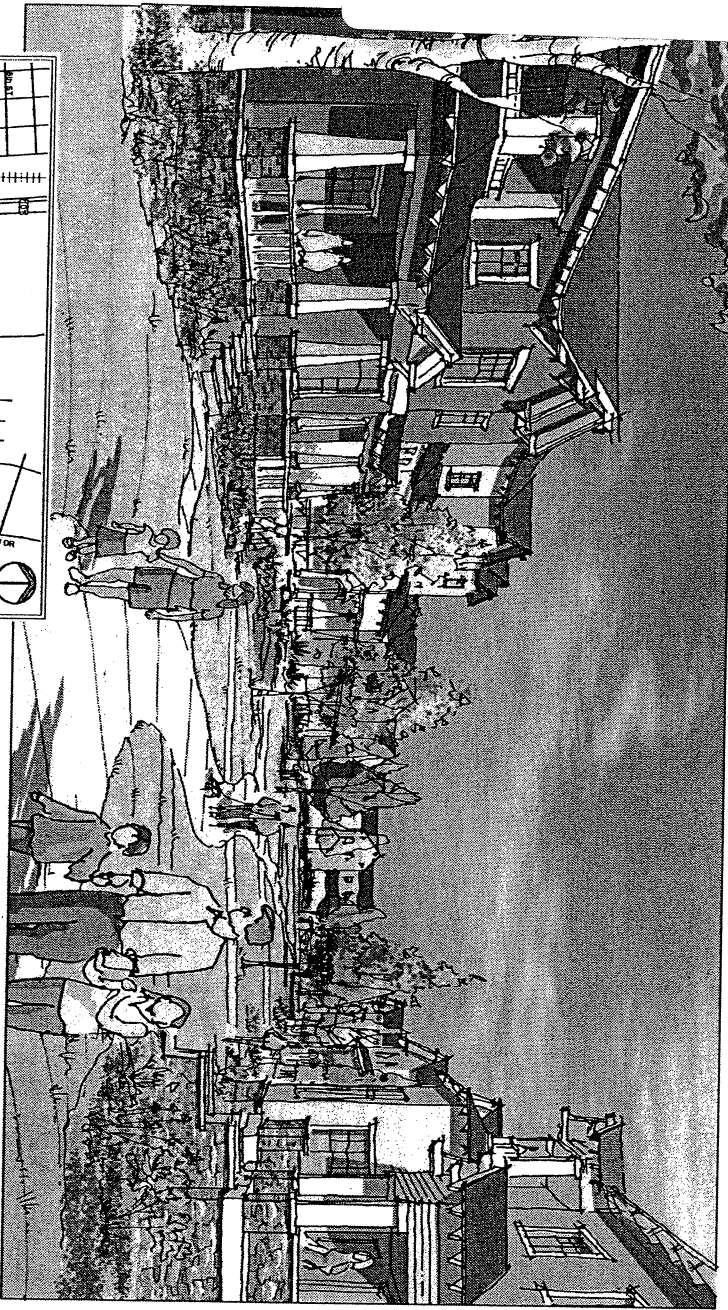
NOV 06 2006

Planning Division

<p>ABOVE GRADE ENGINEERING 1500 Alhambra Avenue, Suite 200 Pasadena, CA 91104 Phone: 800.525.8111 Fax: 800.525.8111 www.abovegrade.com</p>	<p>AG 11111 N. 111th St. Suite 100 San Jose, CA 95131 Phone: 408.438.1111 Fax: 408.438.1111</p>	<p>Hidden Creek Village Paso Robles, California TENTATIVE TRACT MAP & PRELIMINARY UTILITY PLAN</p>	<p>DATE: NOV.03, 2006 SHEET: A-8</p>
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HIDDEN CREEK VILLAGE

PASO ROBLES, CALIFORNIA



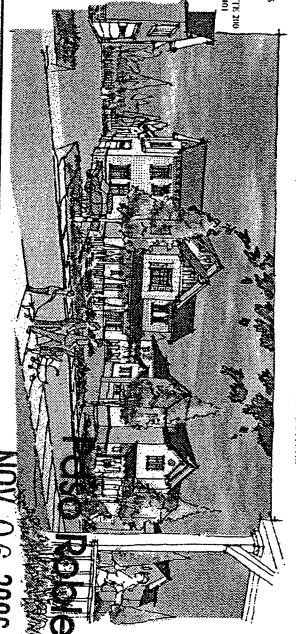
THE DRAWINGS ARE CONCEPTUAL IN NATURE AND MAY NOT REFLECT ACTUAL CONDITIONS. THEY HAVE NOT BEEN REVIEWED BY THE BUILDING DEPARTMENT FOR PERMITTING COMPLIANCE AND MODIFICATIONS MAY BE REQUIRED.

PROJECT APPLICANT:
 - MR. CHRISTOPHER BROWN
 100 N. MAIN ST
 PASO ROBLES, CA 93247
 P: (805) 239-0295
 F: (805) 239-5711

PROJECT OWNER:
 - VIKMA ELECTRIC, LLC
 622 W. FLEETMAN LANE
 PASO ROBLES, CALIFORNIA 93247
 P: (805) 239-0295
 F: (805) 239-5711

PROJECT REPRESENTATIVE:
 - AMVET GRAPHIC ENGINEERING, INC.
 1400 W. MAIN ST. SUITE 200
 SAN LUIS OBISPO, CALIFORNIA
 P: (805) 546-1111
 F: (805) 546-1111
 SCOTT STORCK, PE #2826

- INMAN DESIGN, INC.
 1027 WABASH STREET, SUITE 200
 SAN LUIS OBISPO, CALIFORNIA
 P: (805) 544-9472
 E: (805) 544-9472



PROJECT SUMMARY

RESIDENCES:	17 SINGLE-FAMILY HOMES
PARKING SPACES:	62 CARSPACES, 2 ELECTRIC CHARGING STATIONS, 36 BICYCLE RACKS, 27 JAILBON STREET
PROJECT TRAINING:	143 WORKERS
ADDITIONAL CIVIL SHEET TRAINING:	17 BRICKS
PRODUCT INFO:	6/1 ARCHES INCLUDING 6/3 ARCHES WITH IMPROVED ABANDONMENTERS
PRODUCT ADDRESS:	80 S. RIVER ROAD, PASO ROBLES, CA 93244
APP:	0906d-0401 0906d-0401
PLANS:	3 BEDROOM, 2.1 BATH, 2027 SF FIRST FLOOR 113 SF SECOND FLOOR 908 SF TOTAL FLOOR 1021 SF
PLAN B:	3 BEDROOM, 2.1 BATH, 1986 SF FIRST FLOOR 140 SF SECOND FLOOR 846 SF
PLAN C:	3 BEDROOM, 2.1 BATH, 1447 SF FIRST FLOOR 140 SF SECOND FLOOR 807 SF
PLAN D:	3 BEDROOM, 2.1 BATH, 1630 SF FIRST FLOOR 140 SF SECOND FLOOR 890 SF
PLAN E:	3 BEDROOM, 2.1 BATH, 1413 SF FIRST FLOOR 140 SF SECOND FLOOR 869 SF
PLAN F:	3 BEDROOM, 2.1 BATH, 1477 SF FIRST FLOOR 140 SF SECOND FLOOR 897 SF
PLAN G:	3 BEDROOM, 2.1 BATH, 1413 SF FIRST FLOOR 140 SF SECOND FLOOR 869 SF
PLAN H:	3 BEDROOM, 2.1 BATH, 1477 SF FIRST FLOOR 140 SF SECOND FLOOR 897 SF

SHEET INDEX

- T-1 TITLE SHEET
- A-1 ARCHITECTURAL SITE PLAN/PERSPECTIVE
- A-2 ARCHITECTURAL ELEVATIONS
- A-3 PLANS A SINGLE-FAMILY HOME
- A-4 PLANS B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
- A-5 PLANS C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
- A-6 CIVIL SITE PLAN
- A-7 CIVIL SITE PLAN/DRAINAGE
- A-8 TRAFFIC SIGNAGE
- A-9 SITE SECTIONS

NOV 06 2006

Planning Division

Hidden Creek Village
 Paso Robles, California

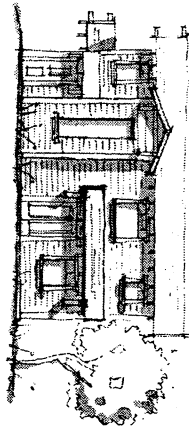
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T-1

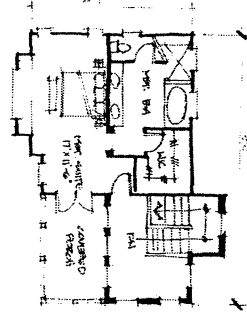
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ABOVE GRADE ENGINEERING
 1001 North Street, Suite 300
 Paso Robles, CA 93247
 Phone: (805) 462-0113
 Fax: (805) 462-0118
 www.abovegrade.com

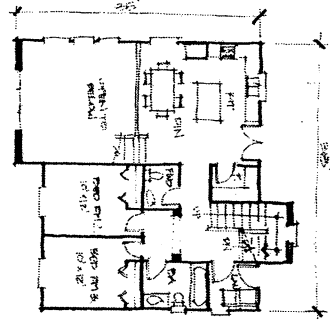
INMAN DESIGN
 1027 Wabash St., Suite 200
 San Luis Obispo, CA 93401
 805-544-9472



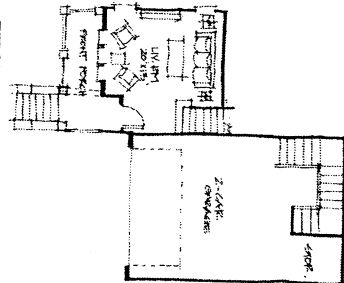
BACK ELEVATION



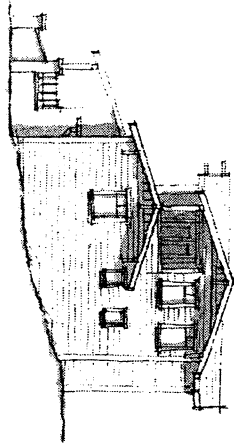
THIRD LEVEL



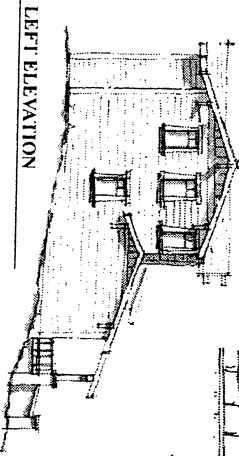
SECOND LEVEL



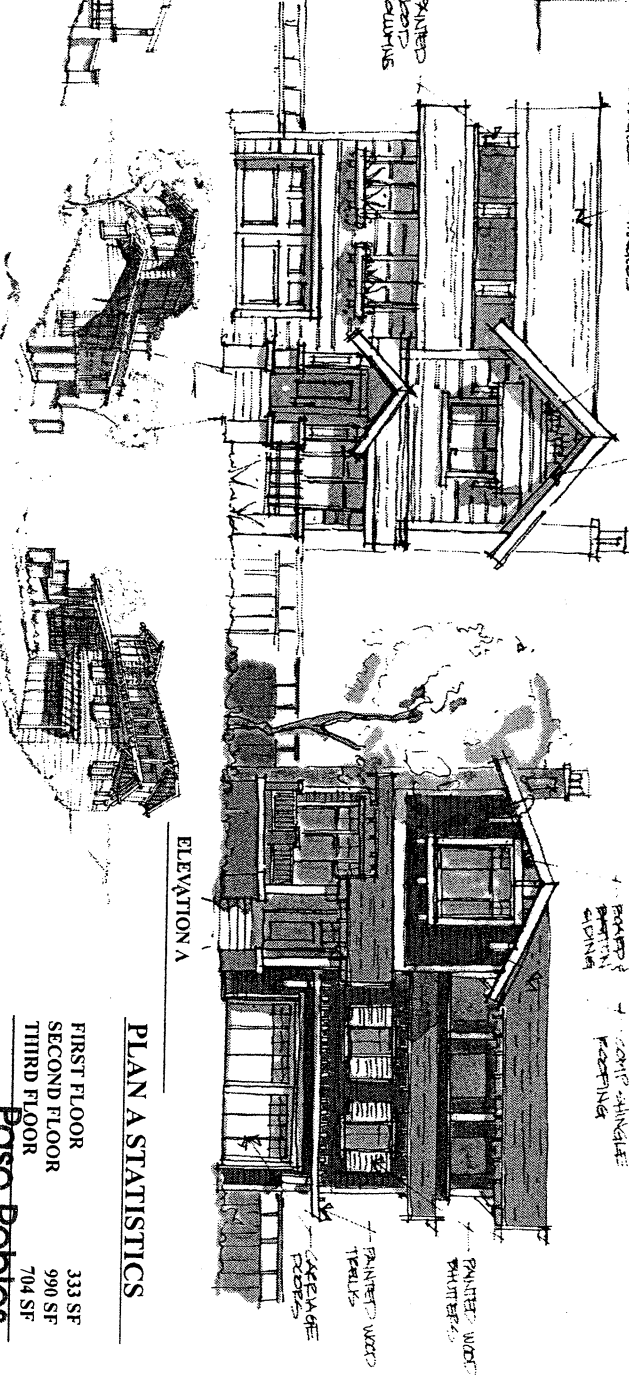
FIRST LEVEL



RIGHT ELEVATION



LEFT ELEVATION



ELEVATION A

PLAN A STATISTICS

FIRST FLOOR	333 SF
SECOND FLOOR	990 SF
THIRD FLOOR	704 SF
TOTAL	2027 SF

Paso Robles

2027 SF

DATE: NOV/03/2006
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 APPROVED BY: [illegible]

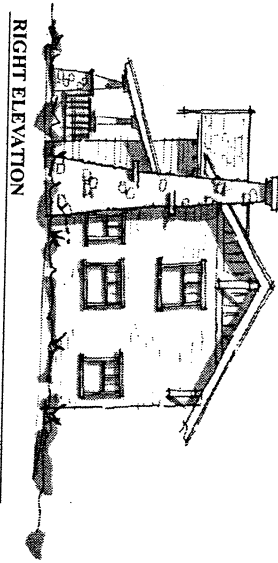
Hidden Creek Village
 Paso Robles, California

PLAN A

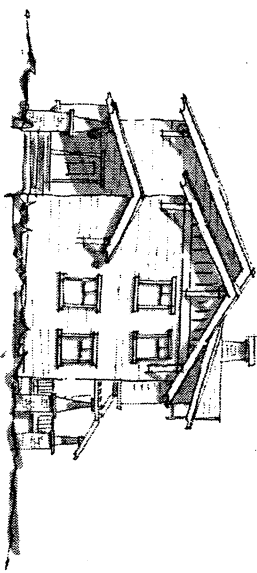
ABOVE GRADE ENGINEERING
 1100 N. Main Street, Suite 200
 Paso Robles, CA 93227
 Phone: 805.436.5115
 Fax: 805.436.5116
 www.abovegrade.com



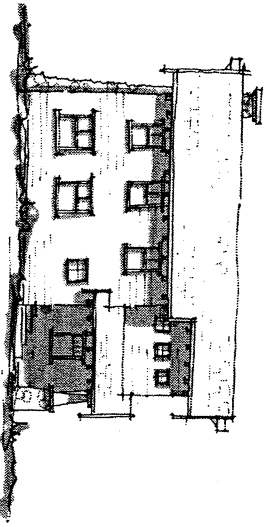
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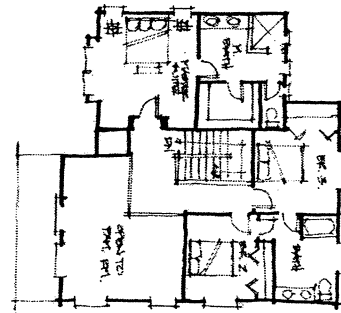
RIGHT ELEVATION
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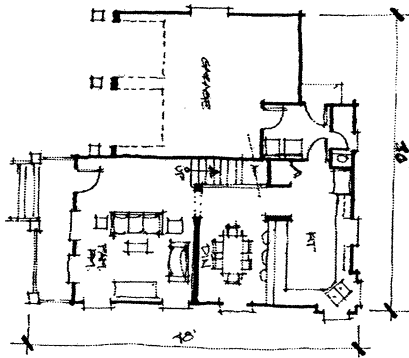
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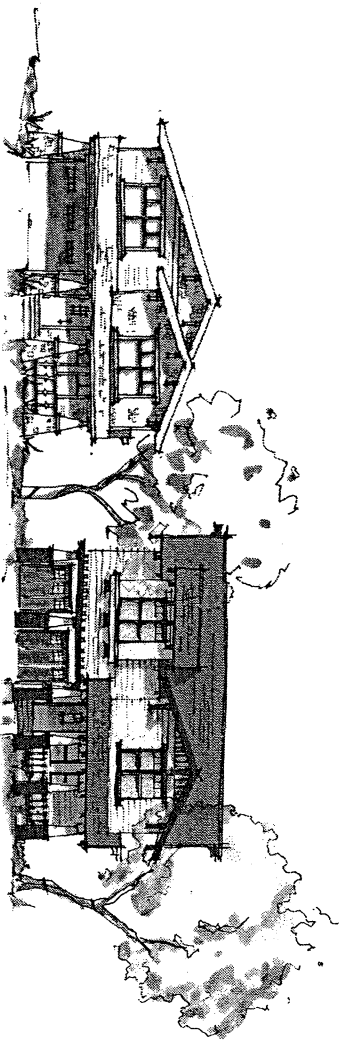
BACK ELEVATION
1/8" = 1'-0"



SECOND LEVEL
1057 SF
1/8" = 1'-0"



FIRST LEVEL
929 SF
1/8" = 1'-0"



FRONT ELEVATIONS
ALTERNATIVES 1 & 2
1/8" = 1'-0"

PLAN B STATISTICS

FIRST FLOOR 929 SF
SECOND FLOOR 1057 SF

TOTAL Paso Robles SF

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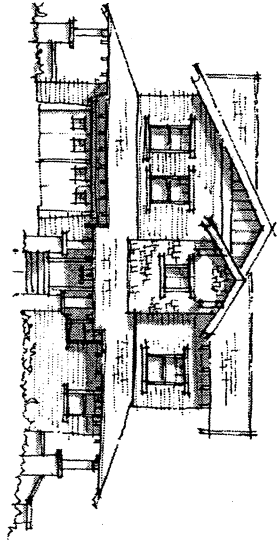
ABOVE GRADE ENGINEERING
114 N. B. St., Suite 118
Paso Robles, CA 93426
Phone: 805.345.3118
Fax: 805.345.3118
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Paso Robles, CA 93426
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Fax: 805.345.3118
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Hidden Creek Village
Paso Robles, California
PLAN B

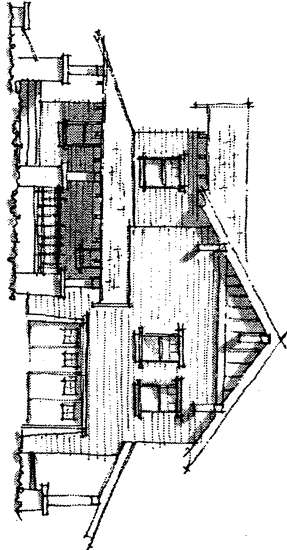
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DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: NOV/03/2006
A-3

NOV 06 2006
Planning Division



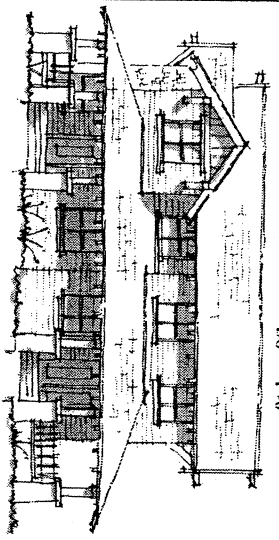
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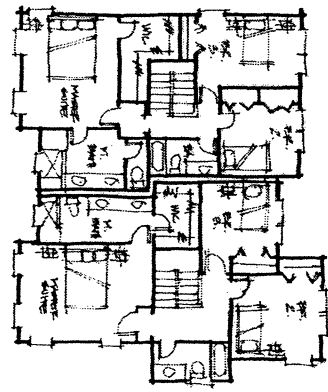
LEFT ELEVATION

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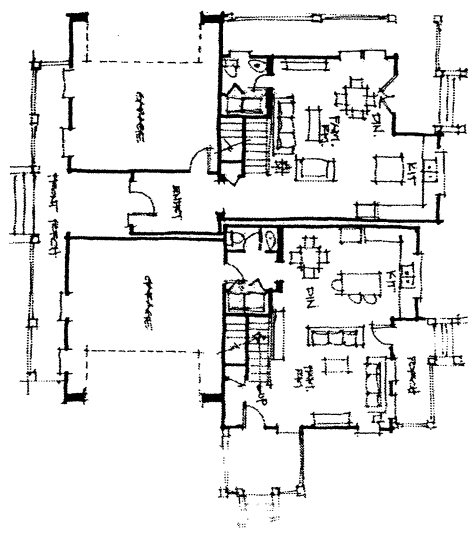
BACK ELEVATION

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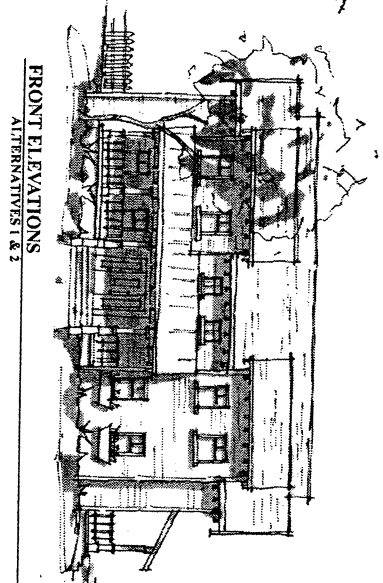
SECOND LEVEL
907 / 890 SF

1/8" = 1'-0"



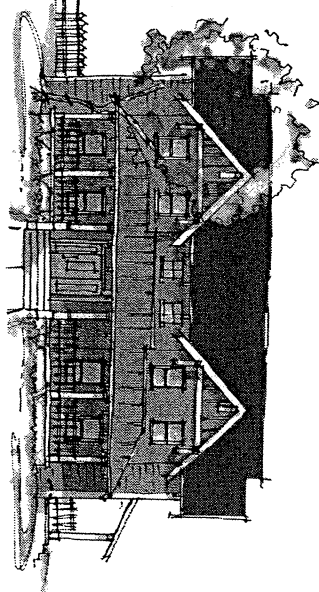
FIRST LEVEL
740 / 760 SF

1/8" = 1'-0"



FRONT ELEVATIONS
ALTERNATIVES 1 & 2

1/8" = 1'-0"



PLAN C STATISTICS

	PLAN 1	PLAN 2
FIRST FLOOR	740 SF	760 SF
SECOND FLOOR	907 SF	890 SF
TOTAL	1647 SF	1650 SF

NOV 06 2006
Paso Robles
Robles

Planning Division

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Hidden Creek Village
Paso Robles, California

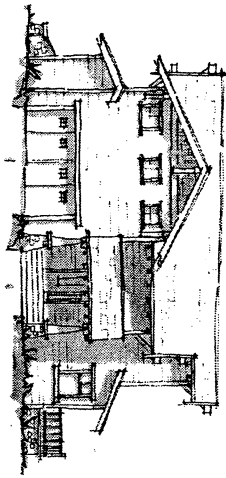
PLAN C

ABOVE GRADE
ENGINEERING
1001 Market Street, Suite 200
Paso Robles, CA 94027
Phone: 805.746.4113
Fax: 805.746.4114
www.abovegrade.com

1001 Market Street, Suite 200
Paso Robles, CA 94027
Phone: 805.746.4113
Fax: 805.746.4114
www.abovegrade.com

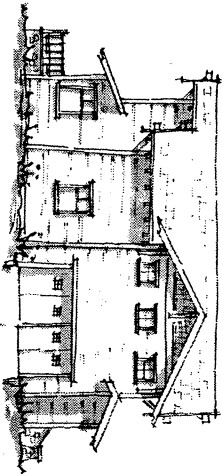
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SHEET: A-4



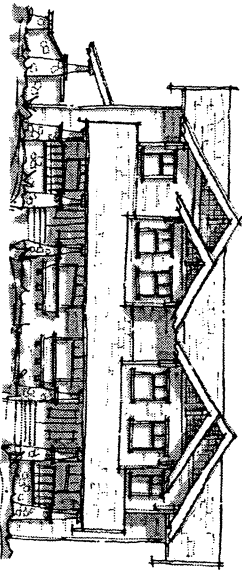
RIGHT ELEVATION

1/8" = 1'-0"



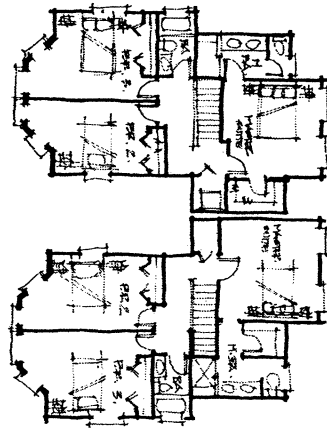
LEFT ELEVATION

1/8" = 1'-0"



BACK ELEVATION

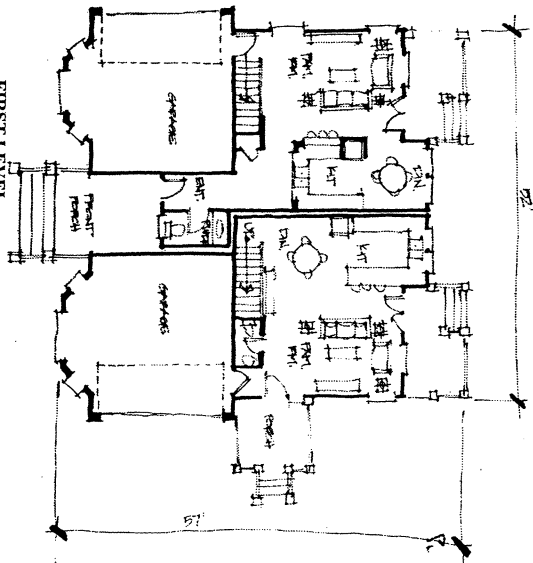
1/8" = 1'-0"



SECOND LEVEL

760 / 790 SF

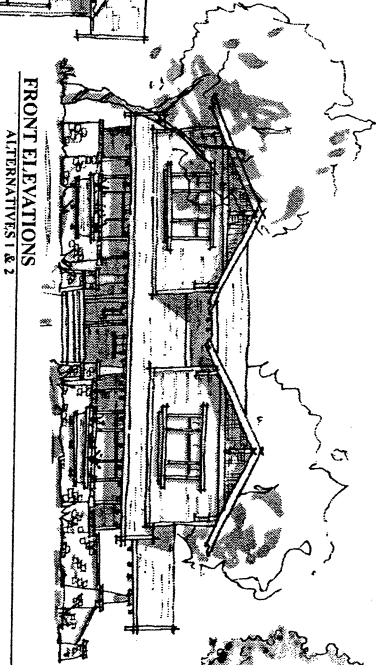
1/8" = 1'-0"



FIRST LEVEL

777 / 675 SF

1/8" = 1'-0"



FRONT ELEVATIONS
ALTERNATIVES 1 & 2

1/8" = 1'-0"

PLAN D STATISTICS

	PLAN 1	PLAN 2
FIRST FLOOR	777 SF	675 SF
SECOND FLOOR	760 SF	790 SF
TOTAL	1537 SF	1465 SF

Paso Robles 472 SF

Hidden Creek Village
Paso Robles, California

PLAN D



Inanna Design
INCORPORATED
3000 West Ocean Blvd. Suite 200
Paso Robles, CA 92371
Tel: 805.340.0114
Fax: 805.340.0114
www.inannadesign.com

**ABOVE
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www.abovegrade.com

DATE: NOV. 03, 2006
A-5

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

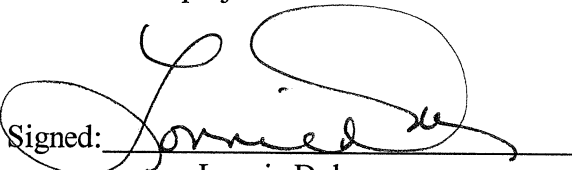
Newspaper: Tribune

Date of Publication: November 1, 2006

Meeting Date: November 14, 2006
(Planning Commission)

Project: Planned Development 06-007
and Tract 2847 (Mortenson)

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

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, November 14, 2006, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

Planned Development 06-007 and Tract 2847: A request filed by Curtis Mortenson to subdivide 6.7 acres into 44 lots and construct 43 attached and detached residences with one open space lot at 80 South River Road. (APNs 009-661-040 and -041). The project is in the RMF-12 Residential Multi-Family Medium Density zoning district.

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

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

If you challenge this project 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, AICP
City Planner
November 1, 2006

6482405

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Susan DeCarli, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for PD 06-007/Tract 2847 on this 13th day of November 2006.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Susan DeCarli