

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TENTATIVE PARCEL MAP PR 06-0078 - 820 23RD STREET
APN 008-171-022 (APPLICANT – JEREMY HOLLIS)

DATE: MARCH 13, 2007

Needs: For the Planning Commission to consider an application for a modified Tentative Parcel Map to subdivide an existing lot into three parcels rather than the two parcels previously approved.

- Facts:**
1. The project site is located at 820 23rd Street. See Vicinity Map, Attachment.
 2. The Planning Commission previously approved a Tentative Parcel Map for two parcels, and a home on the vacant lot, on December 12, 2006. A Final Map prepared for the previously approved tentative map has not recorded, therefore, this new proposed tentative map would replace the previously approved lot split approved by the Commission.
 3. The property is zoned R-3 (Multi-Family Residential), with a General Plan designation of RMF-12 (Residential Multi-Family Medium Density).
 4. Based on the site being within Blocks 1 – 196 (the Original Subdivision of the City), Section 21.16J.060 of the Zoning Code would allow up to three dwelling units for this R-3 zoned lot.
 5. The existing property is 7,000 sq. ft. and the proposed lot split would create three parcels with Parcels 1 and 3 proposed to be 1,750 s.f., and Parcel 2 proposed to be 3,500. See Attachment 2, Tentative Parcel Map.
 6. Proposed Parcels 1 and 3 have an existing single-family residence located on it (across both proposed parcels), which is proposed to be removed. Proposed Parcel 2 is currently vacant.
 7. The applicant is concurrently requesting approval of a new home for proposed Parcel 3, and a 2 unit structure on proposed Parcels 1 and 2. See Attachment 3, Elevations and Site Plan.

8. There are no oak trees on the site, however there is a 64 inch dba Valley Oak tree on the adjacent property to the west of the site. The tree canopy and Critical Root Zone (CRZ) of the oak tree extend onto the proposed new Parcel 2 and into the proposed building footprint. An Arborist Report and tree protection measures have been prepared and are included in this report. See Attachment 4, Arborist Report.
9. The site is not located within the Westside Historic Guidelines area.
10. The Development Review Committee (DRC) reviewed the revised (3-lot split) parcel map on February 5, 2007, and associated architectural elevations and site plan, and recommended approval of the project to the Planning Commission.
11. The project is exempt from requirements of the California Environmental Quality Act (CEQA) Class 15, Minor Land Divisions.

Analysis and

Conclusions: This proposed parcel map is similar to the previously approved map, only this application requests an additional lot be created by further splitting the property along the alley for a total of three parcels. The proposed 3-lot split is consistent with the R-3 zoning district. The scope of the new project includes demolishing the existing house, and architectural approval of a new two-unit structure with a parcel line between the units. The applicant also requests the Planning Commission continue to uphold the previous architectural approval of the house previously approved for Parcel 2. The proposed project is an infill lot split, and is consistent with Zoning and General Plan regulations. Parcels 1 and 2 would be oriented toward 23rd Street. Parcel 3 would be accessed from the alley. Each new home is proposed to include a 2-car garage.

The house plans are designed to avoid the dripline of the neighboring oak tree. Tree protection measures have been prepared to protect the CRZ from construction of the new home (utility lines are proposed on the east side of the home. These measures include: installing tree protection fencing to limit compaction; all trenching within the critical root zone shall be hand dug; all major roots shall be avoided whenever possible with all roots over 1: in diameter cut clean not ragged; an arborist shall monitor the site during foundation trenching; and many others.

The proposed 2-unit development on parcels 1 and 3 provides for two 2-car enclosed garage parking spaces. The proposed building footprint meets the setback standards and exceeds the open space requirements for R3 residences by providing patios and open space on the interior property lines between the two parcels that exceed 300 s.f. for both units, a second story balcony for unit

A, and a front porch for unit B. It is likely that the “livable” outdoor areas used for the units will be the rear yard for unit A and the front yard for unit B. The DRC reviewed this revised tentative parcel map, and recommended the garage doors include window details to add to the architectural quality of the homes.

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

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

Fiscal

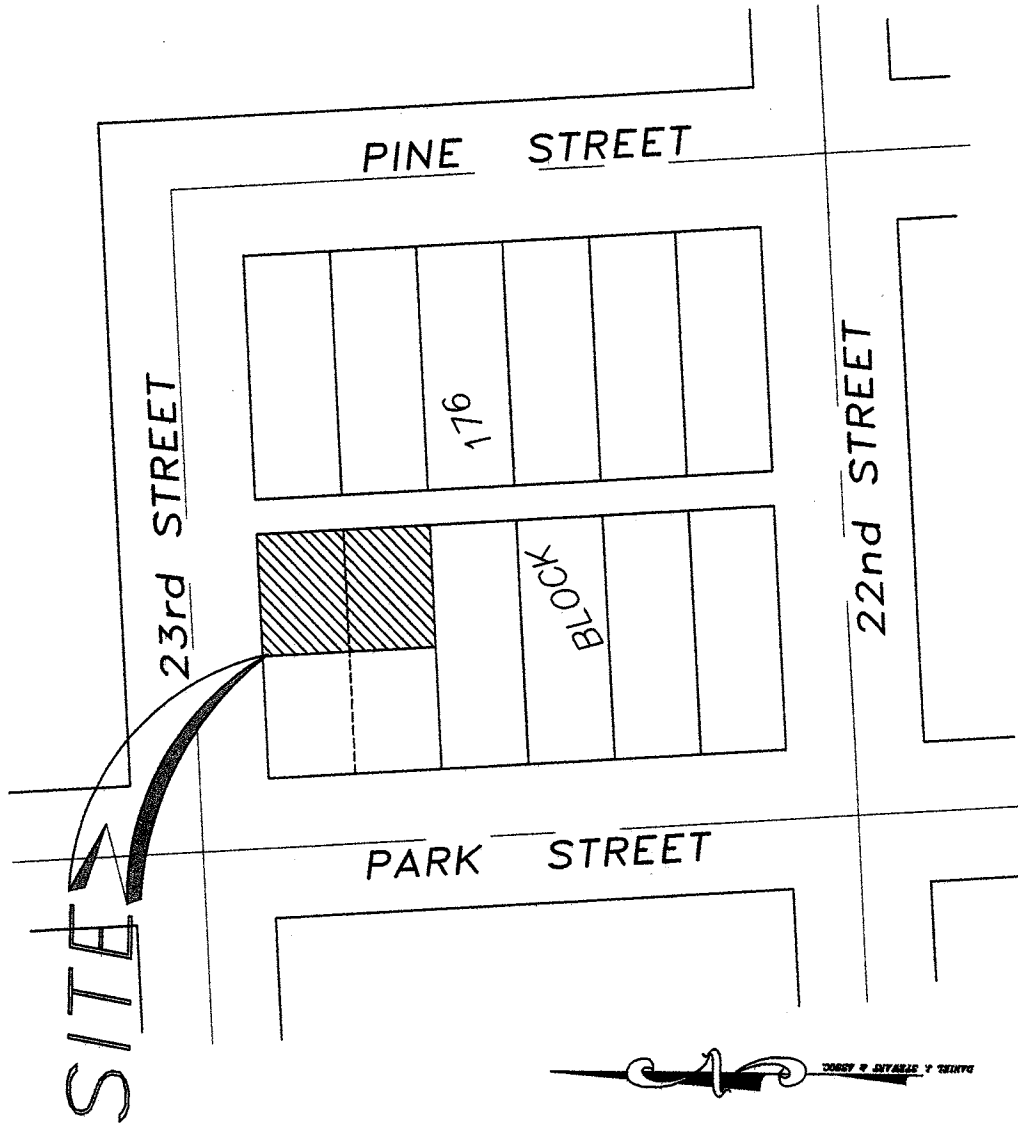
Impact: None. Consistent with the City’s adopted policy of fiscal neutrality, the applicants will be required to pay development impact fees at the time of development of the new parcel and park in-lieu fees prior to recordation of the Final Map. The new parcel would also be required to be annexed to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

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

- a. Adopt the attached Resolution, approving Tentative Parcel Map PR 06-0078 subject to findings and standard and site specific conditions.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

Attachments:

1. Vicinity Map
2. Tentative Parcel Map PR 06-0078
3. Elevations and Site Plan
4. Arborist Report
5. Resolution to Approve Tentative Parcel Map PR 06-0078
6. Memo from City Engineer
7. Newspaper and Mail Notice Affidavits



VICINITY MAP

NO SCALE

REVISED TENTATIVE
PARCEL MAP PR 06-0078

BEING A DIVISION OF THE
EASTERLY HALF OF LOTS 11 & 12, BLOCK 176,
CITY OF EL PASO DE ROBLES,
ALSO BEING PARCEL 2 OF
DOCUMENT No. 2003-134680
COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA
APN 008-171-022

ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED BY ME
OR UNDER MY SUPERVISION AND TO THE BEST OF MY
KNOWLEDGE COMPLES WITH THE LOT DIVISION ORDINANCE
OF THE CITY OF PASO ROBLES.

DANIEL J. STEWART, RCE 14894 (EXP. 3/31/07)



OWNER'S STATEMENT

I DO HEREBY APPLY FOR THE APPROVAL OF THE PARCEL
MAP AND DIVISION OF THE REAL PROPERTY SHOWN ON
THIS TENTATIVE MAP AND STATE THAT I AM THE LEGAL
OWNER OF THE AUTHORIZED AGENT HEREOF AND THAT
THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE.

ERENY HOLLS
18000 JAWAY
SHELL BEACH, CA 93448

BASIS OF BEARINGS

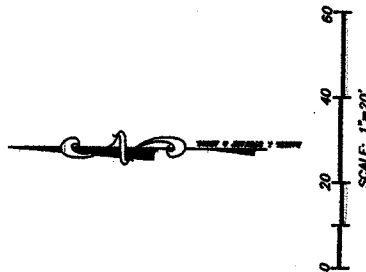
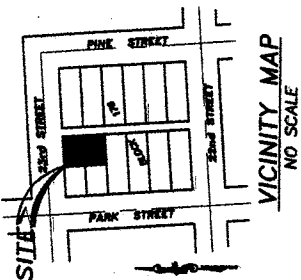
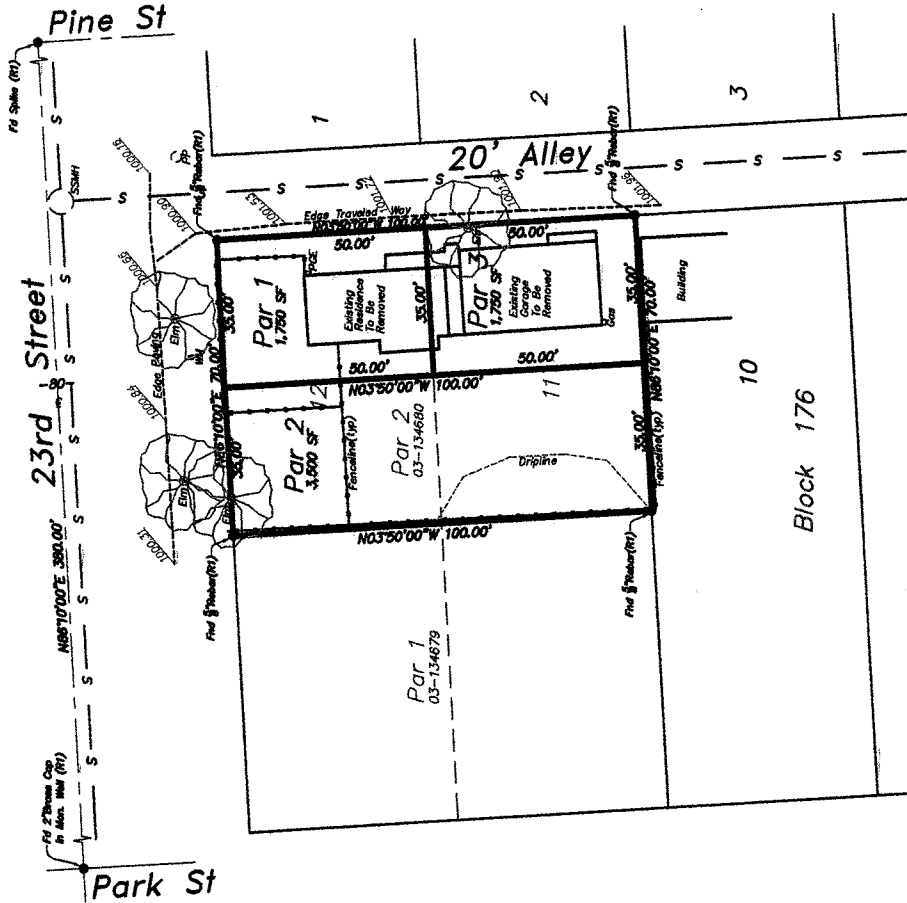
THE BASIS OF BEARINGS FOR THIS SURV
BEING FOUND AND ACCEPTED MONU
ALONG THE CENTERLINE OF 23RD STREET
SHOWN AND NOTED AS N86°10'00" E (R).

LEGEND

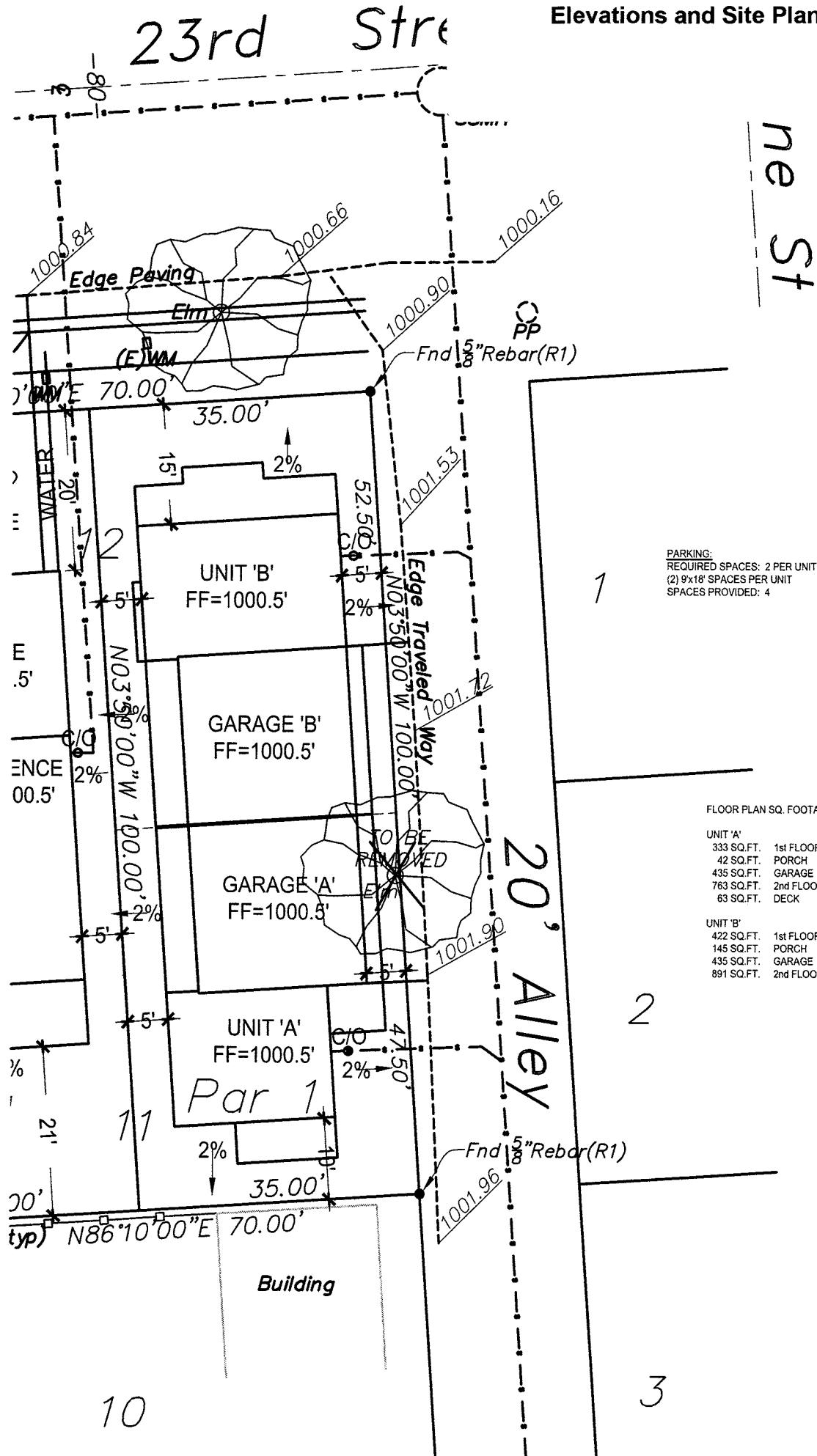
- R = 4-MAPS-188
- RT = 88-43-30
- = FOUND MONUMENT AS NOTED
- = SET 1/2" REBAR w/CAP RCE 1488

DANIEL J. STEWART
ENGINEERS - S
597 12th STREET / P.O.
PASO ROBLES, CA

SHEET 1 OF 1



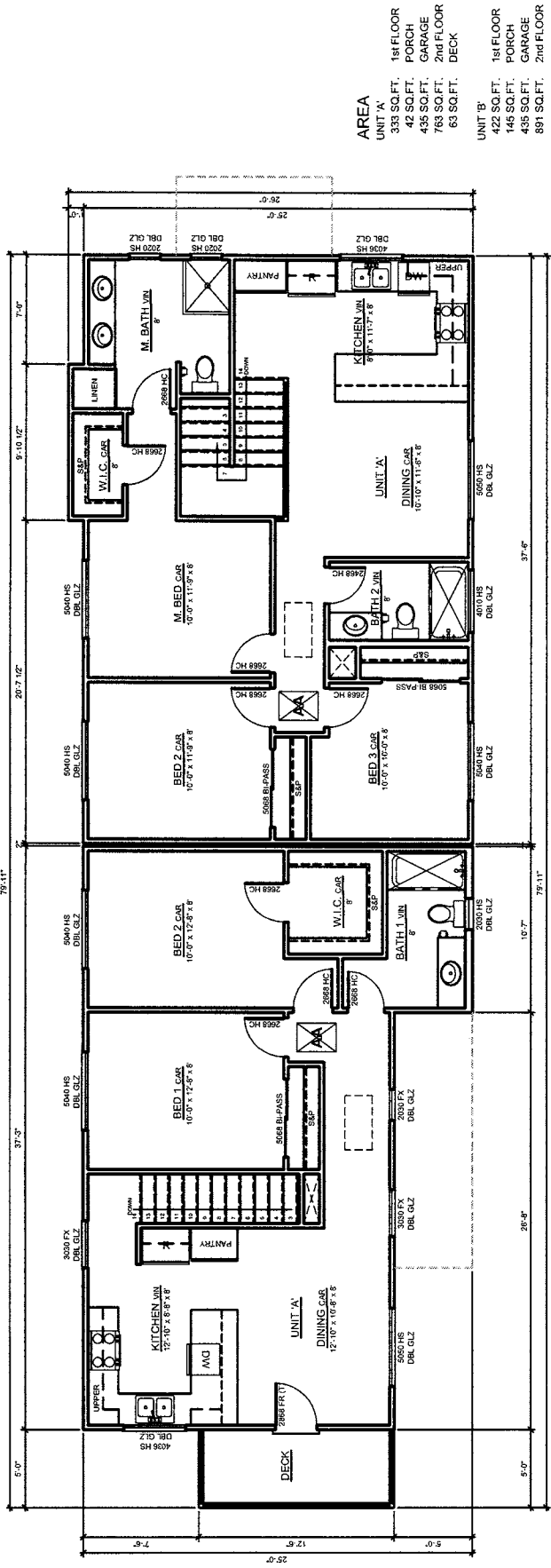
Notes
HORIZONTAL DATUM PER (R) AND A FIELD SURVEY
VERTICAL DATUM IS ASSUMED



PARKING:
REQUIRED SPACES: 2 PER UNIT
(2) 9'x18' SPACES PER UNIT
SPACES PROVIDED: 4

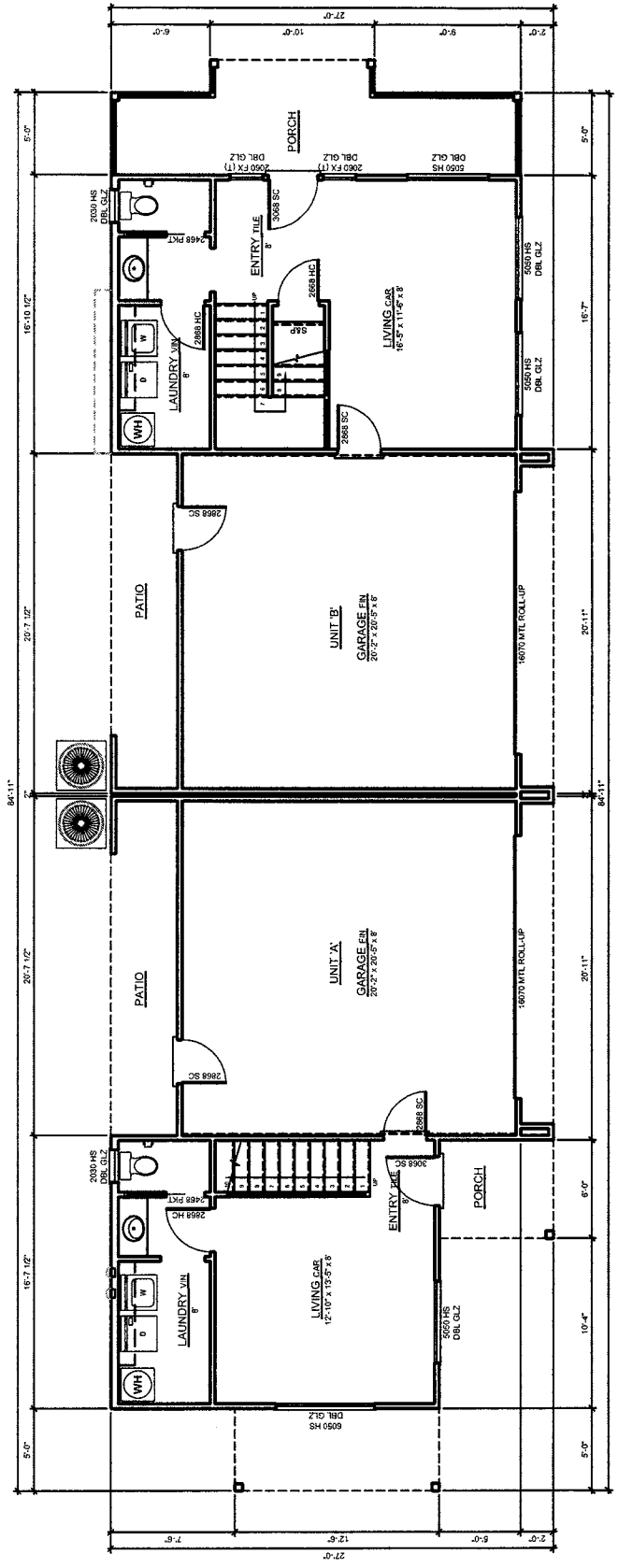
FLOOR PLAN SQ. FOOTAGE

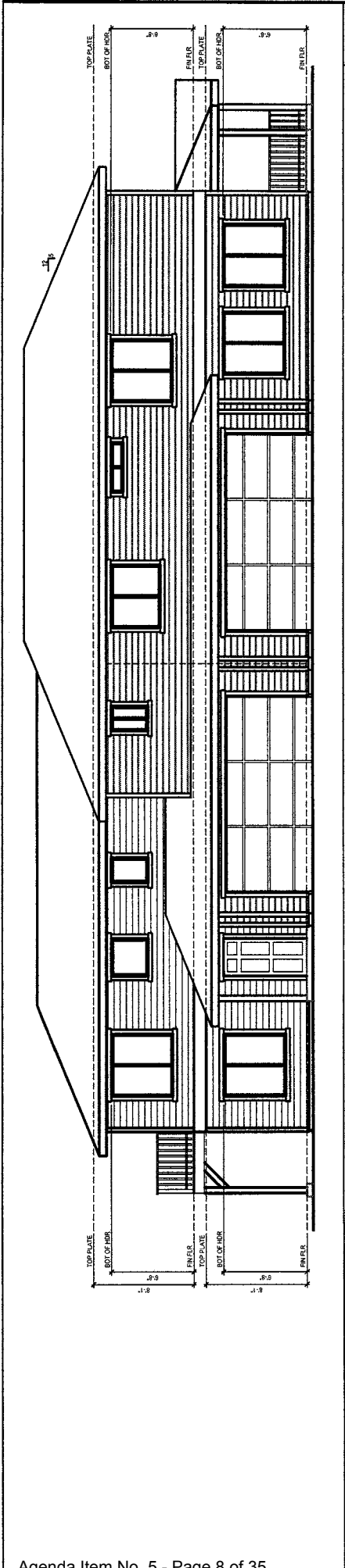
UNIT 'A'	
333 SQ.FT.	1st FLOOR
42 SQ.FT.	PORCH
435 SQ.FT.	GARAGE
763 SQ.FT.	2nd FLOOR
63 SQ.FT.	DECK
UNIT 'B'	
422 SQ.FT.	1st FLOOR
145 SQ.FT.	PORCH
435 SQ.FT.	GARAGE
891 SQ.FT.	2nd FLOOR



SECOND FLOOR PLAN

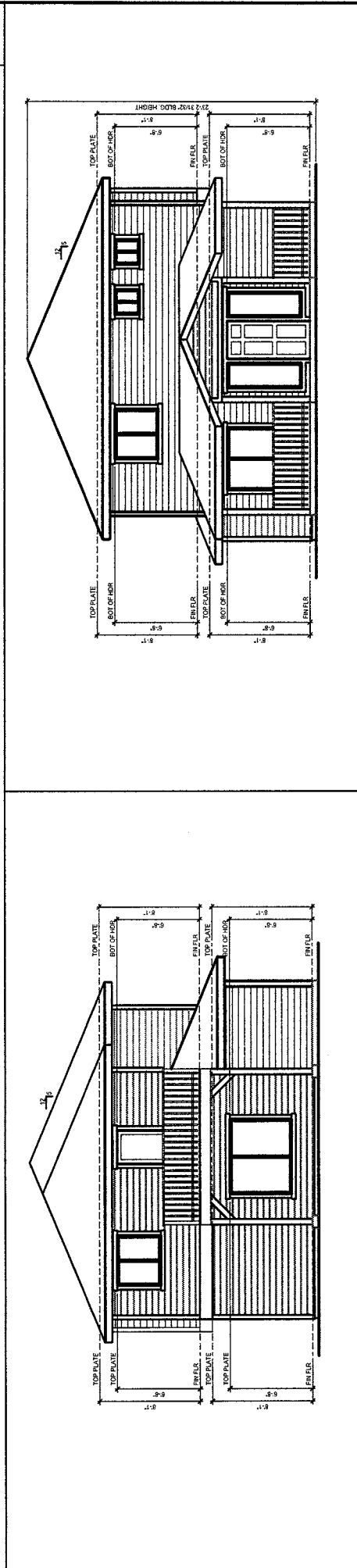
1/4" = 1'-0"





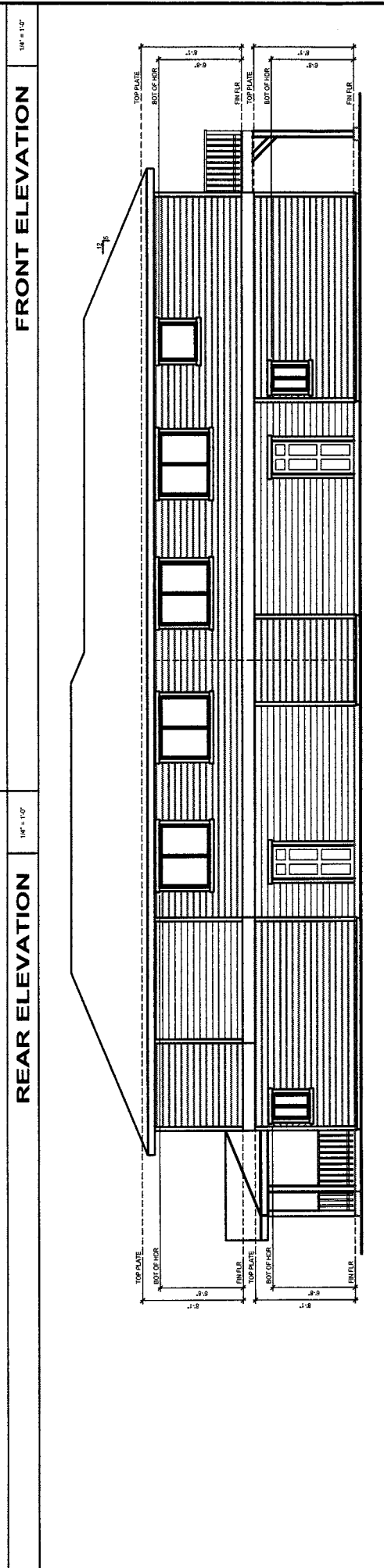
LEFT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



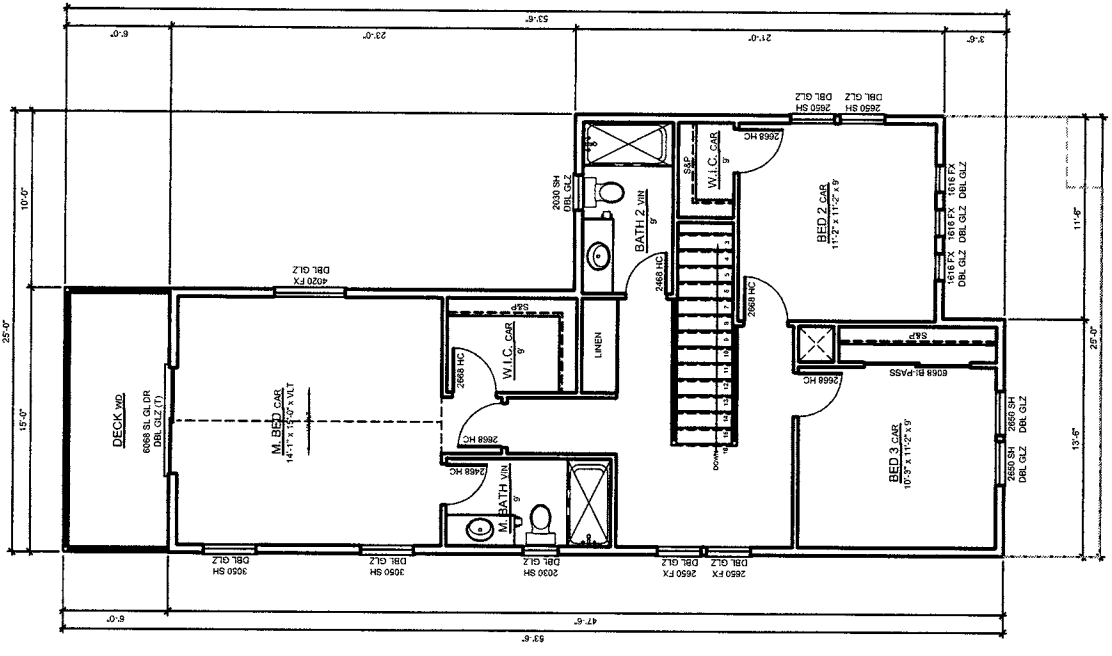
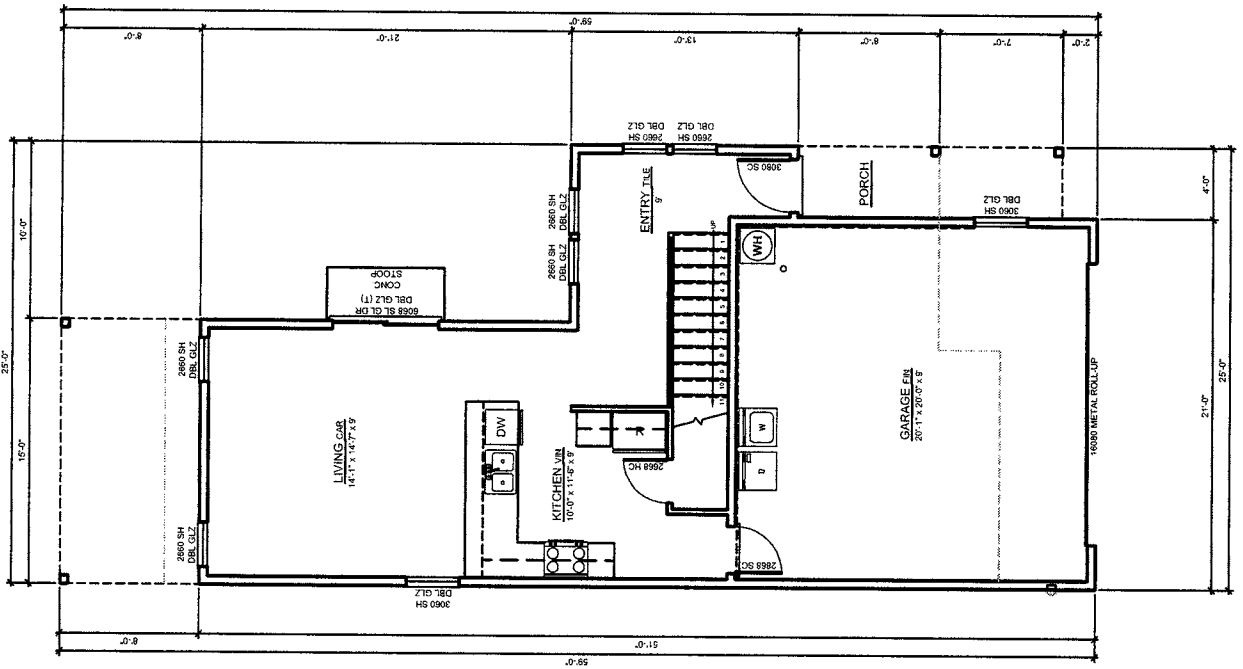
REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

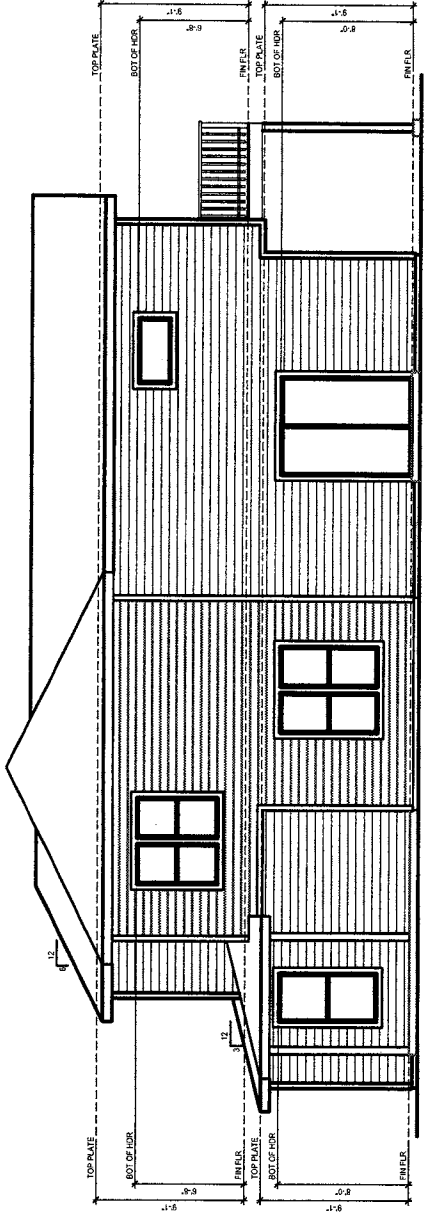


KEYNOTES

- 301 CLASS A COMP. SINGLE ROOF (PREGO CENTER GRAV)
- 302 1" ARCHED DORMER VENTS PER VENT CALC.
- 303 2" X 2" ARCHED DORMER VENTS PER VENT CALC.
- 304 2" X 2" ARCHED DORMER VENTS PER VENT CALC.
- 305 1" X 2" ARCHED DORMER VENTS PER VENT CALC.
- 306 1" X 2" ARCHED DORMER VENTS PER VENT CALC.
- 307 1" X 2" ARCHED DORMER VENTS PER VENT CALC.
- 308 METAL ROOF UP GARAGE DOOR
- 309 30" HIGH GUARDRAIL W/ 2" PICKETS

ELEVATION NOTES

1. GUTS/SPURTS SHALL COMPLY WITH IRC PLASTIC GUTS APPROVED.
2. ALL ROOFING MATERIAL SHALL BE CLASS 27, AND SHALL BE GUTS APPROVED.
3. FLASHING SHALL BE PROVIDED OF NOT LESS THAN 28 GAL V. SHEET CORROSION-RESISTANT METAL AND SHALL EXTEND UP THE ROOF AND DOWN THE SIDE OF THE WALL. SECTIONS OF FLASHING SHALL EXTEND AT LEAST 2" FROM THE CENTERLINE EACH WAY. SECTIONS OF FLASHING ALTERNATIVELY, THE VALLEY SHALL CONSIST OF WOVEN ASPHALT SHINGLES APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. ATTIC INSULATION SHALL BE COMPRESSED SO AS NOT TO BLOCK AIR FLOW THROUGH THE RAFTERS.
5. RESISTANT METAL NESH.
6. THE NET FREE AREA OF THE SCREEN VENTS SHALL NOT BE LESS THAN 4 TIMES THE NET FREE AREA OF THE OUTLET OF THE ROOF.
7. CORROSION RESISTANT AND SHALL HAVE OPENINGS LESS THAN 1/2" AND GREATER THAN 3/8" IN SIZE.
8. SCREENING AT LEAST 2 FEET ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET.



RIGHT ELEVATION

1/4" = 1'-0"

PORCH ROOF VENTILATION REQUIRED

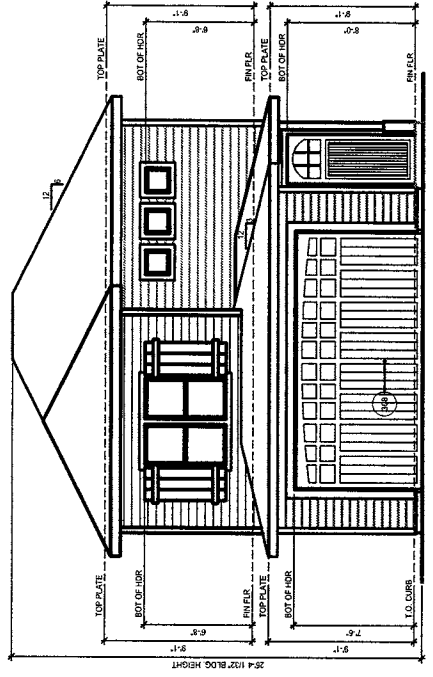
- ROOF 32' x 150' PER UBC 1963.3
- 0.71 SQ. FT. X 144 SQ. IN.
- 10" ARCHED ROOF VENTS @ 135 SQ. IN.
- 12" X 2" ATTIC VENTS @ 216 SQ. IN.
- 3 BAYS @ 13 SQ. INCHES PER BAY
- 39 SQ. INCHES PROVIDED

LIVING ROOF VENTILATION REQUIRED

- UPPER ROOF 1125' x 150' PER UBC 1963.3
- 3.78 SQ. FT. X 144 SQ. IN.
- 542 SQ. IN. FREE AREA REQUIRED
- 10" ARCHED ROOF VENTS @ 135 SQ. IN.
- 12" X 2" ATTIC VENTS @ 216 SQ. IN.
- 3 BAYS @ 13 SQ. INCHES PER BAY
- 39 SQ. INCHES PROVIDED

GARAGE ROOF VENTILATION REQUIRED

- ROOF 50' x 150' PER UBC 1963.3
- 3.78 SQ. FT. X 144 SQ. IN.
- 542 SQ. IN. FREE AREA REQUIRED
- 10" ARCHED ROOF VENTS @ 135 SQ. IN.
- 12" X 2" ATTIC VENTS @ 216 SQ. IN.
- 3 BAYS @ 13 SQ. INCHES PER BAY
- 39 SQ. INCHES PROVIDED





P.O. BOX 1311 TEMPLETON, CA 93465

**Tree Preservation Plan
For
Jeremy Hollis
820 23rd Street
Paso Robles, CA**

7-27-06

**Prepared by A & T Arborists
and Vegetation Management**

**Chip Tamagni
Certified Arborist #WE 6436-A**

**Steven Alvarez
Certified Arborist #WE 511-A**

Tract # _____

PD # _____

Building Permit # _____

Project Description: This project involves the splitting of an existing lot and building another home. There is a mature valley oak (*Quercus lobata*) on the neighboring property to the west that could potentially be impacted by this project. The tree has a bee hive and cavity high in the tree. The owner of the tree should be notified as to the potential hazard. Overall, the canopy looks healthy, however some thinning and weight reduction is recommended for future safety. The edge of the new home foundation will be at the edge of the drip line of the tree but within the critical root zone. This tree is in the middle of a lawn and there are two homes well within the critical root zone. The footing depth of the existing homes is not known. The new home is arranged with a cutout that will limit the critical root zone encroachment.

Specific Mitigations Pertaining to the Project: There is an existing wood fence shown on the plans that will partially protect the tree, however additional tree fencing is required at the edge of the excavation. This fencing will limit any potential compaction between the new home and the wood fence. The trenching for the foundation will require arborist monitoring and potential root pruning. All grading and trenching mitigations below will apply. The tree will require some minor canopy pruning, however no limbs greater than six inches appear to need pruning. The septic line is positioned on the opposite side of the home. All other utilities are towards the front of the home facing 23rd street. Because the tree is already in the middle of a lawn, no additional lawn shall be installed within the drip line. Please note the landscaping mitigation below.

The term “critical root zone” or CRZ is an imaginary circle around each tree. The radius of this circle (in feet) is equal to the diameter (in inches) of the tree. For example, a 10 inch diameter tree has a critical root zone with a ten foot radius from the tree. Working within the CRZ usually requires mitigations and/or monitoring by a certified arborist.

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Tree protection fencing is shown on the grading plan. Both the critical root zone and drip line are outlined on the plans.

If pruning is necessary for driveway clearance, removal of limbs larger than 6 inches in diameter will require a city approved permit along with a deposit paid in advance (to the City of Paso Robles). The city will send out a representative to approve or deny the permit. Only 25% of the live crown may be removed. Some minor canopy raising may be necessary for this project.

Tree Rating System

A rating system of 1-10 was used for visually establishing the general health and condition of each tree on the spreadsheet. The rating system is defined as follows:

<u>Rating</u>	<u>Condition</u>
---------------	------------------

0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline.
2	May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.
3	Some past failures, some pests or structural defects that may be mitigated by class IV pruning.
4	May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.
5	Relatively healthy tree with little visual, structural and/or pest defects and problems.
6	Healthy tree that probably can be left in its natural state.
7-9	Has had proper arboricultural pruning and attention or have no apparent structural defects.
10	Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

Aesthetic quality on the spreadsheet is defined as follows:

- **poor** - tree has little visual quality either due to severe suppression from other trees, past pruning practices, location or sparse foliage
- **fair** - visual quality has been jeopardized by utility pruning/obstructions or partial suppression and overall symmetry is average
- **good** - tree has good structure and symmetry either naturally or from prior pruning events and is located in an area that benefits from the trees position
- **excellent** - tree has great structure, symmetry and foliage and is located in a premier location. Tree is not over mature.

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

1. It is the responsibility of the **owner or project manager** to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.
2. Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed.
3. **Fencing:** The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence

placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

<p>Tree Protection Zone No personnel, equipment, materials, and vehicles are allowed Do not remove or re-position this fence without calling: A & T Arborists 434-0131</p>

4. Soil Aeration Methods: Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.

5. Chip Mulch: All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

6. Trenching Within Critical Root Rone: All trenching within the critical root zone of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading contractor(s) must take place prior to work start.

7. Grading Within The Critical Root Zone: Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

8. Exposed Roots: Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.

9. Equipment Operation: Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.

10. Existing Surfaces: The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.

11. Construction Materials And Waste: No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.

12. Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the **owner(s) or their designee** to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.

- pre-construction fence placement inspection
- all grading/trenching for footings within the critical root zone
- any other encroachment the arborist feels necessary

13. Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.

14. Pruning Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

15. Landscape: All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation.

16. Utility Placement: All utilities, sewer and storm drains shall be placed outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over** roots larger than 3 inches in diameter.

17. Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.

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

If all the above mitigation measures are followed, we feel there will be no long-term significant impacts to the valley oak tree.

Please let us know if we can be of any future assistance to you for this project.

Steven G. Alvarez
Certified Arborist #WC 0511

Chip Tamagni
Certified Arborist #WE 6436-A

TREE PROTECTION SPREAD SHEET Hollis

1	2	3	4	5	6	7	8	9	10	11	12	13	14
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS
1	VO	<i>Q. lobata</i>	64	3	I	25%	GR	F, RP, M	YES	IV	good	cavities	EW
2													33 e
3													
4													
5													
6													
7													
8													
9													
10													
11													
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1 = TREE # MOSTLY CLOCKWISE FROM DUE NORTH
 2 = TREE TYPE: COMMON NAME IE W.O = WHITE OAK
 3 = SCIENTIFIC NAME
 4 = TRUNK DIAMETER @ 46"
 5 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT
 6 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL
 7 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE
 8 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING
 9 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING,
 10 = ARBORIST MONITORING REQUIRED: YES/NO
 11 = PERSCRIBED PRUNING: CLASS 1-4
 12 = AESTHETIC VALUE
 13 = FIELD NOTES
 14 = NORTH SOUTH/EAST WEST CANOPY SPREAD

7/28/2006

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR TENTATIVE PARCEL MAP PR 06-0078
APN: 008-171-022

WHEREAS, Tentative Parcel Map PR 06-0078, an application filed by Jeremy Hollis, to divide a 7,000 square foot multi-family parcel into three (3) parcels, with one parcel proposed to be 3,500 s.f. and the other two parcels proposed to be 1,750 s.f., for property located at 820 23rd Street; and

WHEREAS, the subject site is located in the Residential Multi-Family Medium Density (RMF-12) land use category, and the R3 zoning district; and

WHEREAS, an existing house is currently located on proposed Parcels 1 and 2, and is proposed to be demolished and replaced with a 2-unit structure, and proposed Parcel 3 is currently vacant and the applicant has proposed a single family residence on this parcel; and

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

WHEREAS, the density of the R3 zoning district would only allow for a total of three parcels and three residences combined for the underlying property, and

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

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

1. The proposed tentative parcel map is consistent with the adopted General Plan for the City of El Paso de Robles in that it provides for infill development within close proximity to schools, shopping, and other services;
2. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan, Zoning Ordinance, and 2006 Economic Strategy;
3. The site is physically suitable for the type of development proposed;
4. The site is physically suitable for the proposed density of development;

5. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The land division proposed is not likely to cause serious public health problems;
7. The design of the land division will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;
8. The fulfillment of the requirements listed in the Conditions below are a necessary prerequisite to the orderly development of the site and surrounding area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant tentative map approval for Tentative Parcel Map PR 06-0078 subject to the following conditions of approval.

STANDARD CONDITIONS OF APPROVAL:

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

SITE SPECIFIC CONDITIONS OF APPROVAL:

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

PLANNING

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions of Approval
B	Tentative Parcel Map PR 06-0078

3. PR 06-0078 would allow the subdivision of the 7,000 s.f. lot into three lots of 3,500 s.f. for parcel 3, and 1,750 s.f. for parcels 1 and 2.
4. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on a 3.5 inch disk or IBM-compatible CD a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.

5. Prior to the issuance of any building permits, site plans, architectural elevations and landscaping plans shall be reviewed by the Development Review Committee. All applicable development standards within the Zoning Code shall apply.
6. The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services.

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

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

ENGINEERING

7. Prior to recordation of the final map, the applicant shall construct curb, gutter, sidewalk and paving along the property frontages of Parcel 1 and 2 on 23rd Street in accordance with City Westside Standard A-12.
8. Prior to recordation of the final map, the alley must be improved in accordance with City Standard A-17 from the south boundary of the property north to 23rd Street. A standard alley approach is required at 23rd Street.
9. Prior to final map approval, the applicant shall enter into an agreement not to protest the formation of an assessment district to underground existing overhead utilities in the block.

10. The final parcel map shall include all utility easements necessary, including easements for water and sewer services.

EMERGENCY SERVICES

11. Provide fire sprinkler systems for residential, commercial, and industrial buildings.

12. Upgrade existing fire hydrants to the specifications determined by the City Engineer.

13. No building shall be occupied until all improvements are completed and accepted by the City for maintenance.

PASSED AND ADOPTED THIS 13th day of March, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRPERSON, MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION 05-_____

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

PROJECT #: Tentative Parcel Map PR 06-0078

APPROVING BODY: Planning Commission

DATE OF APPROVAL: March 13, 2007

APPLICANT: Hollis

LOCATION: 820 23rd Street

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Planning Division, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS

- 1. This project approval shall expire on March 13, 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: Architectural Site Plans and Elevations

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

(Adopted by Planning Commission Resolution 94-038)

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

APPLICANT: Hollis
REPRESENTATIVE: Stewart
PROJECT: Tentative Parcel Map 06-0078

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:
- | | | |
|---------------------------|---------------|----------------------|
| 23 rd
Alley | Westside | A-12
A-17 |
| Street Name | City Standard | Standard Drawing No. |
6. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
7. All improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to Public Works Department Standards and Specifications.
8. Prior to any site work a Preliminary Soils Report shall be prepared for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.
9. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater and Street Division Managers.
10. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.
11. The owner shall provide an additional map sheet to record concurrently with the final map or parcel map showing the lot configuration, and the area subject to inundation by the 100 year storm with base flood elevations shown in feet, in relation to the National Geodetic Vertical Datum of 1929.
12. The owner shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground to each lot in the subdivision. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground, except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project, unless it is determined that no need for future extension exists. All underground construction shall be completed and approved by the City and the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
13. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City Streets.
14. Prior to paving any street, the water and sewer systems shall successfully pass a City pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.
15. The owner shall install all street name, traffic signs and traffic striping as directed by the City Engineer.

(Adopted by Planning Commission Resolution 94-038)

- 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.

**REVISED TENTATIVE
PARCEL MAP PR 06-0078**

BEING A DIVISION OF THE
EASTERLY HALF OF LOTS 11 & 12, BLOCK 176,
CITY OF EL PASO DE ROJALES,
ALSO BEING PARCEL 2 OF
DOCUMENT NO. 2003-134680
COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA
APN 008-171-022

ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED BY ME
OR UNDER MY SUPERVISION AND TO THE BEST OF MY
KNOWLEDGE COMPLIES WITH THE LOT DIVISION ORDINANCE
OF THE CITY OF PASO ROBLES.



DANIEL J. STEWART, RCE 14894 (EXP. 3/31/07)

OWNER'S STATEMENT

I DO HEREBY APPLY FOR THE APPROVAL OF THIS PARCEL
MAP AND DIVISION OF THE REAL PROPERTY SHOWN ON
THIS TENTATIVE MAP AND STATE THAT I AM THE LEGAL
OWNER OF THE AUTHORIZED AGENT THEREOF AND THAT
THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE.

TERESA WELLS
AGENCY OWNER
SHELL BEACH, CA 92448

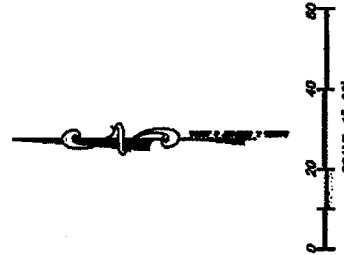
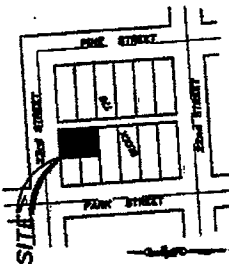
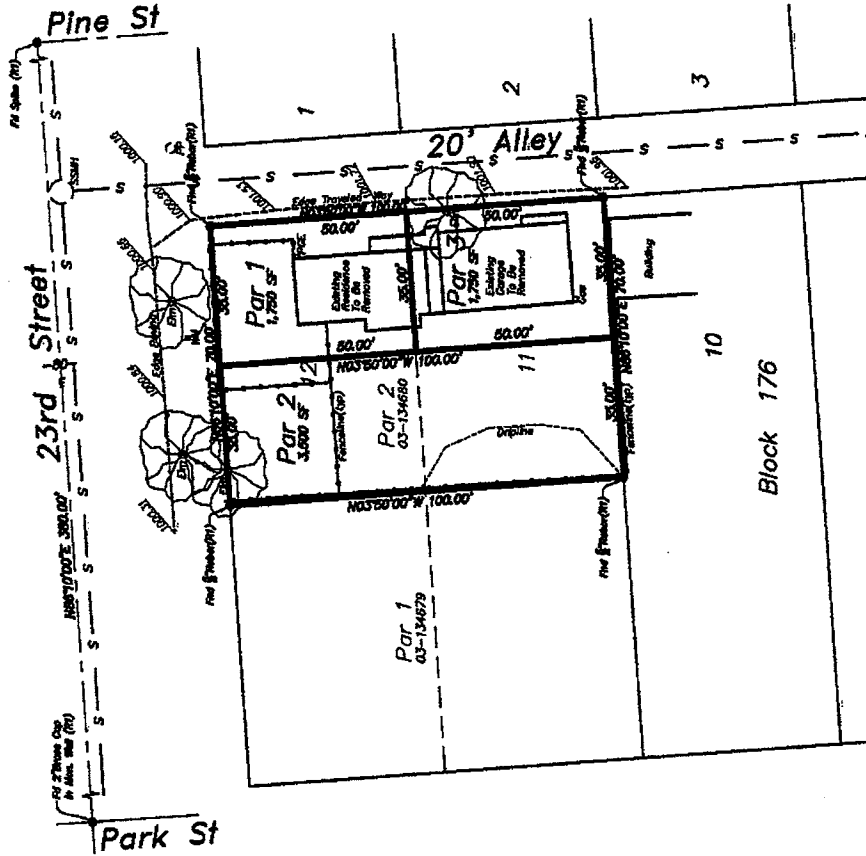
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS
BETWEEN FOUND AND ACCEPTED MONUMENTS
ALONG THE CENTERLINE OF 23rd STREET AS
SHOWN AND NOTED AS INSTRUMENT 00.

LEGEND

- R = A-MAPS-168
- RT = 88-LS-00
- 10 = FOUND MONUMENT AS NOTED
- 0 = SET 1/2" REBAR W/ CAP RICE 14894 OR

DANIEL J. STEWART
ENGINEERS - SUR
697 12th STREET / P.O. BOX
PASO ROBLES, CA 924
SHEET 1 OF 1



Notes
HORIZONTAL DATUM PER (0), AND A FIELD SURVEY
VERTICAL DATUM IS ASSUMED

MEMORANDUM

TO: Susan DeCarli
FROM: John Falkenstien
SUBJECT: PR 06-0078, Hollis
DATE: November 28, 2006

The subject property fronts on 23rd Street. 23rd Street is classified as a Local Street.

This property is currently serviced by a 6-inch water line in 23rd Street. The nearest available City standard fire hydrant is located at the southwest corner of 23rd and Park Streets.

Sewer is available to the property from a 6-inch line in the alley.

Recommended Site Specific Conditions

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

1. Prior to recordation of the final map, the applicant shall construct curb, gutter, sidewalk and paving along the frontage of Parcel 1 on 23rd Street in accordance with City Westside Standard A-12.
2. Prior to recordation of the final map, the alley must be improved in accordance with City Standard A-17 from the south boundary of the property north to 23rd Street. A standard alley approach is required at 23rd Street.
3. Prior to final map approval, the applicant shall enter into an agreement not to protest the formation of an assessment district to underground existing overhead utilities in the block.
4. The final parcel map shall include all utility easements necessary, including easements for water and sewer services.

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

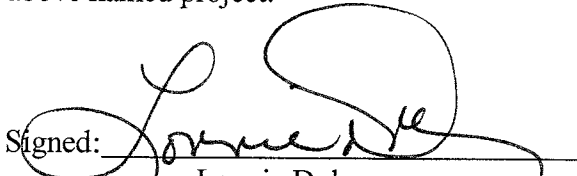
Newspaper: Tribune

Date of Publication: February 28, 2007

Meeting Date: March 13, 2007
(Planning Commission)

Project: Tentative Parcel Map PR 06-0078
(Hollis - 820 - 23rd Street)

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

Signed: 
Lonnie Dolan

forms/newsaffi.691

**CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, March 13, 2007, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

A request for Tentative Parcel Map PR 06-0078, filed by Jeremy Hollis, to subdivide a 7,000 s.f. parcel located at 820 23rd Street into three lots. (APN 008-171-022). The property is zoned R3, which may permit up to 3 residences on the subject property.

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

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

If you challenge the Tentative Parcel Map application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Susan DeCarli, AICP
City Planner
February 28, 2007

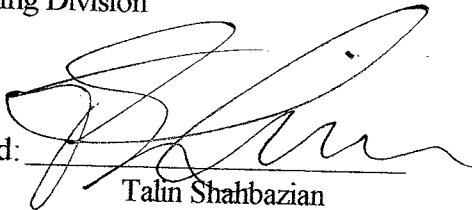
6545530

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 Tentative Parcel Map PR 06-0078, a request for a lot split field by Jeremy Hollis to subdivide a property into 3 lots, on this 26th day of February, 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Talin Shahbazian