

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TRACT 2583 AND PLANNED DEVELOPMENT 06-013
(Jason Rhoades)

DATE: JANUARY 9, 2007

Needs: For the Planning Commission to consider the applicant's request to subdivide an approximate 3-acre site into 9 single-family residential lots, within the Union/46 Specific Plan Area.

- Facts:
1. The subject property is located at the northwest corner of Union Road and Prospect Avenue (See attached location map)
 2. The General Plan land use designation is Residential Single Family (RSF) and the zoning is R-1, PD3 (Single Family, Planned Development Overlay with a maximum density of 3 dwelling units to the acre). The project site is located within Sub Area C of the Union / 46 Specific Plan Area.
 3. The Union/46 Specific Plan adopted a framework of development for Sub Area C that included: residential density distribution, minimum lot size criteria, a circulation framework with specific street sections, a utility infrastructure framework, and the designation of both a public park and school site at the northeast portion of the Sub Area.
 4. The project has been designed to maintain the anticipated density and the Specific Plan requirement of 12,000 square feet average lot size, with a 10,000 square foot minimum lot size.
 5. The applicant proposes to record and develop the 9 lot subdivision in one (1) phase.
 6. The development will be accessed by a new public street that would enter off of Prospect Avenue. A temporary "hammer-head" turn around will be constructed at the western boundary of the tract. A cul-de-sac will be constructed in the future once the adjacent property to the west develops.
 7. The site has an average slope of less than 10-percent, and is proposed to be "pad-graded" as allowed by the Grading Ordinance.

8. There are six oak trees located within the project boundaries. Three of them will have some impacts by the project, mostly as a result of the road improvements to Union Road. The other three trees are located on proposed lot 5 and are not anticipated to be impacted by the development of Lot 5, since the lot has been designed to provide a building envelope outside of the tree critical root zones. All six trees will be preserved and protected during construction. The Arborist Report by A & T Arborist is attached to the Environmental Initial Study attached to this Staff Report.
9. As allowed for by the Zoning Code (Section 21.16A.Planned Development District) the applicant is requesting deviations from the required lot widths in order to accommodate development out of the critical root zones of the oak trees. The applicant is requesting to allow reduced widths for Lots 6-9 from 80-feet to 65-feet.
10. An Environmental Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA). Project level mitigation measures were identified within the study. The project is consistent with the framework of the approved Union/46 Specific Plan for which an Environmental Impact Report was already prepared and certified by the City Council. Pursuant to Section 15182, of the State's Guidelines to Implement CEQA, the project is exempt from additional environmental review.
11. The DRC reviewed this project at their meetings of October 17, 2006 and November 13, 2006. The main topics of discussions at the meetings were related to the decorative masonry wall along Union Road and the proximity of the wall to the oak trees. The plans included with this staff report are a result of the DRC discussions and the direction by the Committee to construct the wall of decorative masonry materials consistent with the Zoning Code standard and to realign the wall outside of the drip line of the oak trees. of The Committee recommended that the Planning Commission approve the project along with the requested reduction in lot widths as requested.

Analysis
and

Conclusion: The project at this time is to create the 9-lot subdivision. Individual lot development plans will be required to be submitted on a lot by lot basis to the DRC for review and approval. Conditions requiring four-sided architectural elements and the use of tile roofs will be required for the homes.

Environmental mitigation measures have been incorporated into the project to reduce potential impacts to oak trees to a less than significant level. All oak trees will be protected and preserved during the construction of this tract. The adopted Union Road plan line has been designed to preserve the oak trees along Union Road.

The residential subdivision and associated planned development are consistent with General Plan, Zoning Code and Union-46 Specific Plan policies for residential development by providing urban single-family residential neighborhoods consistent with the existing residential in this area of the City.

Policy

Reference: General Plan; Union/46 Specific Plan; Municipal / Zoning Code.

Fiscal

Impact: The eight (8) new residential lots that are the incremental increase in land use intensity would be required to join the City Services Community Facilities District to offset the impacts on Police, Fire and other City Services.

Options: After consideration of all public testimony, the Planning Commission should consider the following options:

Option A

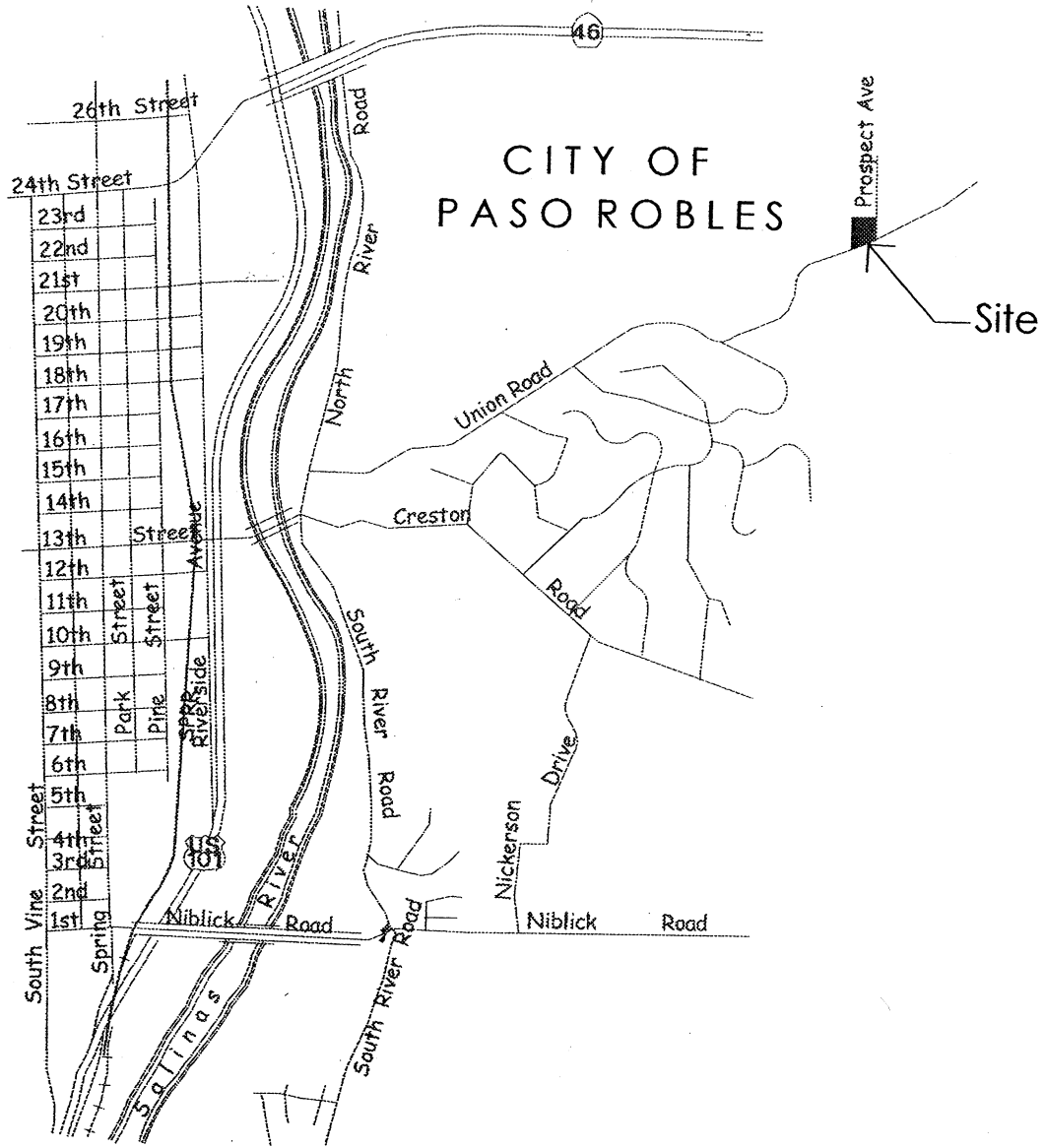
1. Adopt the attached Resolution approving a Mitigated Negative Declaration for Tentative Tract 2523 and PD 06-013;
2. Adopt the attached resolution granting approval of Planned Development 06-013 subject to standard and site specific development conditions and allow the reduction of Lots 6-9 from 80-feet to 65-feet in order to reduce the impacts to the oak trees on Lot 5:
3. Adopt the attached Resolution granting approval of Tentative Tract Map 2583 subject to standard and site specific development conditions.

Option B

Amend, modify, or reject the above options.

Attachments:

1. Vicinity Map
2. Applicant's Project Description
3. Memo from City Engineer
4. Memo from Battalion Chief
5. Draft Resolution Approving a Negative Declaration & Initial Study
6. Draft Resolution Approving PD 06-013
7. Draft Resolution Approving Tent. Tract 2583
8. Newspaper and Mail Notice Affidavits



Vicinity Map

No Scale

Vicinity Map
 Tract 2583 & PD 06-013
 (Rhoades)

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: Tentative Tract 2583
DATE: January 9, 2007

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

Streets

The project fronts on Union Road and Prospect Avenue. Union Road is classified as an Arterial Street in the Circulation Element of the General Plan and is subject to the Union Road Plan Line adopted by City Council, 12-20-05. Prospect Avenue is a Local Street.

Improvements to Union Road shall be constructed in accordance with the adopted Plan Line which calls for a two-lane road with a raised median and a turn pocket at Prospect Avenue. The right-of-way for Union Road will be variable width and will include the perimeter privacy wall and all landscaping outside of it. The wall and landscaping will be maintained by the landscape and lighting maintenance district.

Improvements to Prospect Avenue will be constructed in accordance with City Standard A-5.

It is recommended that the interior street be constructed in accordance with Neo-Traditional Standard A-6, which has a reduced paved width standard (36 feet as opposed to 40 feet with City Local Street Standard A-5) and wider parkways. This street will eventually be extended west to Arciero Way.

Relocation of Overhead Utilities

P. G. & E power lines run over the property parallel to Union Road. In accordance with City Council policy, these lines will have to be relocated underground.

Sewer

Sewer is available to the project from an 8-inch line in Prospect Avenue. A sewer lift station will be needed as the sewer line in Prospect Avenue is not low enough to serve Tract 2583. Rather than add another lift station to the City

sewer system, the City will reimburse the applicant for the cost of extending the sewer line from Tract 2373 (Almendra Court) and eliminating its lift station. The reimbursement will be partially offset by the use of the pumps and electrical equipment from the Almendra Court lift station for the new lift station.

The sewer lift station in Tract 2583 will be eventually be eliminated in accordance with the sewer master plan when the interior street is extended to Arciero Way.

Water

Water is available to the project from an 8-inch water main in Prospect Avenue and a 12-inch water main in Union Road. Fire hydrants will be placed in accordance with a plan approved by the Fire Chief.

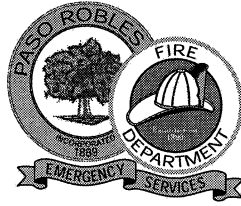
Drainage and Open Space

Drainage from this project will be picked up at the west end of the new street. From there the storm run-off can be directed to the natural channel to the south via a bio-swale constructed in a variable width (20-foot minimum) easement along the west boundary of Lot 5. There are oak trees along the west side of Lot 5, therefore the easement will not encumber the building area of the lot.

The Union-46 Specific Plan calls for an open space dedication over the natural channel in the southwest corner of the subdivision. The easement along the west boundary of Lot 5 combined with a similar future dedication on the property to the west will provide an attractive green corridor connecting Union Road to the interior street. The bio-swale, easement and open space will be maintained by the landscape and lighting maintenance district.

Site Specific Conditions of Approval

1. Union Road shall be improved in accordance with the Union Road Plan Line adopted by City Council and plans approved by the City Engineer. Improvements will include a landscape median and turn pocket at Prospect Avenue.
2. Prospect Avenue shall be constructed in accordance with City Local Street Standard A-5 and plans approved by the City Engineer.
3. The interior street constructed in accordance with City Neo-Traditional Standard A-6 and plans approved by the City Engineer (Traffic Index = 6.0).
4. The applicant shall relocate all overhead utilities along Union Road underground.
5. The subdivider shall abandon the Almendra Court lift station in Tract 2373 and extend an 8-inch sewer line to Tract 2583. The City will reimburse the subdivider for the sewer extension and shall partially offset the reimbursement by providing facilities from the Almendra Court lift station for use in the new lift station required in Tract 2583.
6. The subdivider shall provide a variable width drainage and open space easement along the west side of Lot 5. A bio-swale, designed by a qualified biologist shall be placed in the easement to convey storm run-off from the subdivision to the natural drainage course at the southwest boundary.
7. An open space easement shall be provided around the natural drainage course at the southwest boundary of the subdivision in accordance with the Union-46 Specific Plan.
8. CC and Rs shall be recorded over Tract 2583 stating that low impact design features shall be incorporated into the grading and drainage plans for each lot in the subdivision. Landscape irrigation shall be precluded from discharge into the streets and natural channels to the extent possible.



Paso Robles Department of Emergency Services

To: Darren Nash, Associate Planner
From: Kevin Taylor, Battalion Chief
Subject: PD 06-0013 & Tract 2583
Date: September 5, 2006

Please include the following site specific requirement for PD 06-0013.

1. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.

Thank you for the opportunity to comment and please contact me with any questions or comments.

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING A FINDING OF CONSISTENCY WITH
THE APPROVED UNION/46 AREA SPECIFIC PLAN AND ITS ASSOCIATED
ENVIRONMENTAL DOCUMENTS IN CONSIDERATION OF
TENTATIVE TRACT 2583 AND PLANNED DEVELOPMENT 06-013
(JASON RHOADES)
APN: 025-402-024

WHEREAS, Tentative Tract 2583 has been filed by Pam Jardini behalf of Jason Rhoades to subdivide an approximate 3.1-acre site into 9 single family residential lots; and

WHEREAS, the site is located on the northwest corner of Union Road and Prospect Avenue; and

WHEREAS, the project site is located within Sub Area C of the Union/46 Specific Plan area; and

WHEREAS, Planned Development 06-013 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district; and

WHEREAS, an Environmental Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and although project level mitigation measures were identified within the study (on file in the Community Development Department), the conclusion was such to enable a finding of consistency of the project with the approved Union/46 Specific Plan for which an Environmental Impact Report were already prepared and certified by the City Council; and

WHEREAS, Section 15182 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA) exempts projects from additional environmental review when it can be determined that the subject project(s) is consistent with the adopted Specific Plan of which it is a part.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles based on its independent judgment, does hereby find and determine that the proposed Tentative Tract 2583 and Planned Development 06-013 are consistent the approved Union/46 Area Specific Plan and its associated environmental documents, thereby requiring no additional environmental review and analysis.

NOW, THEREFORE, BE IT FURTHER RESOLVED, creation and development of this subdivision shall be consistent with the attached mitigation measures identified by the certified Environmental Impact Report prepared for the Union/46 Specific Plan. These mitigation measures address the following general categories:

Geologic and Seismic
Water Resources and Sewer
Drainage and Erosion
Biological
Archaeological
Visual Resources
Traffic and Circulation
Noise
Air Quality

NOW, THEREFORE, BE IT FURTHER RESOLVED, those project specific mitigation measures identified in the tract resolution relating to: biological (oak trees), shall be fully implemented.

PASSED AND ADOPTED THIS 9TH day of January, 2007, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN PRO TEM MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

darren\Tract\Tract 2583 Rhoades\neg dec res

**ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
CITY OF PASO ROBLES
PLANNING DIVISION**

- 1. PROJECT TITLE:** Tract 2583
- Concurrent Entitlements:** Tentative Tract 2583
Planned Development 06-013
- 2. LEAD AGENCY:** City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
- Contact:** Darren Nash, Associate Planner
John Falkenstien, City Engineer
- Phone:** (805) 237-3970
- PROJECT LOCATION:** Northwest corner of Union Road and Prospect Avenue
- 3. PROJECT PROPONENT:** Land Rhythms
Contact Person: Pamela Jardini
Phone: (805) 801-0453
- 5. GENERAL PLAN DESIGNATION:** RSF-3 (3 dwelling units to the acre maximum)
Union / 46 Specific Plan Overlay (plan adopted Feb. 1988)
- 6. ZONING:** R-1, PD3 (single family, maximum of 3 units to the acre)
- 7. PROJECT DESCRIPTION:** Proposal to subdivide and develop approximately 3.13 acres into 9 single-family residential lots within the Union / 46 Specific Plan area. The project is proposed in one (1) development phase.
- 8. ENVIRONMENTAL SETTING:** The project site is characterized as being located on a vacant lot that has been previously graded. Residential development surrounds the property on all sides. The 4.42 acre property adjacent to the west has not been subdivided at this time but could in the future given the existing RSF-3/R1PD designations.
- 9. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED):**
To be determined.

10. PERSONS PARTICIPATING IN THE PREPARATION OF THE INITIAL STUDY:

Darren Nash, Associate Planner
John Falkenstien, City Engineer
Kevin Taylor, Emergency Services

11. RELATED ENVIRONMENTAL DOCUMENTATION:

A Final Environmental Impact Report was certified by the City Council in November of 1987 in conjunction with the adoption of the Union/46 Specific Plan. That EIR was prepared by the Morro Group of Los Osos, California and included discussion and analysis of the following environmental impacts:

- a. Geologic Hazards
- b. Water Resources and Facilities Capabilities
- c. Drainage and Erosion
- d. Biological Resources
- e. Archaeological Resources
- f. Visual Resources
- g. Traffic and Circulation
- h. Noise
- i. Air Quality
- j. Police and Fire Protection
- k. Schools
- l. Loss of Agricultural Land

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or is “Potentially Significant Unless Mitigated,” as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population & Housing | <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Energy & Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a significant effect(s) on the environment, but one or more effects (1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) have been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or is “potentially significant unless mitigated.” An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effect(s) that remain to be addressed.

I find that although the proposed project could have a significant effect(s) on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. (See item #11 above, for a specific reference to that EIR.)

Signature

Darren Nash

Printed Name

Date

Associate Planner

Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. “Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided at the end of the checklist. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix I of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the needs and requirements of the City of Paso Robles.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers’ information, a list of applicable standard conditions identified in the discussions has been provided as an attachment to this document.)_

SAMPLE QUESTION:

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potential ly Significa nt Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the proposal result in or expose people to potential impacts involving:

Landslides or Mud flows? (Sources: 1, 6)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The attached source list explains that 1 is the Paso Robles General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING. Would the Proposal:

- a) Conflict with general plan designation or zoning?

Discussion: The applicant proposes to develop the project in accordance with the density contemplated within the Union/46 Specific Plan, adopted by the City Council in 1988. The proposed 9 residential dwellings units would be compatible with the General Plan and Zoning designations. The applicant proposes to maintain an average lot size in excess of the 12,000 square foot average with a minimum lot size of 10,000 square feet, which meets the standards required by the Specific Plan.

- b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?

Discussion: The Environmental Impact Report that was prepared for the union/46 Specific Plan was certified by the City Council in 1988 in conjunction with the adoption of that plan. There are no other known agencies with direct jurisdiction over this project. The project is consistent with the level of anticipated development intensity contemplated in the EIR for the Specific Plan. At a project specific level, additional mitigation measures have been identified to supplement the concept already identified in the certified EIR for the Specific Plan. No impacts of significance are identified.

- c) Be incompatible with existing land use in the vicinity?

Discussion: The project would be similar to other surrounding properties in this area of the City. The property adjacent to the west, is currently a 4.42 acre site with one house, but based on the RSF-3 land use & R1-PD3 Zoning designation would have the ability to further subdivide in the future.

- d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)?

Discussion: No agricultural land use would be displaced as a result of the proposal.

- e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Discussion: Not anticipated as an issue.

II. POPULATION AND HOUSING. Would the proposal:

- a) Cumulatively exceed official regional or local population projections?

Discussion: The subdivision of this site would be consistent with the number of lots anticipated within the Union-46 Specific Plan. Impacts on population are not anticipated as an issue.

- b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?

Discussion: Infrastructure is already planned to be extended to this area to serve the residential uses. Growth inducing impacts are not anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Displace existing housing, especially affordable housing?

Discussion: No housing will be displaced as a result of this project.

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- a) Fault rupture?

Discussion: This portion of San Luis Obispo County (generally the Paso Robles area) is located at the far southerly end of the Salinas Valley which also extends up into Monterey County. There are two known fault zones on either side of this valley. The San Marco-Rinconada Fault system runs on the west side of the valley. The San Andreas Fault is on the east side of the valley and runs through the community of Parkfield east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. No unusual factors are expected to be present for this project area.

- b) Seismic ground shaking?

Discussion: See the response to Section III(a). Based on that response, the potential for exposure of persons or property to seismic hazards is not considered significant.

- c) Seismic ground failure, including liquefaction?

Discussion: The City's General Plan contains public safety policies that would require special attention to projects with potential for liquefaction. Also, see the response to Section III(a). Based on the above discussion, the potential for exposure of persons or property to seismic hazards, including liquefaction is not considered significant.

- d) Seiche, tsunami, or volcanic hazard?

Discussion: The project site is not located in an area identified at risk for seiche, tsunami, or volcanic hazards.

- e) Landslides or Mud flows?

Discussion: Each house for each lot within this project will be required to submit for the necessary grading and building permits. Through the plan check process, the plan will be required to be designed to meet the requirements which would include grading, drainage as well as compaction and foundations. As such, potential impacts would be considered less than significant.

- f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?

Discussion: See the discussion in Section III(e). In addition to standard erosion control measures being part of a future development, all grading would be subject to standard conditions of approval ensuring that soils conditions are suitable for the proposed structures and improvements. As such, no significant impacts are anticipated. As such, impacts are less than significant.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Subsidence of the land?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: See the discussion in Sections III (e) (f) and (g) above				
h) Expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: See the discussion in Sections III (e) (f) and (g) above.				
i) Unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: See the discussion in Sections III (e) through (h) above. No significant adverse impacts are anticipated based on past identified analysis within the Specific Plan and its EIR.				

IV. WATER. Would the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The development of the project area will increase the historic drainage flows associated with this site. However, the quantities of storm water associated with the requested incremental increase in development intensity is not anticipated to be significant. The developer must document to satisfaction of the city engineer prior to map recordation that the overall drainage flows for the site can be adequately detained or appropriately channeled so as not to increase off-site historic flows.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Exposure of people or property to water related hazards such as flooding? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The incremental change in the development pattern for the project area is not expected to affect exposure of persons to flooding.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen, turbidity)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The physical site construction will increase impervious surfaces on the site and thus increase storm water runoff as discussed in Item IV(a). However, incremental increases associated with the proposed change in land use is not expected to be significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The physical site construction will increase impervious surfaces on the site and thus increase storm water runoff as discussed in Item IV(a). The drainage calculations provided prior to map recordation must be able to show that this increase runoff can be adequately detained. With this standard mitigation measure in place, storm water impacts are expected to be mitigatable to a less than significant level.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Changes in currents, or the course or direction of water movement? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: No significant impacts resulting from the incremental increase in land use intensification are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: The project's water use needs are consistent with those residential demands anticipated within the Specific Plan and the City's General Plan. Impact is considered less than significant since the proposed density is consistent with the Specific Plan .				
g) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: See the discussion in item (f) above. Impacts are considered less than significant since the project is consistent with the residential density contemplated in the Union/46 Specific Plan.				
h) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: The project is to connect to City sewer, with no septic usage. The existing septic system for the existing house will be removed with this project. Impacts are considered less than significant since the project is consistent with the residential density contemplated in the Union/46 Specific Plan.				
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: See the discussion in Section IV (f) above.				

V. AIR QUALITY. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Source: 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions which would cause local and state standards to be exceeded. The potential for future project development to create adverse air quality impacts falls generally into two categories: Short term and Long term impacts.

Short term impacts are associated with the grading and development portion of a project where earth work generates dust, but the impact ends when construction is complete. Long term impacts are related to the ongoing operational characteristics of a project and are generally related to vehicular trip generation and the level of offensiveness of the onsite activity being developed.

Since the certification of the Union/46 Specific Plan EIR in 1987, SLO County standards have been modified. However, both short and long term mitigation measures have been incorporated into the project conditions that are consistent with the past residential subdivisions referred and reviewed by APCD. These mitigation measures have proven to be acceptable in past projects and are designed to minimize fugitive dust during construction and to encourage swift revegetation when grading is complete. Long term mitigations include the benefits of the project's inherent compact design and preservation of oak woodland, the future tree planting and house orientation suggestions. With these measures in place, the impacts of the project are expected to be reduced to a less than significant level.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: There would not appear to be significant impacts associated with sensitive pollutant receptors.				
c) Alter air movement, moisture, or temperature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: Impacts to air movement, moisture or temperature are not anticipated to be significant.				
d) Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: Impacts are not anticipated.				

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Based on information from the ITE Manual, a typical single family home will generate approximately ten (10) trips per day. With the proposed 9-lot subdivision, approximately 90 trips would be generated.

Based on the project meeting the current General Plan and Zoning designations, and the fact that the subdivision of this site into 9-lots was anticipated in the Union 46-Specific Plan, the traffic generated by this project would be considered less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Impacts are considered less than significant since the project is consistent with the residential density contemplated in the Union/46 Specific Plan.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Inadequate emergency access or inadequate access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Impacts are considered less than significant since the project is consistent with the residential density contemplated in the Union/46 Specific Plan.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Insufficient parking capacity on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The design of interior street sections and ability to provide on street parking within the project area is consistent with the Specific Plan's adopted rural hillside section. Each home will have a two car garage with room to park in front of the garage door. Impacts of this project are not considered significant.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Hazards or barriers for pedestrians or bicyclists? Discussion: none anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? Discussion: The proposed project would not appear to conflict with the City's bicycle master plan or other alternative transportation documents.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Rail, waterborne or air traffic impacts? Discussion: Ability to impact rail or waterborne traffic is considered less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- a) Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)?
-

Discussion: The Union/46 Specific Plan EIR contained analysis and biological assessment information for the entire Specific Plan area. The assessment concluded that there were vegetative areas which were of high value and deserving of preservation. No wildlife resources were identified within the EIR as being significant. The 3 acre project site is bordered by existing single family residential. Impacts are considered less than significant based on the overall approach of non-disturbance and protection – consistent with and exceeding expectations of the Specific Plan.

- b) Locally designated species (e.g., heritage trees)?
-

Discussion: There are six oak trees locate on this site. The EIR contained mitigation measures for the preservation of oak woodland areas (primarily avoidance). The applicant has provided supplemental documentation from Steve Alvarez, Certified Arborist, that inventories (on-site) trees impacted by development and provides suggestions for protection and preservation of all six trees. The project plans indicates that all lots can be built-out without impacting the remaining trees. The project arborist has reviewed the plan and supports the proposal.

The following mitigation measures will be added to insure proper preservation of the rest of the oak trees on site:

- Prior to the issuance of a grading permit for Lot 5, and prior to the approval of the improvement plans, all mitigations as outlined in the Arborist Report performed by A&T Arborist (attached) shall be complied with. A letter from the Arborist will need to be submitted to the City acknowledging that all necessary mitigations have been complied with. Additionally, a letter from the Arborist will need to be submitted to the City prior to the final tract acceptance indicating that the mitigation has been completed in an acceptable manner.
- Constructive notice shall be recorded against the title of Lot 5 notifying future owners that any construction on these lots will need to stay out of the Critical Root Zone of the Oak Trees. A plan exhibit that graphically shows the relationship of the building envelope with the oak tree critical root zones shall be included with the Constructive Notice.

- c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?
-

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: See the above discussion in items VII a and b related to oak trees. There is no coastal habitat associated with this project.

- d) Wetland habitat (e.g., marsh, riparian and vernal pool)?

Discussion: There is no wetland habitat on this site.

- e) Wildlife dispersal or migration corridors?

Discussion: There is not an impact to a wildlife dispersal or migration corridor.

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

- a) Conflict with adopted energy conservation plans?

Discussion: The proposal is consistent with the City's Mineral and Energy Resource Conservation policies in as much as it does not jeopardize the conflict with any efforts for water and mineral resource extraction in the area.

- b) Use non-renewable resource in a wasteful and inefficient manner?

Discussion: Any new development occurring within this project area would be subject to all Uniform Building Code standards and energy conservation standards required by that code.

- c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?

Discussion: There are no known mineral resources associated with this site that would be compromised as a result of this proposal. No impacts are anticipated.

IX. HAZARDS. Would the proposal involve:

- a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?

Discussion: This project, as described, in and of itself would not have the potential to release or create hazardous substance concerns.

- b) Possible interference with an emergency response plan or emergency evacuation plan?

Discussion: Non anticipated, the Fire Marshall has reviewed the proposed project and is recommending approval. A turn-around will be constructed at the west end of the new street. The turn-around will be required to comply with the Emergency Services standards.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The creation of any health hazard or potential hazards?

Discussion: As discussed in Items IX (a) and (b), above, health or other hazards are anticipated to be less than significant and/or mitigatable as the project is currently described.

- d) Increased fire hazard in areas with flammable brush, grass, or trees?

Discussion: See discussion IX (B) above. Impacts are not considered to be significant as the project is designed.

X. NOISE. Would the proposal result in:

- a) Increases in existing noise levels?

Discussion: Besides additional noise from construction equipment, this 9-lot residential project will not increase noise levels in the area .

- b) Exposure of people to severe noise levels?

Discussion: See the discussion within Section X(a), above.

XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- a) Fire protection?

Discussion: All fire suppression measures would be subject to approval by the Fire Chief. Based on discussions with the Emergency Services personnel, the incremental impacts associated with the build-out of the project would be reduced to a less than significant level based on standard / codified requirements for placement of hydrants and fire access.

- b) Police Protection?

Discussion: Impacts are considered less than significant since the project is consistent with the residential density contemplated in the Union/46 Specific Plan.

- c) Schools?

Discussion: A new school site has been designated within the nearby Montebello Tract. The development of this tract would be consistent with the Specific Plan. With the building permit for each home, all necessary school impact fees will be required to be paid.

- d) Maintenance of public facilities, including roads?

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The Union/46 Specific Plan and City General Plan policies would require that the project participate in a Landscape and Lighting district to help deter maintenance costs associated with public improvements made necessary by the project. As such, maintenance impacts are considered less than significant. A maintenance road will be required to be installed with the installation of the sewer line.

- e) Other governmental services?

Discussion: Impacts are considered less than significant since the project is consistent with the residential density contemplated in the Union/46 Specific Plan.

XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- a) Power or natural gas?

Discussion: Southern California Gas Company provides service to the Paso Robles area. The project is not anticipated to interfere with gas services or create an unmet demand.

- b) Communication systems?

Discussion: The Pacific Bell Company provides service to the Paso Robles and County areas. The project is not anticipated to interfere with phone/communication services.

- c) Local or regional water treatment or distribution facilities?

Discussion: Impacts are considered less than significant since the project is consistent with the residential density contemplated in the Union/46 Specific Plan.

- d) Sewer or septic tanks?

Discussion: Impacts are considered less than significant since the project is consistent with the residential density contemplated in the Union/46 Specific Plan.

- e) Storm water drainage?

Discussion: Impacts are considered less than significant since the project is consistent with the residential density contemplated in the Union/46 Specific Plan.

- f) Solid waste disposal?

Discussion: The City's land fill is located on the north side of Highway 46, east of Airport Road. The incremental change in proposed land use is not anticipated to significantly impact that land fill facility.

- g) Local or regional water supplies?

Discussion: Impacts are considered less than significant since the project is consistent with the residential density contemplated in the Union/46 Specific Plan.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII.AESTHETICS. Would the proposal:

- a) Affect a scenic vista or scenic highway?

Discussion: The project is not located on a scenic vista or highway.

- b) Have a demonstrable negative aesthetic effect?

Discussion: See the discussion in Item XIII (a), above. The potential for aesthetic impacts are of set with the recommended development standards for future home construction, oak tree preservation and additional street tree planting.

- c) Create light or glare?

Discussion: Impacts are considered less than significant since the project is consistent with the anticipated patterns of development and policies contained in the Specific Plan.

XIV.CULTURAL RESOURCES. Would the proposal:

- a) Disturb paleontological resources?

Discussion: No known paleontological resources exist in this area, or were identified in the Specific Plan EIR.

- b) Disturb archaeological resources?

Discussion: The Paso Robles area has been classified as territory occupied by the Migueleno Salinan and the Obispeno Chumash Native California populations. Past community populations have been evidenced at several sites within the Paso Robles area and unincorporated portions of the surrounding County. The 1987 Union/46 Specific Plan EIR conducted an archaeological site investigation and determined that the potential for archaeological resources on this site were very low. Therefore, impacts are considered less than significant.

- c) Affect historical resources?

Discussion: There are no known historical structures located on this site. Impacts are considered insignificant.

- d) Have the potential to cause a physical change which would affect unique ethnic cultural values?

Discussion: As noted in Item XIV (b), impacts are not anticipated.

- e) Restrict existing religious or sacred uses within the potential impact area?

Discussion: As discussed in Item XIV (b) and (d), impacts are not anticipated.

XV.RECREATION. Would the proposal:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Increase the demand for neighborhood or regional parks or other recreational facilities?

Discussion: The school and park sites that were anticipated for the Union/46 Specific Plan are to be constructed with the Montebello tract to the west. The Specific Plan does not require this tract to provide additional parks or recreation facilities.

- b) Affect existing recreational opportunities?

Discussion: Impacts are considered less than significant since the project is consistent with the residential density contemplated in the Union/46 Specific Plan.

XVI.MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Discussion: Based on the discussions within preceding sections of this document, the project is designed to be consistent with the adopted Specific Plan and its EIR. As such, the impacts that were identified, and the mitigation measures incorporated into the project and/or its approvals are expected to reduce impacts to a less than significant level.

- b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?

Discussion: Based on the discussions within this document, the design of this project is consistent with the Specific Plan development framework and would therefore not diminish ability to meet long term environmental goals identified either within the Specific Plan or the General Plan.

- c) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Discussion: The project is designed to be consistent with the Union /46 Specific Plan and its EIR where cumulative impacts were discussed, and therefore not considered to be significant based on the conclusions and policies of those documents.

- d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion: The project is consistent with the development framework of the Specific Plan and will not have adverse

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
affects upon human beings.				

EARLIER ANALYSIS AND BACKGROUND MATERIALS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	1977 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Sewer Master Plan	Same as above
8	City of Paso Robles Housing Element	Same as above
9	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
10	Union/46 Specific Plan adopted 1998	Same as above
11	EIR Prepared for the Union/46 Specific Plan (and its appendices)	Same as above
12	Applicant's Tentative Map 2583 & PD 06-013	Same as above
13	Oak Tree Preservation / Protection Plan Prepared by Steve Alvarez, Certified Arborist	Attached

Summary of Mitigation Measures

Description of Impact

Biological – Oak Trees

Mitigation Measure

Recordation of Building Envelopes;
Arborist sign-off prior to Grading Permit;

RESOLUTION NO.
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TENTATIVE TRACT 2583
(JASON RHOADES)
APN: 025-402-024

WHEREAS, Tentative Tract 2583 has been filed by Pam Jardini behalf of Jason Rhoades to subdivide an approximate 3.1-acre site into 9 single family residential lots; and

WHEREAS, the site is located on the northwest corner of Union Road and Prospect Avenue; and

WHEREAS, the project site is located within Sub Area C of the Union/46 Specific Plan area; and

WHEREAS, Planned Development 06-013 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district; and

WHEREAS, an environmental Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and although mitigation measures were identified within the study (on file in the Community Development Department), the conclusion was such to enable a finding of consistency of the project with the approved Union/46 Specific Plan for which an Environmental Impact Report was already prepared and certified by the City Council, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 9, 2007, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development; and

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

1. As conditioned, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles by providing urban single-family residential neighborhoods;
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 the Union 46 Specific plan;
3. The site is physically suitable for the type of development proposed as shown on the tentative tract map (Exhibits B to this resolution) ;
4. The site is physically suitable for the proposed density of development by meeting the Union-46 Specific Plan requirements of 10,000 square foot minimum lot size with an average of 12,000 square feet lot size;

5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems; and,
7. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant tentative map approval to Tract 2583 subject to the following conditions of this resolution:

STANDARD CONDITIONS:

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

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

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

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions
B	Tentative Tract Map
C	Preliminary Grading & Drainage
D	Fence & Wall Plan
E	Preliminary Landscape Plan

3. Tentative Tract Map 2583 coincides with Planned Development 06-013 and authorizes the subdivision of approximately 3-acres into a maximum of 9 single family residential lots ranging from approximately 10,000 square feet to 21,095 in size (maintaining an average of 12,000 square feet).
4. The maximum number of residential lots permitted within this subdivision/development plan shall be 9. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).

5. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map, preliminary grading plan (Exhibits B - E, reductions attached; full size copies are on file in the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.
6. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 06-013 and its exhibits.
7. The applicant shall implement all mitigation measures contained in the associated Environmental Finding Resolution for this project, which includes Project Mitigation Measures identified in the original Certified Environmental Impact Report for the Specific Plan. Additional project level mitigation measures are contained in this tract resolution and are designed to further off set potential impacts to less than significant.
8. The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) as contained in section 6.4 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:
 - a. 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 (non-potable) water should be used whenever possible.
 - b. All dirt stockpile areas should be sprayed daily as needed.
 - c. 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.
 - d. Exposed ground areas that are 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.
 - e. 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.
 - f. 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.
 - g. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

- h. 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.
 - i. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
 - j. 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.
 - k. Reduce the amount of the disturbed area where possible.
9. Regarding the rest of the oak trees on site, the following mitigation measures will be added to insure proper preservation:
- 1. Prior to the issuance of a grading permit for Lot 5, and prior to the approval of the improvement plans, all mitigations as outlined in the Arborist Report performed by A&T Arborist (attached) shall be complied with. A letter from the Arborist will need to be submitted to the City acknowledging that all necessary mitigations have been complied with. Additionally, a letter from the Arborist will need to be submitted to the City prior to the final tract acceptance indicating that the mitigation has been completed in an acceptable manner.
 - 2. Constructive notice shall be recorded against the title of Lot 5 notifying future owners that any construction on these lots will need to stay out of the Critical Root Zone of the Oak Trees. A plan exhibit that graphically shows the relationship of the building envelope with the oak tree critical root zones shall be included with the Constructive Notice.
10. In the event that buried or otherwise hidden cultural resources are discovered during construction work in the area of the find, work should be temporarily suspended and the City of Paso Robles should be contacted immediately, and appropriate mitigation measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.
11. 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 and maintain such services at the standards established in the General Plan.

If for any reason, applicant does not take the necessary steps to have the development included within a CFD, applicant shall, in a manner subject to approval by the City Council and City Attorney, provide for alternative means of fiscal mitigation at a level equal to the special taxes established in the Rate and Method of Apportionment applicable to CFD 2005-1, as they may be adjusted from time to time.

12. For any project resulting in the development of five (5) or more residential units on separate parcels, applicant shall also prepare and record the necessary documents to form a homeowners association (the "HOA") for such development, which HOA shall become active only if and when the CFD is terminated. The HOA documents shall provide that the HOA shall be required to fund the services provided by the CFD, and at the same level established in the Rate and Method of Apportionment for the CFD.

ENGINEERING SITE SPECIFIC CONDITIONS

13. Union Road shall be improved in accordance with the Union Road Plan Line adopted by City Council and plans approved by the City Engineer. Improvements will include a landscape median and turn pocket at Prospect Avenue.
14. Prospect Avenue shall be constructed in accordance with City Local Street Standard A-5 and plans approved by the City Engineer.
15. The interior street constructed in accordance with City Neo-Traditional Standard A-6 and plans approved by the City Engineer (Traffic Index = 6.0).
16. The applicant shall relocate all overhead utilities along Union Road underground.
17. The subdivider shall abandon the Almendra Court lift station in Tract 2373 and extend an 8-inch sewer line to Tract 2583. The City will reimburse the subdivider for the sewer extension and shall partially offset the reimbursement by providing facilities from the Almendra Court lift station for use in the new lift station required in Tract 2583.
18. The subdivider shall provide a variable width drainage and open space easement along the west side of Lot 5. A bio-swale, designed by a qualified biologist shall be placed in the easement to convey storm run-off from the subdivision to the natural drainage course at the southwest boundary.
19. An open space easement shall be provided around the natural drainage course at the southwest boundary of the subdivision in accordance with the Union-46 Specific Plan.
20. CC and Rs shall be recorded over Tract 2583 stating that low impact design features shall be incorporated into the grading and drainage plans for each lot in the subdivision. Landscape irrigation shall be precluded from discharge into the streets and natural channels to the extent possible.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS

21. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.

PASSED AND ADOPTED THIS 9th Day of January, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN PRO TEM MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

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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 2583

APPROVING BODY: Planning Commission

DATE OF APPROVAL: January 9, 2007

APPLICANT: Rhoades

LOCATION: Northwest corner of Union Road and Prospect Ave.

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 Jan. 9, 2009, unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process, development shall comply with the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to recordation of the map, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. This project is subject to the California Environmental Quality Act (CEQA), which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval, which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 5. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.

(Adopted by Planning Commission Resolution 94-038)

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

(Adopted by Planning Commission Resolution 94-038)

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: Rhoades
REPRESENTATIVE: Rob Carnes
PROJECT: Tentative Tract Map 2583

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:

Union Road	Union Road Plan Line	
Prospect Avenue	Local	A-5
Interior Street	Neo-Traditional	A-6
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.

(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)

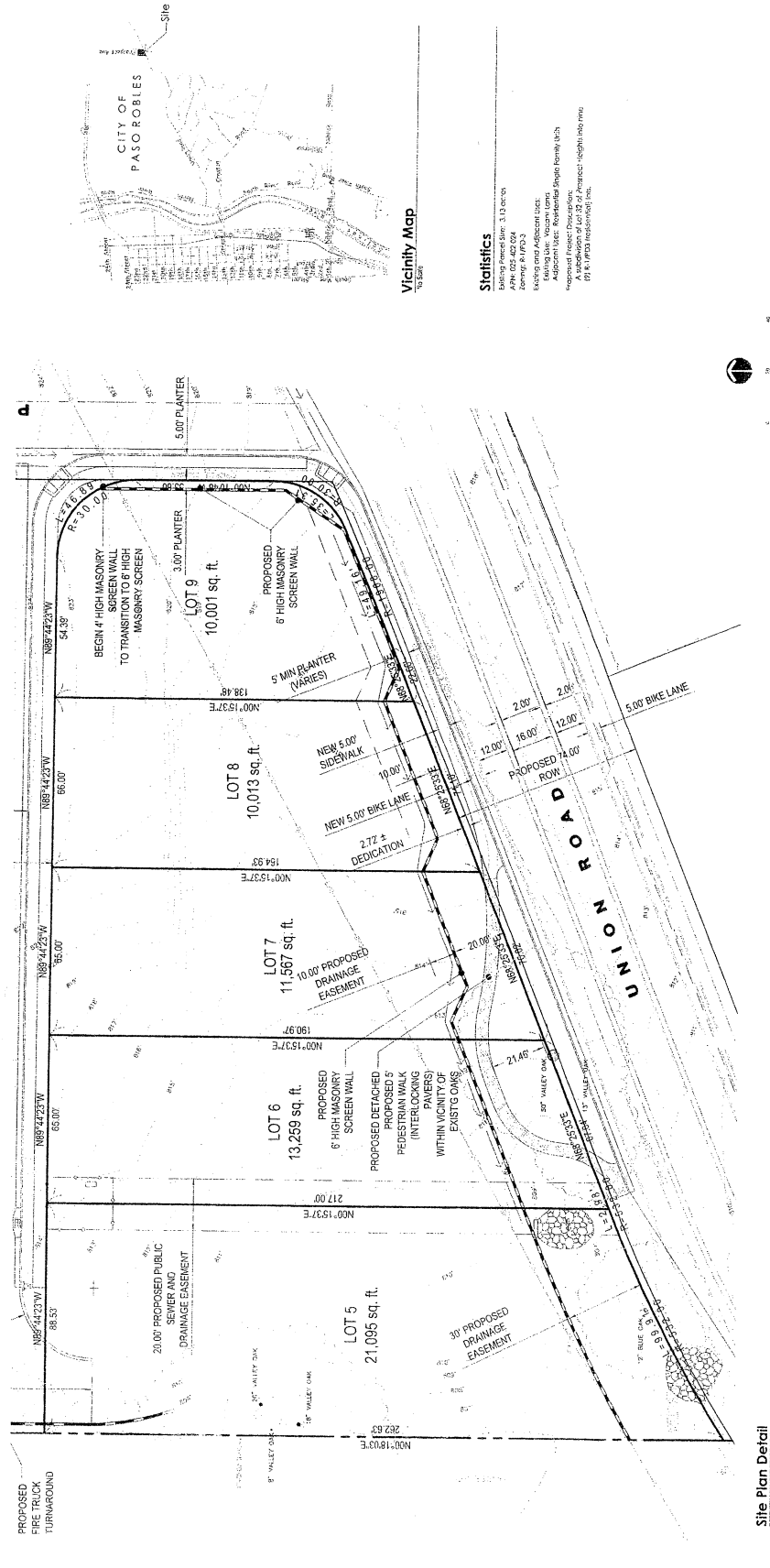
A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.

- 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:

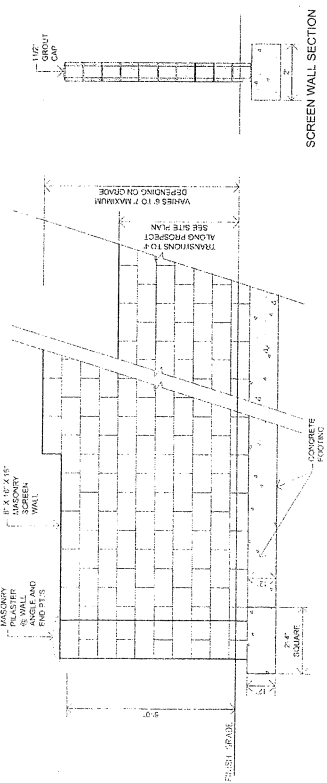
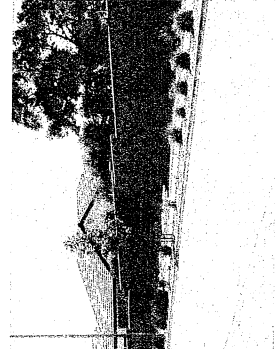
H. GENERAL CONDITIONS

- 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.



1" = 20' - 0" FEET

- NOTES:**
1. ALL MASONRY TO BE 6" X 8" X 16" SPLIT FACE BLOCK, COLORS TO MATCH EXISTING MASONRY. SEE PHOTO PAGE OF UNION ROAD/SEE PHOTO THIS SHEET.
 2. CONSTRUCTION DETAIL, MASONRY CLARITY, DETAIL #5 (PROPOSED ONLY) FOR SUBMIT PURPOSES ONLY.



Masonry Pilaster / Screen Wall Detail

rhythms
An Alliance of Interdisciplinary Professionals

Our Members:
Architects, Engineers, Planners, Surveyors, Environmental Planners, Urban Designers, Landscape Architects, Interior Designers, and Construction Managers.

Member: **California Certified Professional Engineer**
Member: **California Registered Professional Planner**
Member: **California Registered Professional Surveyor**

Member: **California Registered Professional Architect**
Member: **California Registered Professional Landscape Architect**
Member: **California Registered Professional Interior Designer**
Member: **California Registered Professional Construction Manager**

Union Road and Prospect Avenue Tentative Tract Map

PROJECT:

client:
Joan Rhoades
Prospect Rhoades, CA 93446

Project File:
Tentative Tract Map #2583 - Wrought Iron Fence / Masonry Pilaster / Screen Wall Detail

Project Start:
Preparation: Photo Notes
Program: 1/11/2024
Design: 1/11/2024
Revision: 1/31/2024

Sheet:
3

of 4 sheets



OUR SERVICES:
 Landscape Architecture
 Planning and Urban Design
 Construction Administration
 Horticulture and Planting

CONTACT:
 Jason Rhoades, AIA, LEED AP
 1024 Park Avenue
 Paso Robles, CA 93446
 Phone: (805) 238-8173
 Email: jrhoades@rhythms.com

PROJECT:
 Union Road and Prospect Avenue Tentative Tract Map
 1544-00000000

CLIENT:
 Jason Rhoades
 1024 Park Avenue
 Paso Robles, CA 93446

DATE:
 11/13/2024

PROJECT TITLE:
 Tentative Tract Map
 #2583

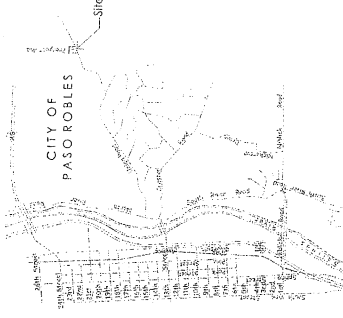
PROJECT TYPE:
 Preliminary Landscape Plan

SCALE:
 1" = 20' (SEE NOTES)

DATE:
 11/13/2024

PROJECT:
 Union Road and Prospect Avenue Tentative Tract Map
 1544-00000000

PROJECT:
 Union Road and Prospect Avenue Tentative Tract Map
 1544-00000000



Vicinity Map

Statistics
 11/13/2024, 3:15:00 PM
 1544-00000000

STREET TREES
 Coast Live Oak
 London Plane Tree

ACCENT TREES
 Grape Myrtle
 Purple Leaf Plum

SHRUBS
 Glossy Abelia
 Pink Princess Escallonia
 Red Tip Photinia
 Rockrose
 Smoke Tree



1" = 20' (SEE NOTES)

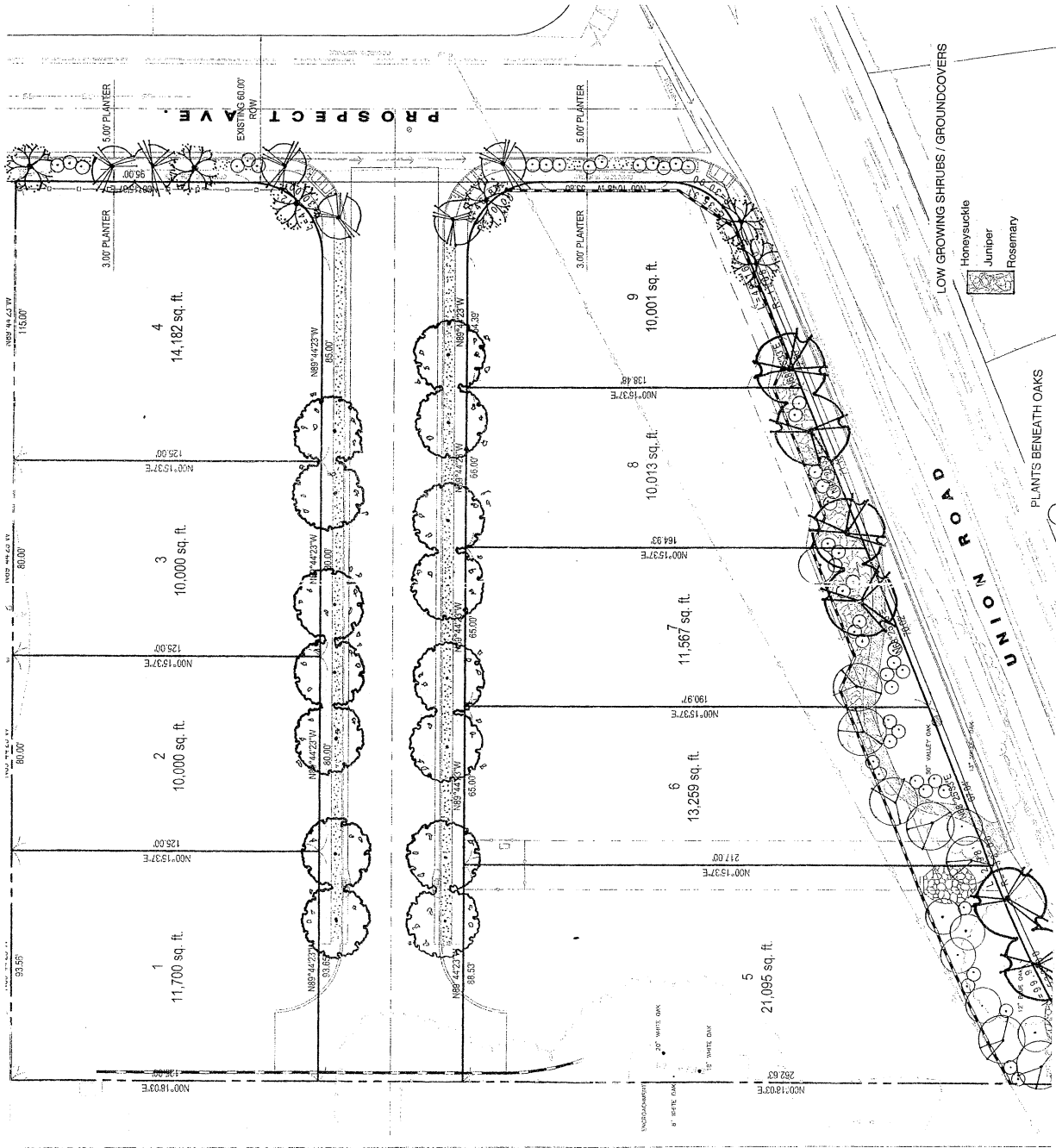


Exhibit E
Preliminary Landscape Plan
Tract 2583 & PD 06-013
(Rhoades)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 06-013
(JASON RHOADES)
APN: 025-402-024

WHEREAS, Tentative Tract 2583 has been filed by Pam Jardini on behalf of Jason Rhoades to subdivide an approximate 3.1-acre site into 9 single family residential lots; and

WHEREAS, the site is located on the northwest corner of Union Road and Prospect Avenue; and

WHEREAS, the project site is located within Sub Area C of the Union/46 Specific Plan area; and

WHEREAS, Planned Development 06-013 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district; and

WHEREAS, an environmental Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and although mitigation measures were identified within the study (on file in the Community Development Department), the conclusion was such to enable a finding of consistency of the project with the approved Union/46 Specific Plan for which an Environmental Impact Report was already prepared and certified by the City Council, and

WHEREAS, Section 15182 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA) exempts projects from additional environmental review when it can be determined that the subject project(s) is consistent with the adopted Specific Plan of which it is a part; and

WHEREAS, reducing the minimum lot widths from 80-feet to 65-feet are permitted in order to allow additional flexibility to design around the oak trees on Lot 5 as allowed by Section 21.16A, Planned Development District; and

WHEREAS, a public hearing was conducted by the Planning Commission on January 9, 2007 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, and

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

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:

- a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
- b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
- c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;
- d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;
- e. The project is consistent with the policies for development established within the Union/46 Specific Plan;
- f. The request to allow the reduction of the lot widths for Lots 6-9 would allow for additional area to build outside of the critical root zones of the oak trees on Lot 5 and would comply with the intent of Chapter 21.16.A (Planned Development Overlay District Regulations).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 06-013 subject to the following conditions:

STANDARD CONDITIONS:

- 1. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Tract 2583 and its exhibits.

SITE SPECIFIC CONDITIONS:

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

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

EXHIBIT	DESCRIPTION
A	Tentative Tract Map
B	Preliminary Grading & Drainage
C	Fence & Wall Plan
D	Preliminary Landscape Plan
E	Fence Detail for Lot 4

Full size plans are on file with the Community Development Department

3. This Planned Development 06-013 coincides with Tentative Tract Map 2583 and authorizes the subdivision of approximately 3-acre site into a maximum of 9 single family residential lots ranging from approximately 10,000 square feet to 21,095 square feet in size (maintaining an average of 12,000 square feet). With the approval of PD 06-013, the lot width of Lots 6-9 may be reduced to 65-feet wide, as shown on the Tentative Tract Map, Exhibit A.
4. The maximum number of residential lots permitted within this subdivision/development plan shall be 9. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
5. Prior to the issuance of a Building Permit for each lot, site plans, architectural elevations, colors/materials, fencing plans and landscaping plans shall be submitted to the Development Review Committee (DRC). At a minimum, all elevations visible from the public street shall have window trim such consistent with that of the front elevation. After the initial review of homes for the Tract have been reviewed by the DRC and the character of the neighborhood has been established, the DRC can give the responsibility of plan review of the remaining lots to staff.
6. The following architectural elements are minimum requirements for the homes on each lot:
 - a. Tile roofs are required;
 - b. Four sided architectural features shall be provided on all homes that back up to Union Road (Lots 5-9) and corner lots (Lot4, 9). The architectural features will be determined by the DRC, but at minimum, decorative window trim is required.
7. The home on Lot 5 shall be constructed within the developable area as shown on the Tentative Tract Map attached to this resolution (Exhibit A). In no circumstance can the house foot print extend out of the developable area and further impact the oak trees.

PASSED AND ADOPTED THIS 9th day of January, 2007 by the following Roll Call Vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

CHAIRMAN PRO TEM MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

darren\Tract\ 2583\pd res

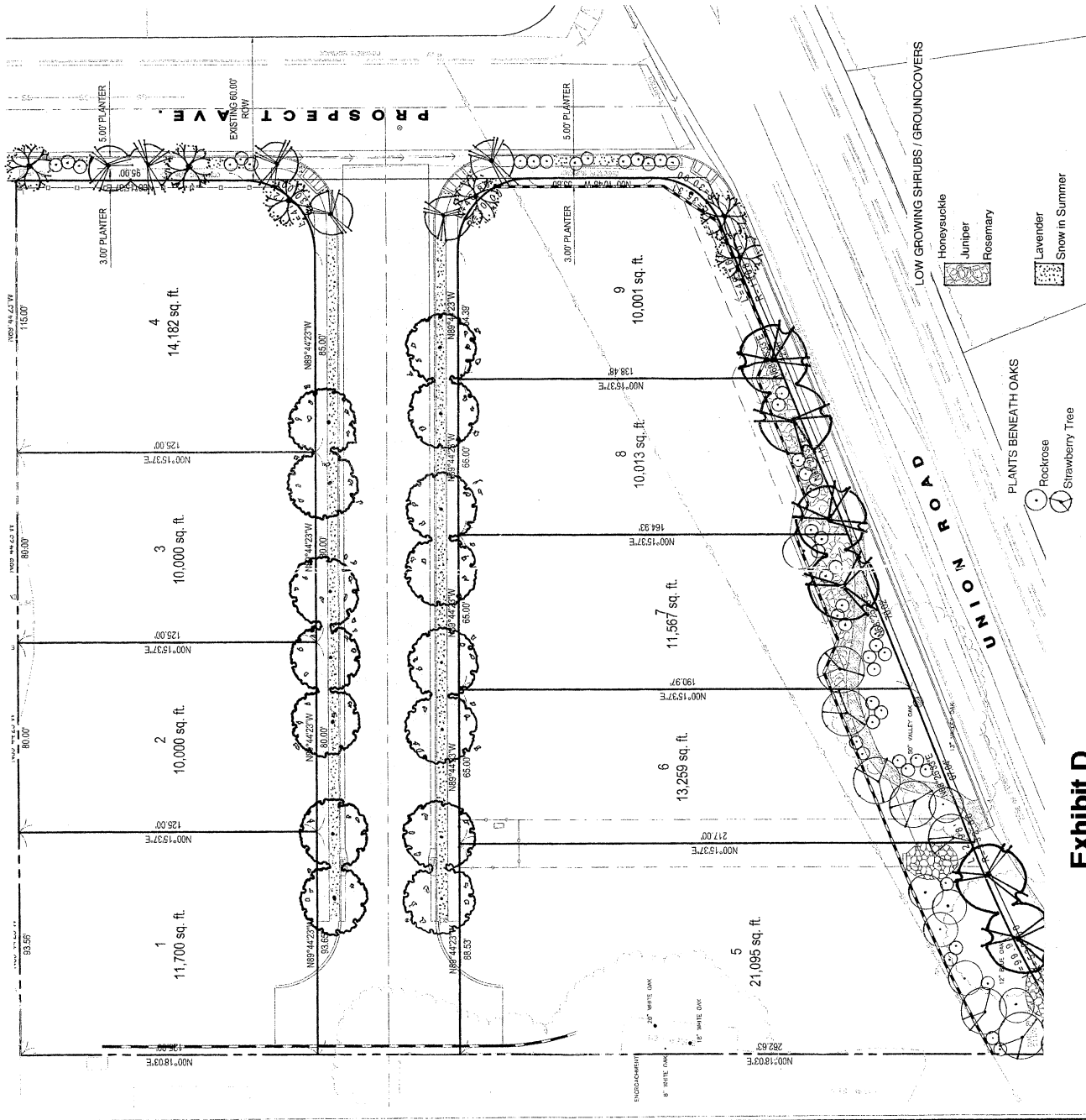
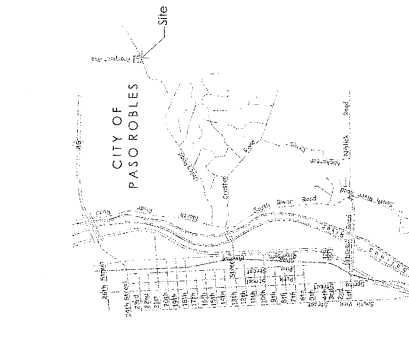


Exhibit D
Preliminary Landscape Plan
Tract 2583 & PD 06-013
(Rhoades)



Vicinity Map

- Statistics**
 Living Units: 313 units
 APN: 025-422024
 Zoning: A1P03
 Existing and Additional Land Use: Residential Single-Family
 Proposed Project Description: Residential Single-Family Units
 Additional Notes: 1. See attached site plan for proposed project location.
 2. See attached site plan for proposed project location.
 3. See attached site plan for proposed project location.

STREET TREES

- Coast Live Oak
 - London Plane Tree
- ACCENT TREES**
- Crape Myrtle
 - Purple Leaf Plum
- SHRUBS**
- Glossy Abelia
 - Pink Princess Escallonia
 - Red Tip Photinia
 - Rockrose
 - Smoke Tree



PROJECT
Union Road and Prospect Avenue Tentative Tract Map

client:
 Jason Rhoades
 Paso Robles, CA 93446

designer:
 Rhythms
 1524 JACKSON
 1015 N. JACKSON ST. PASO ROBLES, CA 93446
 PHONE: 805-437-9254
 FAX: 805-437-9254
 EMAIL: info@rhythms.com

sheet title:
Tentative Tract Map
#2583

Preliminary Landscape Plan

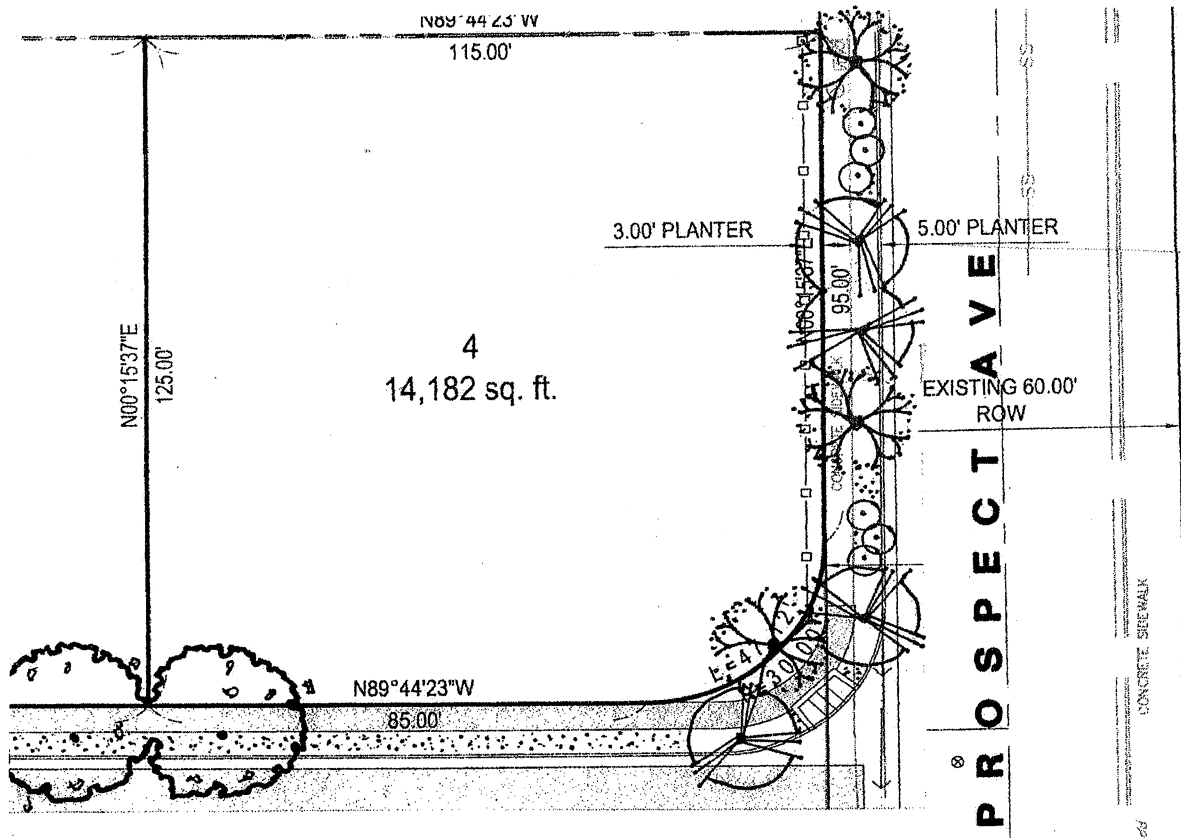
sheet:
4

of 4 sheets

DATE: 11.13.2024
BY: J. Rhoades
CHECKED BY: J. Rhoades
SCALE: AS SHOWN



Lot 4 Fence & Landscaping Detail For Tract Map 2583



Lot 4 - wood and stucco fence example

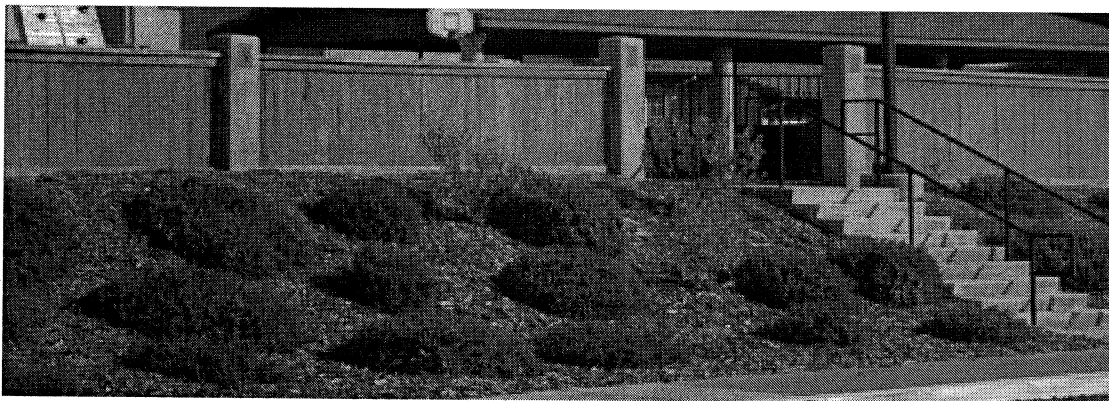


Exhibit E
Fence Detail for Lot 4
Tract 2583 & PD 06-013
(Rhoades)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

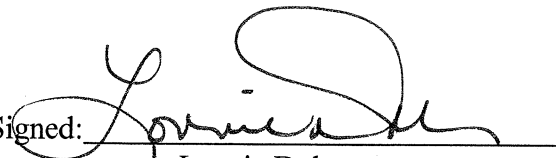
Newspaper: Tribune

Date of Publication: December 20, 2006

Meeting Date: January 9, 2007
(Planning Commission)

Project: Tentative Tract 2583 and
Planned Development 06-013
(Rhoades – Union & Prospect)

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 OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider a Planned Development and Tentative Tract Map and the associated environmental determination and adoption of a Mitigated Negative Declaration (statement that there will be no significant environmental effects because of the required mitigation measures) in accordance with the provisions of the California Environmental Quality Act (CEQA), for these applications.

Tentative Tract Map 2583 & PD 06-013: a tentative tract map and development plan, filed by Pamela Jardini of Planning Solutions on behalf of Jason Rhoades, for the creation of a 9 lot single family residential subdivision. The project is located on the 3.13 acre parcel located on the northwest corner of Union Road and Prospect Road.

The public review period for the Draft Mitigated Negative Declaration commences on December 20, 2006 and ends at the Public Hearing, which is scheduled to take place on Tuesday, January 9, 2007 at the hour of 7:30 pm in the Conference Center (First Floor) at the Paso Robles Library/ City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

The proposed Mitigated Negative Declaration 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 tentative tract map, development plan and negative declaration 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 public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

If you challenge the tentative tract map, development plan or negative declaration 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.

Darren Nash, Associate Planner
Dec. 20, 2006

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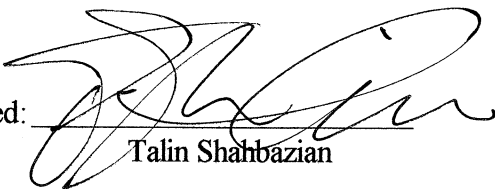
**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Talin Shahbazian, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Amendment to Tentative Track 2583 & Plan Development 06-013 to subdivide a 3.1 acre site to create 9 single family residential subdivisions, (applicant Jason Rhoades / Pamela Jardini - Land Rhythms) on this 22nd day of December, 2006.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Talin Shahbazian