

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TRACT 2887 AND PLANNED DEVELOPMENT 06-022
(ESTRELLA ASSOCIATES, INC. - WILLHOIT)

DATE: SEPTEMBER 11, 2007

Needs: For the Planning Commission to consider an application filed by Wes Willhoit on behalf of Estrella Associates, requesting to subdivide the 4.28-acre site into 56 lots for the development of 51 single family residential homes. The remaining 5 lots would include 4 open space lots and 1 lot that incorporates the private roads and common areas.

- Facts:
1. The subject property is located at the southern corner of River Oaks Drive and Experimental Station Road, 700 Experimental Station Road (See attached location map).
 2. On April 4, 2006, the City Council adopted Ordinance No. 914 N.S. changing the General Plan Land Use designation for the site from Commercial Service (CS) to Residential Multi-family, 12-units per acre (RMF-12). Council also approved Rezone 05-003 changing the Zoning designation from Commercial/Light industrial (C3) to R3-PD. The Borkey Area Specific Plan was also amended to reflect the changes.
 3. In conjunction with changing the land use designation to RMF-12, the Council also approved the request by Estrella Associates to amend the language in the General Plan to allow the ability to develop single family residential in the RMF-12 land use category, as long as certain findings could be made. Those findings are as follows:
 - a. provide an innovative site and building design that promotes architectural and design excellence;
 - b. provide a density as close to 12 dwelling units per acre as possible;
 - c. provide multi-family type design features such as common outdoor areas, courtyards and recreation areas;
 4. The request to subdivide the site for the development of 51 homes would comply with the density requirements for the R3,PD Zoning and the RMF-12 Land Use designations.
 5. In conjunction with the subdivision, Estrella Associates has submitted Planned Development (PD) 06-022. The PD along with the Tract would establish the 51 parcels along with providing the specific site planning, landscaping, fencing, open-space improvements and home designs for the proposed homes.

6. As a result of the project being in the PD Overlay district, Chapter 21.16A of the Zoning Code gives the Planning Commission the authority to allow modifications of certain development standards in order to provide innovation and flexibility in the project design. The Planning Commission's approval to allow modifications would be in exchange to provide for a better project in terms of providing amenities such as recreational facilities, usable open space and special design features that would benefit the city as a whole.
7. The modifications to development standards proposed by Estrella Associates with the Cove project, include reductions in building setbacks to property lines, the use of tandem parking, the use of off-site (on-street) parking, reduction in private open space dimensions and the request to not require the construction of a recreation room or daycare center. See the Analysis and Conclusions section for more discussion on these requested modifications.
8. It is important to note that in order to make Lot 11 feasible, the applicant's are attempting to acquire property from the adjacent land owner to the east. This transaction is in the process but has not been finalized. The applicants have acknowledged that if prior to the recording of the final subdivision map, the transaction has not been finalized, that Lot 11 would be eliminated. A condition of approval has been added to the resolution to approve Tract 2887.
9. 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, relating to air quality impacts. The APCD Handbook outlines the necessary standard conditions to mitigate construction and operation impacts. The mitigation measures are included as conditions of approval in the Tentative Tract Resolution.
10. A Traffic Impact Study was prepared by Penfield & Smith at the time that the City processed the General Plan Amendment and Rezone for the site. At that time the study was based on a conceptual 59-unit project. The study concluded that "No intersection or roadway traffic impacts are anticipated as a result of the project. All three study intersections currently operate at acceptable levels of service under the existing plus project conditions". The Study did not indicate any specific mitigation measures related to traffic impacts. Standard development policies of improving streets to City Standards and paying all necessary impact fees will apply.
11. The DRC reviewed this project at their meeting on June 26th and July 2, 2007. The main topics of discussions at the meetings were related to the proposed setbacks, parking layout and architectural design of the homes. The Committee recommended that the project go forward to the Planning Commission so that the whole commission could review the applicant's request for setback reductions, parking modifications and architectural details of the homes.

Analysis
and

Conclusion: Often times when a small-lot single family detached product is designed on a site that has multi-family zoning, modifications to setbacks and open space are necessary to meet the maximum density. The Cottages and the Traditions projects, which are both located within the River Oaks community and are both single family projects in multi-family zoning districts were granted setback and open space modifications.

Estrella Associates has provided a spiral bound information booklet which includes reduced versions of the project plans and details. Pages 58-61 of the booklet outlines the specific development standards that they are requesting to modify, and the reasons why they feel the modifications are necessary to create a better project.

The following development standards are being requested to be modified by Estrella Associates for the Cove project:

SETBACKS: the proposed setbacks for each of the 51 residential lots vary between each lot, and on each lot at least one setback, whether it be front, side, garage door or rear does not meet the Zoning Code standards for the R3 zoning district. The following summary identifies the minimum setback reductions requested for the project, for a detailed description of the setbacks for each lot, see the attached setback exhibit (Attachment 3):

- a. reduce front yard setback from 15-feet to 3-feet minimum;
- b. reduce the garage door setback from 20-feet to 10-feet.
- c. reduce side yard setbacks from 10-feet for two-story buildings down to 3.5-feet, as well as allow units to have a zero setback for one side;
- d. reduce the 10-foot rear yard setback down to 6.4 feet;

Technically the homes that front River Oaks Drive have a 3-foot setback from the property line but when you add the 8-foot landscape area between the back of the sidewalk and the property line, each house would have a minimum of a 11-foot landscape setback from the back of the sidewalk. Additionally, there would also be an 8-foot landscape parkway between the back of the curb and the sidewalk. See page 36 of the booklet which provides a cross section that graphically shows the landscape setbacks.

The homes that front on Experimental Station Road have a similar situation, where although they have a 3-foot setback to the property line, there is a 7-foot landscape area behind the back of the sidewalk which would result in the homes having a minimum 10-foot landscape setback from the sidewalk. Page 35 of the booklet provides a cross section of Experimental Station Road.

While setback reductions seem to be necessary, the question the Commission will need to answer is whether a project with zero setbacks along with 3-foot side yard setbacks resulting in 7-foot building separations, is adequate for a detached single family project, especially when the homes are proposed to all be two-story. Could greater building separations be accommodated overall if some of the units were required to be attached?

PARKING: 42 of the 51 homes would have two car garages, while the other 9 homes would have a one car garage. The two car garages would be tandem garages. 12 visitor parking spaces are being provided, which exceeds the code requirement of 10 spaces for the 51 units. The following modifications to the parking ordinance are being proposed:

- a. request to allow tandem parking;
- b. for the 9 lots that have a one car garage, the 2nd parking space would be located in the street rather than on each lot. See Page 9 of the Booklet that indicates the parking configuration for the project.

At the DRC meetings, parking was one of the main topics of discussion. The DRC felt that parking in tandem garages, along with inability to park in the driveway, could create a significant parking problem. The DRC had concerns that since the City can not enforce whether people park in their garages or not, and since there is not enough room to park in front of the garage door, the project would have insufficient parking.

The applicants' explained that the CC&Rs have specific language that requires cars to park in the garage and prohibits cars from parking in the driveways. They explained that these parking rules have been working well in the Cottages neighborhood. See page 59 of the project booklet for additional information regarding parking.

The Commission will need to discuss the parking arrangement and feel comfortable that sufficient parking will exist for residents and guests without negatively affecting the surrounding neighborhood. If approved, then a condition will be needed for strict homeowners association control for parking.

OPEN SPACE: the project is providing a mixture of private and shared open space for the project. The square footage provided for both shared and private open space exceeds the zoning code requirement. There are two areas of the code related to open space that the applicant is seeking modification:

- a. while generally the required 8-foot minimum dimension for private open space is being met on each lot, for house Plan 3 and 4, a minimum dimension of 6.4 feet is being requested;
- b. based on the 51 proposed units, the Ordinance requires 2 tot lots and 1 additional amenity such as a recreation room or a daycare center. The centrally located open space area #4, is providing a tot lot along with a sports court, as well as, other amenities which would satisfy the 2 tot lot requirement. The project is not providing a recreation room or a daycare center. The applicants are requesting that the Planning Commission not require the addition of a rec. room or daycare center to the project, since the project is single family in nature, where each lot would have a private yard area in addition to the shared open space.

It would seem that since the project is providing both shared open space along with private open space for each unit, and the fact that the project is designed to be single family, that a daycare center or a recreation room would not be necessary. The tot lot area was expanded to provide a sports court along with other amenities for many different age groups.

ARCHITECTURE:

Staff and the DRC have raised concerns with the architecture of the proposed homes. Specifically the lack of eave overhangs and the lack of architectural treatments on some of the side elevations. See Page 60 of the project booklet related to architectural requirements. The question the Planning Commission will need to answer is whether the design will create a quality neighborhood with sufficient spacing between units.

CONCLUSION:

The project that is being presented to the Planning Commission has gone through many alterations since the original plan was submitted. The applicant's have modified the project at the request of City Staff as well as the DRC. One of the main modifications was to re-orient the homes along Experimental Station Road and River Oaks Drive so that the front of the home faced the street. The original plan had these homes backing up to the streets. The project was also redesigned to provide a centrally located common open space which will provide for better access from all the homes. There were other design modifications that were changed in order to make a better project.

As mentioned in the facts portion of this staff report, in conjunction with changing the land use designation to RMF-12, the Council also approved the request by Estrella Associates to amend the language in the General Plan to allow the ability to develop single family residential in the RMF-12 land use category, as long as certain findings could be made. Those findings are as follows:

- a. provide an innovative site and building design that promotes architectural and design excellence;
- b. provide a density as close to 12 dwelling units per acre as possible;
- c. provide multi-family type design features such as common outdoor areas, courtyards and recreation areas;

The proposed project clearly meets sections b and c, since it does meet the 12-unit per acre density and provides common outdoor areas which include recreational amenities.

It will be up to the Planning Commission to determine if the project provides innovative design, and whether the building design promotes architectural and design excellence. The alternative would be to require an attached style housing development consistent with guidelines provided in the City's RMF-12 regulations.

Additionally, the Commission will need to discuss the applicants request to modify development standards, and whether the modifications provide a better project and benefit the City as a whole.

The residential subdivision and associated planned development are consistent with Economic Strategy policies for residential development by providing urban single-family residential neighborhoods consistent with the existing residential in this area of the City. It will be up the Commission to determine if the project is consistent with the policies of the General Plan, and if the project with the proposed modifications to the development standards would meet the intent of the Zoning Code.

Policy
Reference: General Plan; Borkey Area Specific Plan; Municipal / Zoning Code.

Fiscal
Impact: The 51 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 2887 and PD 06-022;
2. Adopt the attached resolution granting approval of Planned Development 06-022 subject to standard and site specific development conditions and allow the proposed modifications to building setbacks, parking, open space as requested by the applicant and allow the omission of the requirement to construct a recreation center or daycare center, since each lot would have private open space:
3. Adopt the attached Resolution granting approval of Tentative Tract Map 2887 subject to standard and site specific development conditions.

Option B

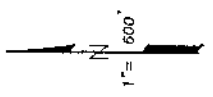
Amend, modify, or reject the above options.

Report

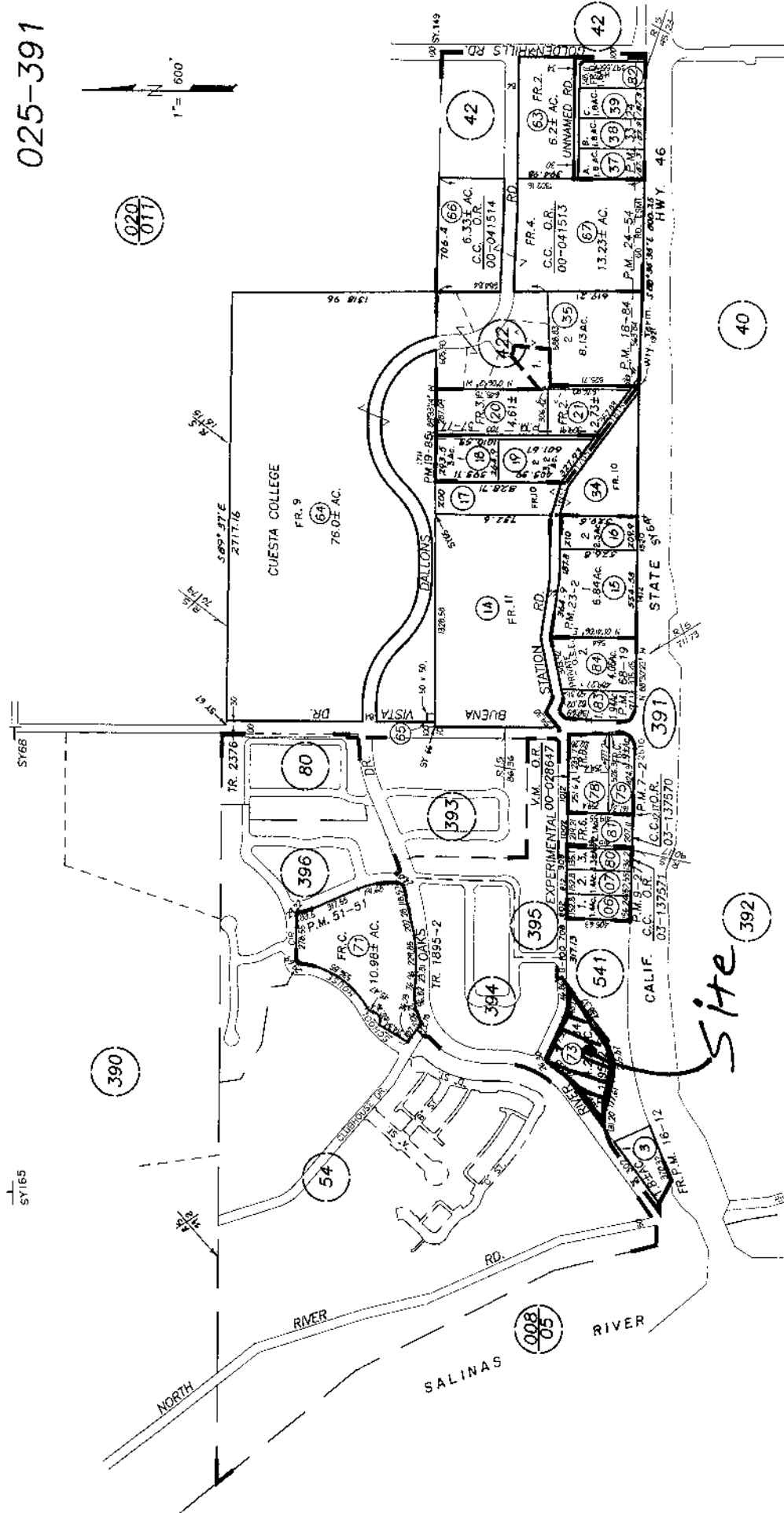
Prepared By: Darren Nash, Associate Planner

Attachments:

1. Vicinity Map
2. Memo from City Engineer
3. Setback Exhibit
4. Draft Resolution Approving a Negative Declaration & Initial Study
5. Draft Resolution Approving PD 06-022
6. Draft Resolution Approving Tent. Tract 2887
7. Newspaper and Mail Notice Affidavits



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TRACT 2376 ; R.M. Bk. 19, Pg. 72.
 TRACT 1895-2; R.M. Bk. 19, Pg. 35.
 RESUB. LOT 11, R.M. Bk. B, Pg. 100.
 RANCHO SANTA YSABEL, R.M. Bk. A, Pg. 29.

CITY OF PASO ROBLES
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 025 PAGE 391

Vicinity Map
 Tract 2887 & PD 06-022
 (Estrella Associates)

REVISIONS	DATE
06-09-00	09-08-05
06-33-02	04-20-06
07-12-07	08-14-06
07-20-04	01-11-07

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142

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THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.

17
 09-21-98

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: Tentative Tract 2887
DATE: August 31, 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 River Oaks Drive and Experimental Station Road. River Oaks Drive is classified as a Collector Street in the Circulation Element of the General Plan. Experimental Station Road is a Local Street. Improvements to River Oaks Drive shall be completed in accordance with City Standard A-3 with the exception that the parking lane will be eliminated. Improvements to Experimental Station Road are complete.

For the interior streets, the applicant proposes the use of a design similar to City Private Street Standard A-10. Some sidewalks are adjacent to the curbs while others are separated from the curb by landscaped parkways. Similar standards have been applied in the Serenade area and at Tract 2847 (South River Road and Niblick).

Tract 2887 will require the abandonment of a public utility easement that was once the right-of-way of Old Experimental Station Road. Use of the easement area is dependent upon the applicant's responsibility to gain approval of all utility companies with facilities present.

Relocation of Overhead Utilities

Overhead utility lines run adjacent to the property on its south boundary. In accordance with City Council policy, these lines must be relocated underground. This underground project should be comprehensive and include all of Experimental Station Road to Buena Vista. We recommend that the subdivider be required to provide the design of relocation of these facilities, estimate the cost and deposit their share.

Sewer and Water

Sewer is available to the project from an 8-inch line in River Oaks Drive. Water is available to the project from a 12-inch main in River Oaks Drive and an 8-inch line in Experimental Station Road. Two sources of water will be required for the project. Fire hydrants will be placed in accordance with a plan approved by the Fire Chief.

Drainage

The City is obligated under their Phase II Municipal Storm Water permit with the Regional Water Quality control Board to require that this project be developed in accordance with Best Management Practices to mitigate impacts to the quality of storm water run-off and to limit the increase in the rate and volume of storm water run-off to the maximum extent possible. These goals are accomplished by the implementation of Low Impact Development. Low Impact Development uses certain technology-based practices to ensure that a site's post-development hydrologic functions mimic those in its pre-development state.

Site Specific Conditions of Approval

River Oaks Drive shall be improved in accordance with City Collector Standard A-3, with the elimination of the parking lane, and plans approved by the City Engineer.


The structural design of the interior streets (which will be private) shall be based upon a Traffic Index of 6 and a minimum pavement depth of 2.5 inches, consistent with Council policy for public streets.

The applicant shall provide the design and cost estimate of the relocation of the existing overhead utility lines from the west project boundary to Buena Vista Drive and shall participate in the underground project through an agreement with the City secured with a bond.


The project design and construction shall incorporate Low Impact Development best management practices to mitigate the impacts on quality, quantity and rate of discharge of storm water run-off from the site.



TRACT 2887	
Dimensioned Site Plan	
SCALE: 1"=30'	ACCEPTED BY: DATE:
DESIGNED BY: BSA	DRAWN BY: BSA
CHECKED BY: BSA	DATE: 09/08/07
PROJECT NO. 07-0 000-0007	PROJECT NAME: TRACT 2887



WALLACE GROUP
1111 BROADWAY, SUITE 200
ANN ARBOR, MI 48106
TEL: 734.769.1234
WWW.WALLACEGROUP.COM



Professional Engineer
No. 0000000000
State of Michigan
Exp. 12/31/2008

Attachment 3
Setback Exhibit
Tract 2887 & PD 06-022
(Estrella Associates)

RESOLUTION NO:

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING A MITIGATED NEGATIVE DECLARATION FOR
TENTATIVE TRACT 2887 AND PLANNED DEVELOPMENT 06-022
(ESTRELLA ASSOCIATES - WILLHOIT)
APN: 025-391-073

WHEREAS, Tentative Tract 2887 (The Cove) has been filed by Wes Willhoit on behalf of Estrella Associates to subdivide an approximate 4.28-acre site into 56 lots, for the development of 51 single family residential lots and 4 open space lots and one common lot that incorporates the interior private streets and other common areas; and

WHEREAS, the site is located at 700 Experimental Station Road; and

WHEREAS, the project site is located within Sub Area D of the Borkey Area Specific Plan; and

WHEREAS, Planned Development 06-022 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 Borkey Area 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; and

WHEREAS, based on General Plan Land Use Designation, the 2003 General Plan Environmental Impact Report, the Borkey Area Specific Plan Environmental Impact Report and information contained in the Initial Study prepared for this tentative tract map and planned development, the staff report and testimony received as a result of the public notice, the Planning Commission finds no substantial evidence that the project would have a significant impact on the environment;

NOW, THEREFORE, BE IT RESOLVED, that:

1. That the above Recitals are true and correct and incorporated herein by reference.
2. That based on the City's independent judgment, the Planning Commission of the City of El Paso de Robles does hereby approve a Negative Declaration for Tentative Tract 2887 and Planned Development 06-022, in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED THIS 11TH day of September, 2007, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

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

- 1. PROJECT TITLE:** Tentative Tract 2887 & Planned Development 06-022
- Concurrent Entitlements:** As described above
- 2. LEAD AGENCY:** City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
- Contact:** Darren R. Nash, Associate Planner
Phone: (805) 237-3970
- 3. PROJECT LOCATION:** South corner of River Oaks Drive and Experimental Station
Road, Paso Robles, California
- 4. PROJECT PROPONENT:** **Estrella Associates, Inc.**
- Contact Person:** **Wes Willhoit**
- Phone:** (805) 238-1031
- 5. GENERAL PLAN DESIGNATION:** Residential Multi-family, 12-units per acre (RMF-12)
- 6. ZONING:** R3-PD (Res. Multi-family, 12-units per acre, PD Overlay)
- 7. PROJECT DESCRIPTION:** Request to subdivide the 4.28 acre site into 56 lots for development of 51 single family residential homes along with 4 open space lots and 1 common lot that would include the interior private streets and other common areas. The residential lots would range in size from approximately 1,300 square feet to 3,000 square feet. As part of the project the developer will be requesting that the Planning Commission allow reductions in setbacks of the homes to the property lines.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Mitigation Incorporated	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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8. ENVIRONMENTAL SETTING:

The subject 4.28 acre site is currently being used as a construction storage yard for the River Oaks Development. The site has been graded and is flat, berming, landscaping and fencing has occurred on the site.

Neighboring Properties:

North: R1 zone existing residential, **South:** vacant R3/RMF-12 property, plans in for condo project.

West: existing single family homes, **East :** vacant R3/RMF-12 property, plans in for condo project.

9. RELATED ENVIRONMENTAL DOCUMENTATION:

None.

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

Darren Nash: Associate Planner.

11. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR PROJECT:

This environmental initial study analyzes the potential impacts associated with the changing of the property designations from commercial to multi-family residential.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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 checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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ISSUES (and Supporting Information Sources):

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 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.

Signature

Darren R. Nash

Printed Name

Date

Associate Planner

Title

		Potentially Significant		
ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

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 in Section XVII. 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:

		Potentially Significant		
ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Would the proposal result in or expose people to potential impacts involving:

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

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

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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that the area is located in a flat area. (Note: This response probably would not require further explanation).

I. LAND USE AND PLANNING. Would the Proposal:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with general plan designation or zoning? (Source: 1,2) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The request to subdivide the 4.28 acre site into 51 lots would meet the General Plan density threshold of 12-units per acre. Additionally since the slope of the site is less than 5-percent, based on the 4.28 acres, 51 units would comply with the density allowed by the Zoning Code.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no other environmental plans currently in place for the property by other agencies.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Be incompatible with existing land use in the vicinity? (Source: 1,2) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project would meet the General Plan and Zoning density designations of 12-units per acre and would therefore be considered compatible with existing land uses in the vicinity.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is currently constructed as a construction storage lot and would not be an impact to agricultural resources or operations.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Since the residential project would be consistent with the density allowed for by the existing land use and zoning designations, the project would not have an impact.

II. POPULATION AND HOUSING. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cumulatively exceed official regional or local population projections? (Source: Paso Robles General Plan.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Since the residential project would be consistent with the density allowed for by the existing land use and zoning designations, the project would not have an impact.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Since the residential project would be consistent with the density allowed for by the existing land use and zoning designations, the project would not have an impact.

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: There is no existing housing on the site.

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. Soils reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standardly applied conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant.

- 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: See discussion for III (f).

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

Discussion: See the discussion in Section III(a). 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.

- g) Subsidence of the land?

Discussion: See the discussion in Sections III (a) and (f) above. No significant adverse impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- h) Expansive soils?

Discussion: See the discussion in Sections III (a) and (f) above. No significant adverse impacts are anticipated.

- i) Unique geologic or physical features?

Discussion: N/A

IV. WATER. Would the proposal result in:

- a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Source: 6,7,9)

Discussion: A standard condition of approval has been added to the project that requires the applicant to submit a complete grading and drainage plan prepared by a registered civil engineer 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.

- b) Exposure of people or property to water related hazards such as flooding?

Discussion: See comment for IV.a

- c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen, turbidity)?

Discussion: N/A

- d) Changes in the amount of surface water in any water body?

Discussion: See Sec. IV a, discussion

- e) Changes in currents, or the course or direction of water movement?

Discussion: N/A

- 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?

Discussion: N/A

- g) Altered direction or rate of flow of groundwater?

Discussion: N/A

- h) Impacts to groundwater quality?

Discussion: N/A

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (source: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: It is not anticipated that the amount of ground water will be any more than typically used for a business park/light-industrial type use.

V. AIR QUALITY. Would the proposal:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Source: 9,10) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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. To aid in the assessment of project impacts subject to CEQA review, the APCD published the “CEQA Air Quality Handbook” in August, 1995. This handbook establishes screening thresholds for measuring the potential of projects to generate air quality impacts. Generally, any project that generates less than 10lbs./day of emissions would “qualify” for a Negative Declaration determination, and a project that generates between 10 and 24lbs./day of emissions would “qualify” for a Mitigated Negative Declaration.

Based on the SLOAPCD Handbook, a 51 unit single family residential project would exceed the 10 lbs/day threshold, but be less than the 25lbs/day threshold. All standard conditions will be applied along with up to 6 of the discretionary measures.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Expose sensitive receptors to pollutants? (Source: 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There would not be an exposure to sensitive receptors to pollutants with the approval of this project.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Alter air movement, moisture, or temperature? (Source: 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: N/A.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Create objectionable odors? (Source: 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: N/A

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

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

Discussion: A Traffic Impact Study was prepared by Penfield & Smith for the General Plan Amendment and Rezone. The study was based on a conceptual 59-unit project.

Penfield & Smith concluded that “No intersection or roadway traffic impacts are anticipated as a result of the project. All three study intersections currently operate at acceptable levels of service under the existing plus project conditions”.

The Study does not indicate any specific mitigation measures related to traffic impacts. Standard development policies of improving streets to City Standards and paying all necessary impact fees will apply.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Discussion: The proposed design does not create any unsafe design features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Inadequate emergency access or inadequate access to nearby uses? Discussion: Emergency Services has reviewed the proposed project and included standard conditions of approval related to access and fire protection. Beyond standard conditions, there are no mitigation measures necessary.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Insufficient parking capacity on-site or off-site? Discussion: The project exceeds the zoning code requirements for 2 spaces per house and 1 visitor space for every 5 units. The Planning Commission will need to review with the development project the location of the spaces and the applicants request to have parking spaces in the private streets for the units. In terms of this environmental study, the parking is sufficient for the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists? Discussion: N/A.	<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 project will be required to improve the adjacent public streets (River Oaks and Experimental Station) to City Standards which would include bike lanes. On site there are interior path ways for pedestrian and bicycle paths.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Rail, waterborne or air traffic impacts? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 sign is currently developed as a outdoor construction storage lot. It has been graded and is surrounded by landscape berming. The development of this site to multi-family residential would not have impacts to biological resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Locally designated species (e.g., heritage trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: There are no oak trees located on this site.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no oak trees located on this site.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Wetland habitat (e.g., marsh, riparian and vernal pool)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: N/A

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Wildlife dispersal or migration corridors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: N/A

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with adopted energy conservation plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: N/A

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Use non-renewable resource in a wasteful and inefficient manner? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: N/A

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: N/A

IX. HAZARDS. Would the proposal involve:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: N/A

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Possible interference with an emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: N/A

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) The creation of any health hazard or potential hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: N/A

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Increased fire hazard in areas with flammable brush, grass, or trees?

Discussion: N/A

X. NOISE. Would the proposal result in:

- a) Increases in existing noise levels?

Discussion: There will be an increase in noise levels during the construction of the project. Once the project is completed, it is not anticipated that there will be significant noise levels.

- b) Exposure of people to severe noise levels?

Discussion: N/A

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: Upon the development of the site, standard conditions will be added by the Fire Marshall addressing fire hydrants, sprinklers and access.

- b) Police Protection?

Discussion: During the development plan process in the future, the police department would have the opportunity to review the project and make comments.

- c) Schools?

Discussion: The project is in the vicinity of schools. Elementary school as well as Cuesta Community College. The project has been sent to the School District, no comments were received by the City.

- d) Maintenance of public facilities, including roads?

Discussion: Street improvements have already been completed for the sites street frontages.

- e) Other governmental services?

Discussion: N/A

XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantial alterations to the following utilities:

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Local or regional water treatment or distribution facilities?

Discussion: N/A | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Sewer or septic tanks? (Source: 7)
Discussion: The project will be required to hook up to City sewer and water. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Storm water drainage? (Source: 6)
Discussion: A standard condition of approval will be added to the project at the time of development that would require the applicant to submit a complete grading and drainage plan prepared by a registered civil engineer with the improvement plans. Drainage calculations will need to be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Solid waste disposal?
Discussion: the type of trash service will be determined by the Paso Robles Waste. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Local or regional water supplies? (source: 3)
Discussion: Since the residential project would be consistent with the density allowed for by the existing land use and zoning designations, the project would not have an impact. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XIII.AESTHETICS. Would the proposal:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Affect a scenic vista or scenic highway? (Source: 1,9)
Discussion: The project is not located on a scenic vista or highway. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a demonstrable negative aesthetic effect? (Source: 1,9)

Discussion: None anticipated with this residential development. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Create light or glare? (Source: 1,9)

Discussion: At the time of development, light shielding will be required. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XIV.CULTURAL RESOURCES. Would the proposal:

- a) Disturb paleontological resources?

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Since the project meets the density thresholds of the General Plan and Zoning Code regulations, and since the project has already been graded and developed as a construction storage yard it is not anticipated to have a significant impact.

b) Disturb archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.

Since the project meets the density thresholds of the General Plan and Zoning Code regulations, and since the project has already been graded and developed as a construction storage yard it is not anticipated to have a significant impact.

c) Affect historical resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Since the project meets the density thresholds of the General Plan and Zoning Code regulations, and since the project has already been graded and developed as a construction storage yard it is not anticipated to have a significant impact.

d) Have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Since the project meets the density thresholds of the General Plan and Zoning Code regulations, and since the project has already been graded and developed as a construction storage yard it is not anticipated to have a significant impact.

e) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Since the project meets the density thresholds of the General Plan and Zoning Code regulations, and since the project has already been graded and developed as a construction storage yard it is not anticipated to have a significant impact.

XV.RECREATION. Would the proposal:

a) Increase the demand for neighborhood or regional parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Since the residential project would be consistent with the density allowed for by the existing land use and zoning designations, the project would not have an impact. The project has provided three separate outdoor/recreation areas and would meet the amenities required for the R3 zoning district.

b) Affect existing recreational opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: See comments above.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI.MANDATORY FINDINGS OF SIGNIFICANCE.

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| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Since the project meets the density thresholds of the General Plan and Zoning Code regulations, and since the project has already been graded and developed as a construction storage yard, the project will not have significant impacts to the quality of the environment or biological resources.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: Since the project meets the density thresholds of the General Plan and Zoning Code regulations, and since the project has already been graded and developed as a construction storage yard it is not anticipated to have a significant impact.

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| 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.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Since the project meets the density thresholds of the General Plan and Zoning Code regulations, and since the project has already been graded and developed as a construction storage yard it is not anticipated to have a significant impact.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Since the project meets the density thresholds of the General Plan and Zoning Code regulations, and since the project has already been graded and developed as a construction storage yard it is not anticipated to have a significant impact.

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	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
11	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
12	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446

Summary of Mitigation Measures

Description of Impact

Air Quality

Mitigation Measure

Per APCD handbook, Condition No. 10 of Tentative Tract
Map Resolution.

RESOLUTION NO.
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2887
(ESTRELLA ASSOCIATES - WILLHOIT)
APN: 025-391-073

WHEREAS, Tentative Tract 2887 (The Cove) has been filed by Wes Willhoit on behalf of Estrella Associates to subdivide an approximate 4.28-acre site into 56 lots, for the development of 51 single family residential lots and 4 open space lots and one common lot that incorporates the interior private streets and other common areas; and

WHEREAS, the site is located at 700 Experimental Station Road; and

WHEREAS, the project site is located within Sub Area D of the Borkey Area Specific Plan; and

WHEREAS, Planned Development 06-022 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 Borkey Area 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 September 11, 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 small lot single family residential neighborhoods at a density of 12 units per acre;
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 Borkey Area Specific Plan;
3. The site is physically suitable for the type of development proposed as shown tentative tract map, site plan and preliminary utility plans (Exhibits B-D to this resolution);
4. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

5. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems; and,
6. 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 2887 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. Note: All checked standard conditions shall apply unless superseded by a site specific condition.
2. The project shall comply with all conditions of approval contained in the resolution granting approval to Planned Development 06-022 and its exhibits.

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.

3. 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	Site Plan
D	Preliminary Utilities

4. This Planned Development 06-022 coincides with Tentative Tract Map 2887 and authorizes the subdivision of approximately 4.28-acres into a maximum of 51 single family residential lots ranging from approximately 1,460 square feet to 3,137 square feet in size. Tentative Tract 2887 would include 4 open space lot and one additional lot for the remaining private streets and common areas.
5. The maximum number of residential lots permitted within this subdivision/development plan shall be 51. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
6. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map, along with the other exhibits (Exhibits A-D, 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.

7. In the event that the necessary property can not be obtained as shown on the tentative map for Lot 11, the lot shall be eliminated or be developed and maintained as an open space lot. In the event if in the future the necessary property is obtained a house may be developed as long as it is in substantial compliance with the PD 06-022.
8. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 06-022 and its exhibits.
9. 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.
10. 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.
11. 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 mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.
12. 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.

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. River Oaks Drive shall be improved in accordance with City Collector Standard A-3, with the elimination of the parking lane, and plans approved by the City Engineer.

14. The structural design of the interior streets (which will be private) shall be based upon a Traffic Index of 6 and a minimum pavement depth of 2.5 inches, consistent with Council policy for public streets.
15. The applicant shall provide the design and cost estimate of the relocation of the existing overhead utility lines from the west project boundary to Experimental Station Road and shall participate in the underground project through an agreement with the City secured with a bond.
16. The project design and construction shall incorporate Low Impact Development best management practices to mitigate the impacts on quality, quantity and rate of discharge of storm water run-off from the site.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS

17. 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.
18. Provide secondary emergency vehicle access sufficient to support the City's fire apparatus (HS-20 Truck Loading). Secondary vehicle access to be at least twenty (20) feet wide with no less than thirteen feet, six inches vertical clearance. All secondary emergency vehicle access surfaces shall provide all weather driving capabilities and conform to the requirements of City Zoning Codes.

PASSED AND ADOPTED THIS 11th Day of September, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CHAIRMAN MARGARET HOLSTINE

RON WHISENAND, PLANNING COMMISSION SECRETARY

H:\darren\Tract 2887 Willhoit\Tract Reso

EXHIBIT A OF RESOLUTION 07-_____

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

PROJECT #: Tentative Tract 2887 & PD 06-022

APPROVING BODY: Planning Commission

DATE OF APPROVAL: September 11, 2007

APPLICANT: Estrella Associates – The Cove

LOCATION: 700 Experimental Station Road

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

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

A. GENERAL CONDITIONS

- 1. This project approval shall expire on September 11, 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 \$1850.00 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:
Parkways and landscaping along River Oaks Drive and Experimental Station Road.
- 11. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:
Interior streets, open space areas and other common parkway and landscaping areas.
- 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: _____
- 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: Willhoit
REPRESENTATIVE: Wallace
PROJECT: Tentative Tract Map 2887

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:

<u>River Oaks Drive</u>	<u>Collector</u>	<u>A-3</u>
Street Name	City Standard	Standard Drawing No.

6. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
7. All improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to Public Works Department Standards and Specifications.
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.

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BRUCE & ASSOCIATES, INC.
Surveyors of the State of Texas
1985-7
City of Paso Robles, County of San Luis Obispo, State of California

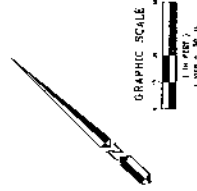
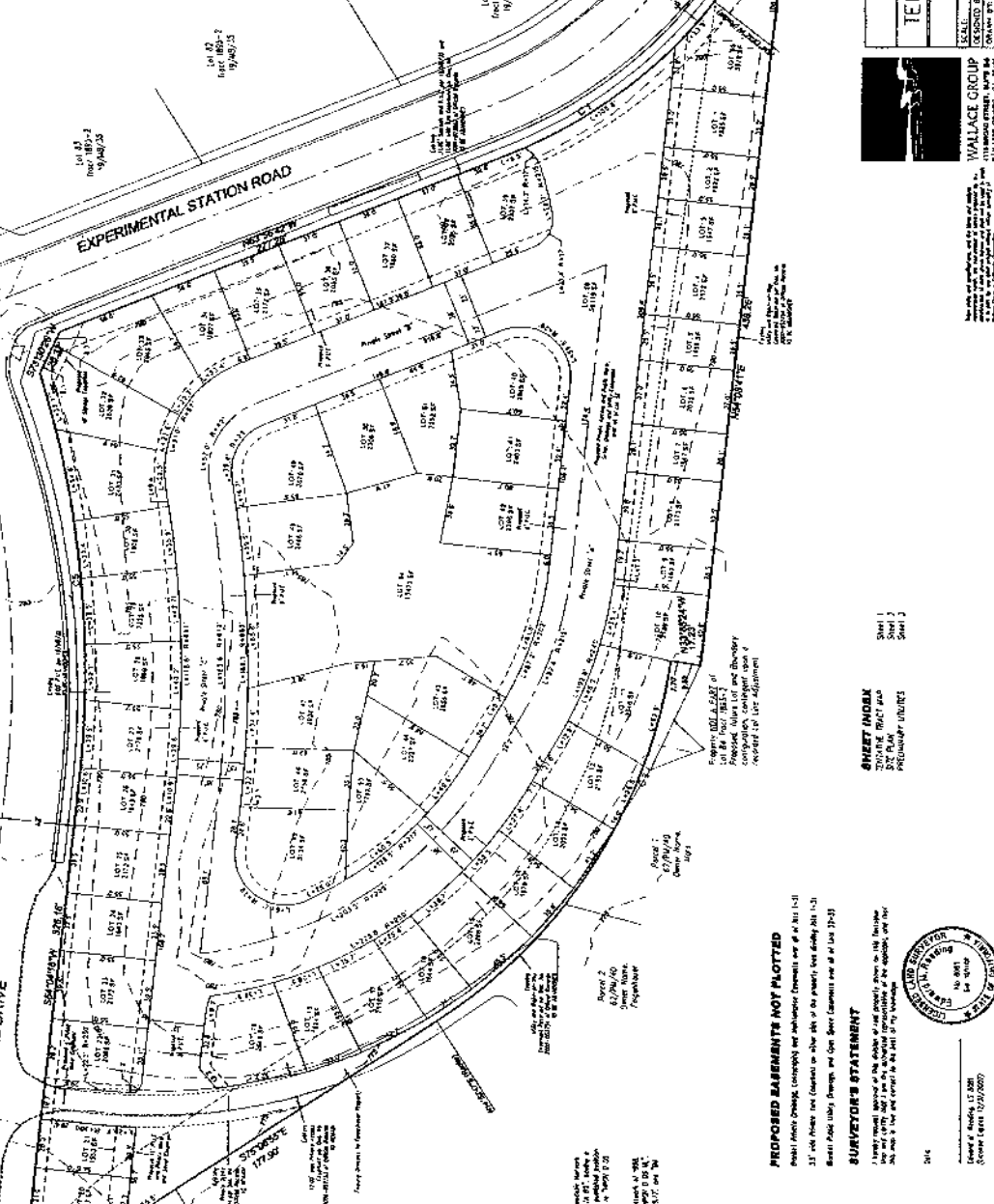


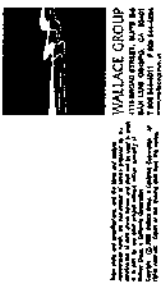
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EXPERIMENTAL STATION ROAD

RIVER OAKS DRIVE



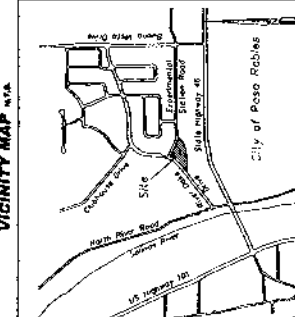
TRACT 2887 TENTATIVE TRACT MAP
SCALE: 1" = 40'
APPROVED BY: [Signature]



SHEET INDEX
SHEET 1
SHEET 2

Exhibit B
Tentative Tract Map
Tract 2887 & PD 06-022
(Estrella Associates)

PROPOSED EASEMENTS NOT PLOTTED
SURVEYOR'S STATEMENT



PROJECT SUMMARY
OWNER'S INFORMATION
ASSESSOR'S PARCEL NUMBER

SURVEYOR'S NOTES

Project: River Oaks Subdivision, Tract 2887, City of Fort Worth, Texas. Date: 04/28/2022

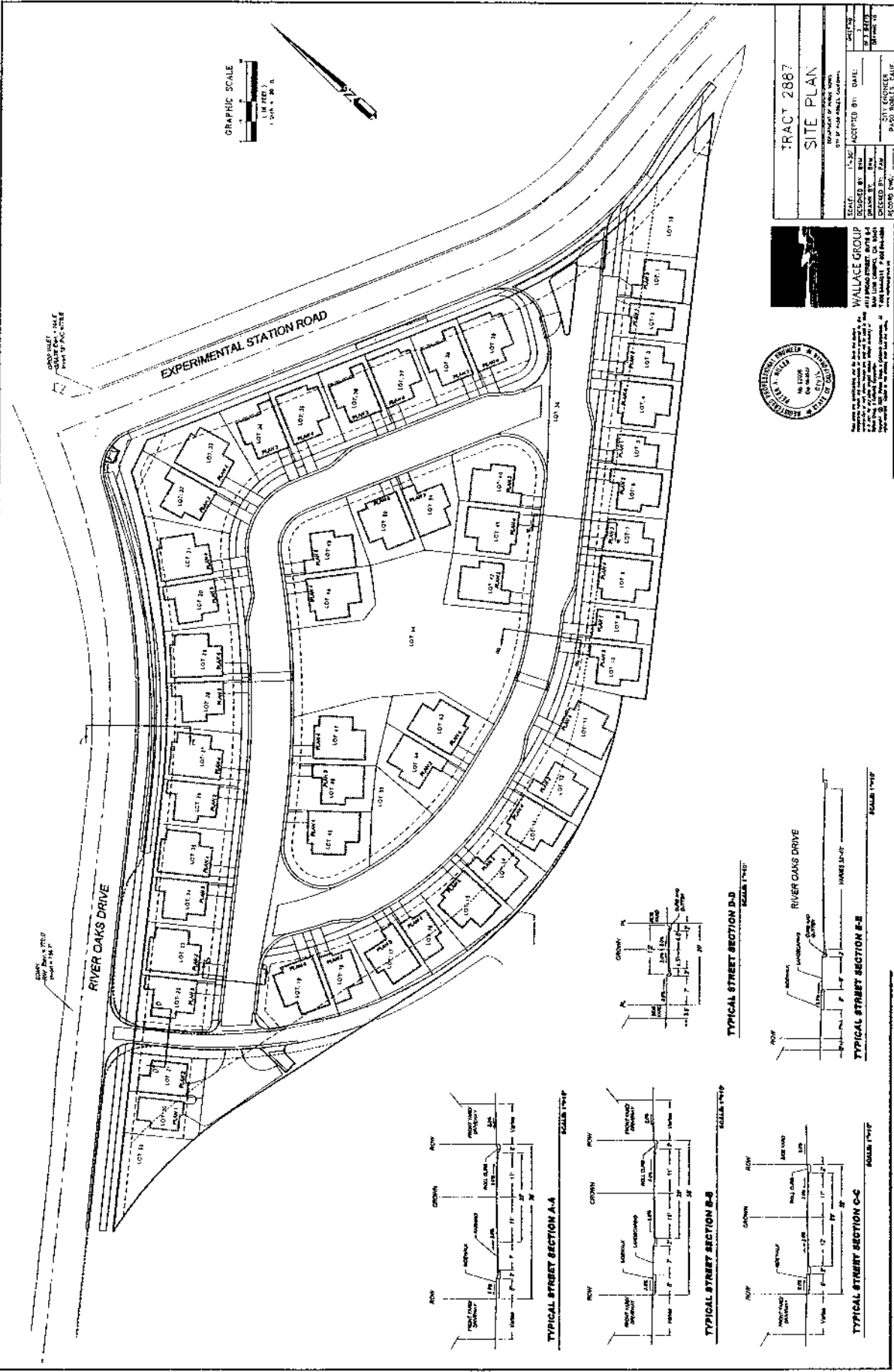


Exhibit C
Site Plan
Tract 2887 & PD 06-022
(Estrella Associates)

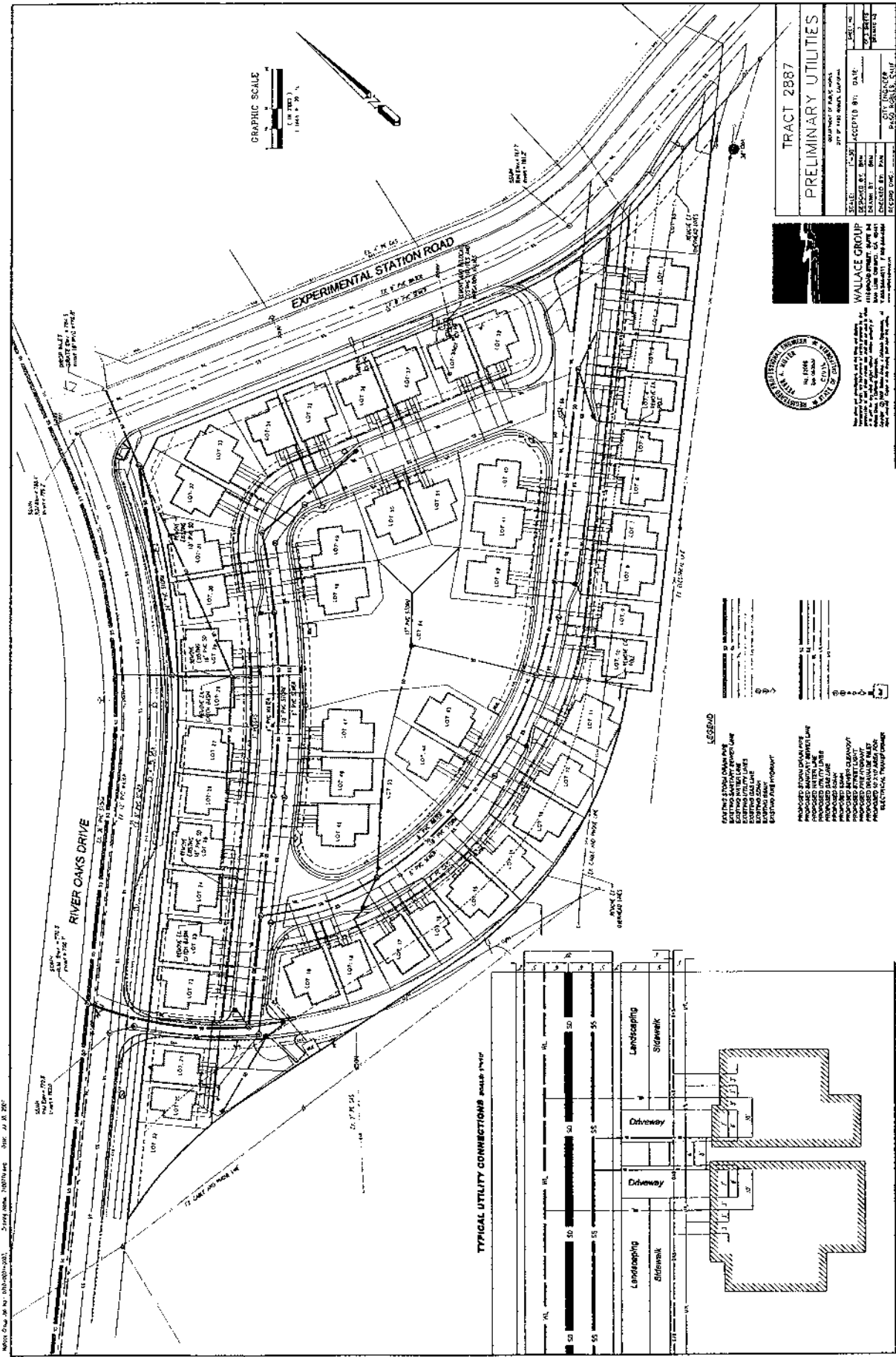


Exhibit D
Preliminary Utility Plan
Tract 2887 & PD 06-022
(Estrella Associates)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 06-022
(ESTRELLA ASSOCIATES - WILLHOIT)
APN: 025-391-073

WHEREAS, Tentative Tract 2887 (The Cove) has been filed by Wes Willhoit on behalf of Estrella Associates to subdivide an approximate 4.28-acre site into 56 lots, for the development of 51 single family residential lots and 4 open space lots and 1 lot common lot that incorporates the interior private streets and other common areas; and

WHEREAS, the site is located at 700 Experimental Station Road; and

WHEREAS, the project site is located within Sub Area D of the Borkey Area Specific Plan; and

WHEREAS, Planned Development 06-022 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) the conclusion was such to enable a finding of consistency of the project with the approved Borkey Area 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, the following modifications are permitted in order to allow the project additional flexibility in order to provide 12-units per acre as encouraged by the Land Use Element of the General Plan for RMF-12 designated properties:

- a. reduced setbacks as outlined in the Setback Exhibit (Exhibit B);
- b. the use of tandem parking;
- c. the use of on street parking for homes that have a one car garage (Plans 1 & 2) as shown on Exhibit A, page 9;
- d. the ability to have a minimum private open space dimension of 6.4-feet rather than 8-feet;
- e. the ability to omit the requirement for a recreational facility or daycare center;

and;

WHEREAS, a public hearing was conducted by the Planning Commission on September 11, 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 Borkey Area Specific Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 06-022 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 2887 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*	The Cove at River Oaks – Development Booklet (Pages 1-61)

* 11x17 size plans are on file with the Community Development Department

3. This Planned Development 06-022 coincides with Tentative Tract Map 2887 and authorizes the subdivision of approximately 4.28-acres into a maximum of 51 single family residential lots ranging

from approximately 1,460 square feet to 3,137 square feet in size. Tentative Tract 2887 would include 4 open space lots and one additional lot for the remaining private streets and common areas.

4. The maximum number of residential lots permitted within this subdivision/development plan shall be 51. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
5. In the event that the necessary property can not be obtained as shown on the tentative map for Lot 11, the lot shall be eliminated or be developed and maintained as an open space lot. In the event if in the future the necessary property is obtained a house may be developed as long as it is in substantial compliance with the PD 06-022.
6. Setbacks for houses shall substantially comply with the Setback Exhibit (Exhibit A, Page 32).
7. The construction drawings for each home shall reflect a minimum garage dimension of at least 9.5-foot wide by 20-foot deep inside diameter. Tandem garages would need to be at least 40-foot deep.
8. In conjunction with the submittal of the final tract map, the applicant shall provide draft CC&Rs that specifically require home owners/tenants to follow the following rules related to parking:
 - a. Garages shall be kept clear and available for parking, whether it is for a one car garage or a two car garage;
 - b. Parking in the driveways prohibited;
 - c. 9 parking spaces shall be available for the benefit of the 9 homes in the project that have one car garages.

PASSED AND ADOPTED THIS 11th day of September, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN MARGARET HOLSTINE

ATTEST:

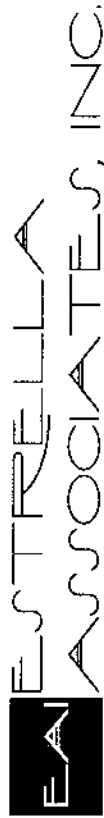
RON WHISENAND, PLANNING COMMISSION SECRETARY

darren\Tract\ 2887\pd res

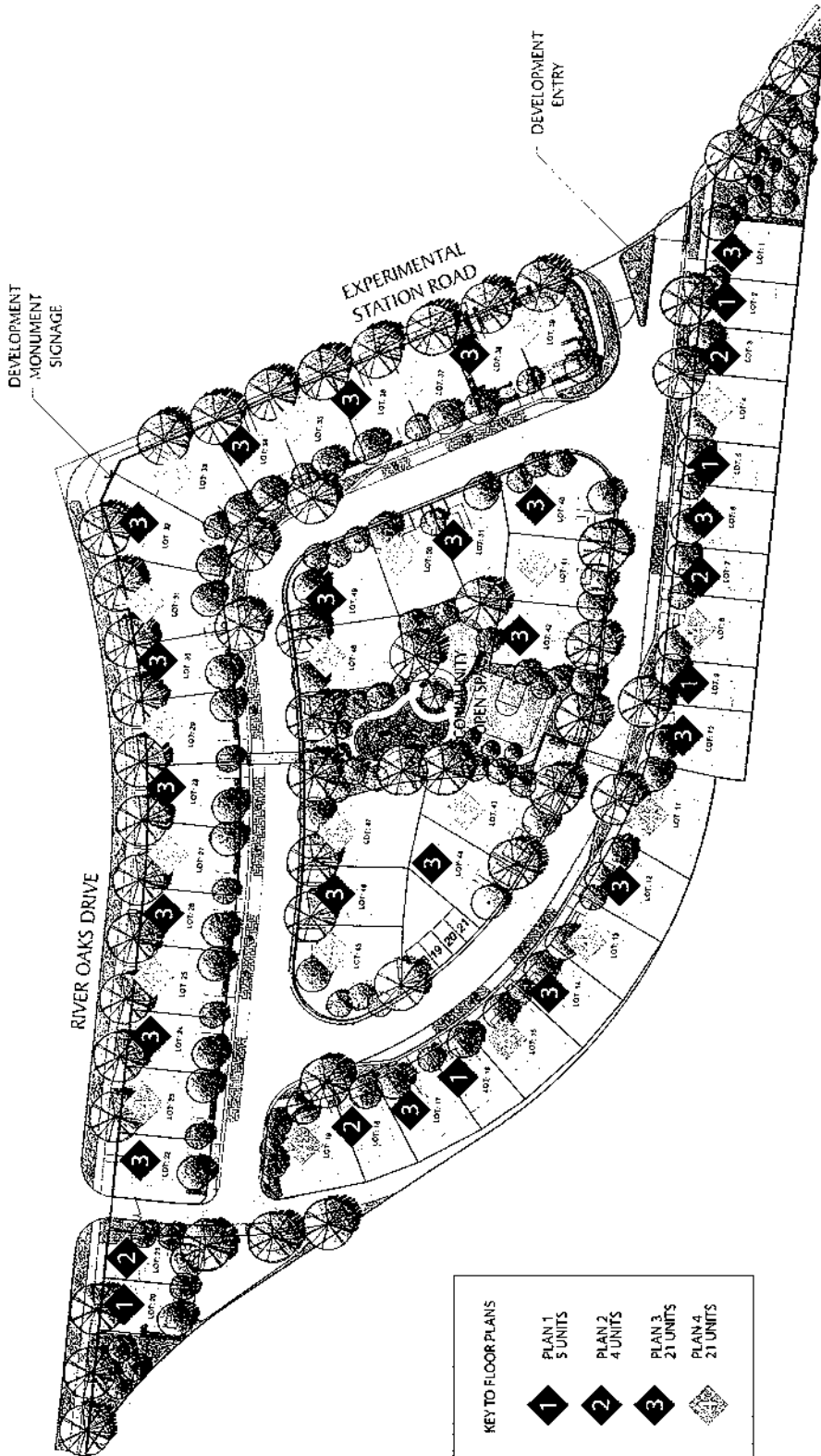
Exhibit A
Development Booklet
Tract 2887 & PD 06-022
(Estrella Associates)

The Cove at River Oaks

by



Page #	Description	Page #	Description
1	Cover Page - Table of Contents	32	Minimum Set Back Exhibit
2	Site Illustrative	33	Neighborhood Park Cross Section Exhibit 1 of 2
3	River Oaks Drive-Street Scene	34	Neighborhood Park Cross Section Exhibit 2 of 2
4	Rear Load-Street Scene (Interior)	35	Site Cross Sections 1 of 3
5	Interior Street Scene	36	Site Cross Sections 2 of 3
6	Tentative Tract Map	37	Site Cross Sections 3 of 3
7	Tentative Tract Map-Site Plan	38	Plan 1 Floorplan 1 of 4
8	Tentative Tract Map-Utilities	39	Plan 1 Floorplan 2 of 4
9	Parking Exhibit	40	Plan 1 Elevations 3 of 4
10	Open Space Exhibit	41	Plan 1 Elevations 4 of 4
11	Landscape 1 of 5	42	Plan 2 Floorplan 1 of 4
12	Landscape 2 of 5	43	Plan 2 Floorplan 2 of 4
13	Landscape 3 of 5	44	Plan 2 Elevations 3 of 4
14	Landscape 4 of 5	45	Plan 2 Elevations 4 of 4
15	Landscape 5 of 5	46	Plan 3 Floorplan 1 of 6
16	Street Light Details	47	Plan 3 Floorplan 2 of 6
17	Tot Lot Exhibit 1 of 3	48	Plan 3 Elevations 3 of 6
18	Tot Lot Exhibit 2 of 3	49	Plan 3 Elevations 4 of 6
19	Tot Lot Exhibit 3 of 3	50	Plan 3 Elevations 5 of 6
20	Animation Picture	51	Plan 3 Elevations 6 of 6
21	Elk Grove Pictures 1 of 11	52	Plan 4 Floorplan 1 of 6
22	Elk Grove Pictures 2 of 11	53	Plan 4 Floorplan 2 of 6
23	Elk Grove Pictures 3 of 11	54	Plan 4 Elevations 3 of 6
24	Elk Grove Pictures 4 of 11	55	Plan 4 Elevations 4 of 6
25	Elk Grove Pictures 5 of 11	56	Plan 4 Elevations 5 of 6
26	Elk Grove Pictures 6 of 11	57	Plan 4 Elevations 6 of 6
27	Elk Grove Pictures 7 of 11	58	Zoning Analysis 1 of 4
28	Elk Grove Pictures 8 of 11	59	Zoning Analysis 2 of 4
29	Elk Grove Pictures 9 of 11	60	Zoning Analysis 3 of 4
30	Elk Grove Pictures 10 of 11	61	Zoning Analysis 4 of 4
31	Elk Grove Pictures 11 of 11		

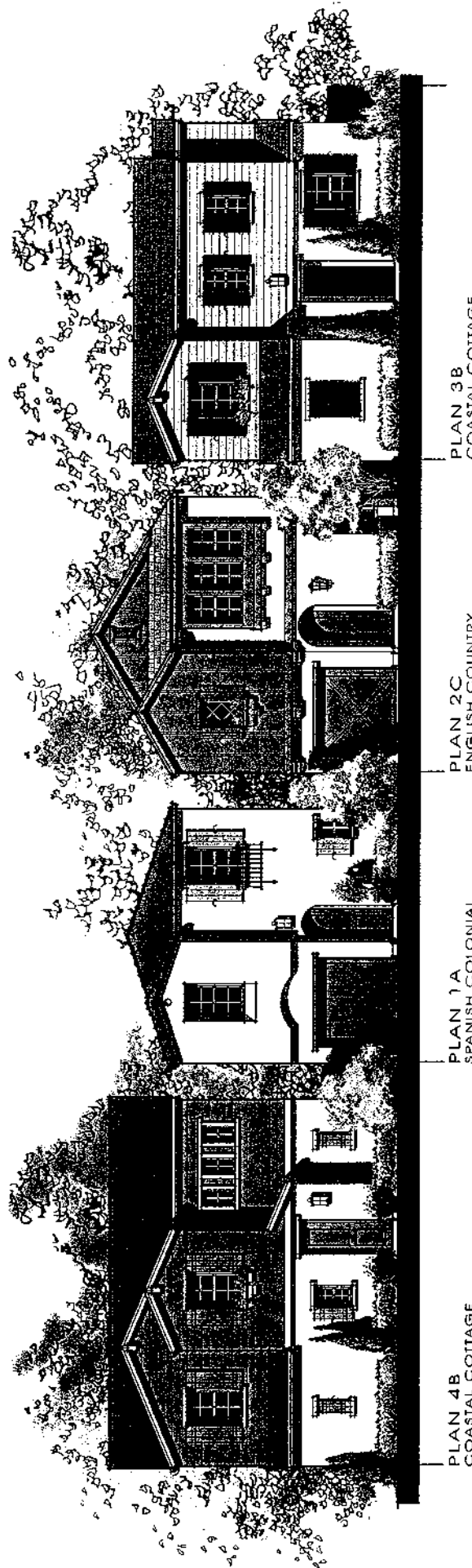


KEY TO FLOOR PLANS	
1	PLAN 1 5 UNITS
2	PLAN 2 4 UNITS
3	PLAN 3 21 UNITS
4	PLAN 4 21 UNITS



LOT 84 Paso Robles, CA
 SCHEMATIC LANDSCAPE PLAN
 August 2, 2007

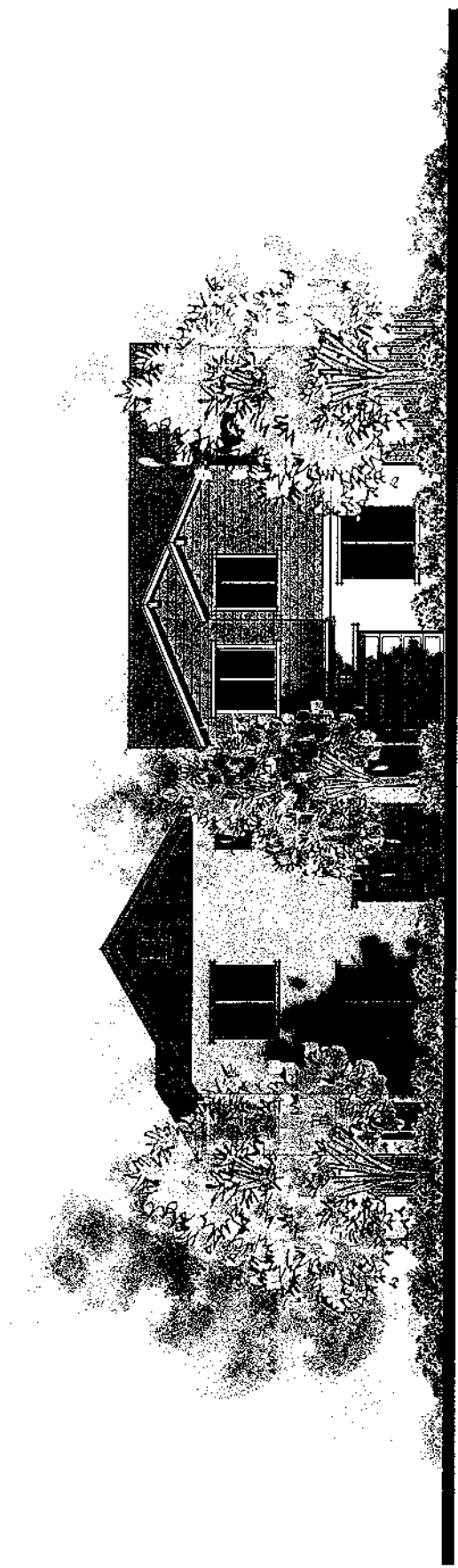




ESTRELLA ASSOCIATES

THE COVE
DESIGN DEVELOPMENT STREETSCENE
SCALE: 1/4" = 1'-0"





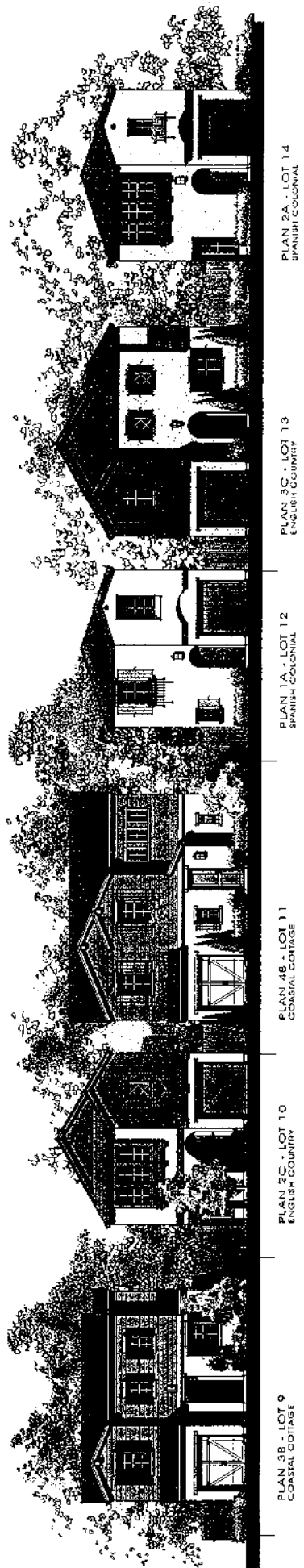
PLAN 3C ALT - LOT 39
ENGLISH COUNTRY

PLAN 4B ALT - LOT 40
COASTAL COTTAGE

THE COVE

REAR LOAD STREETSCENE
SCALE: 1/8" = 1'-0"
9.13.2007



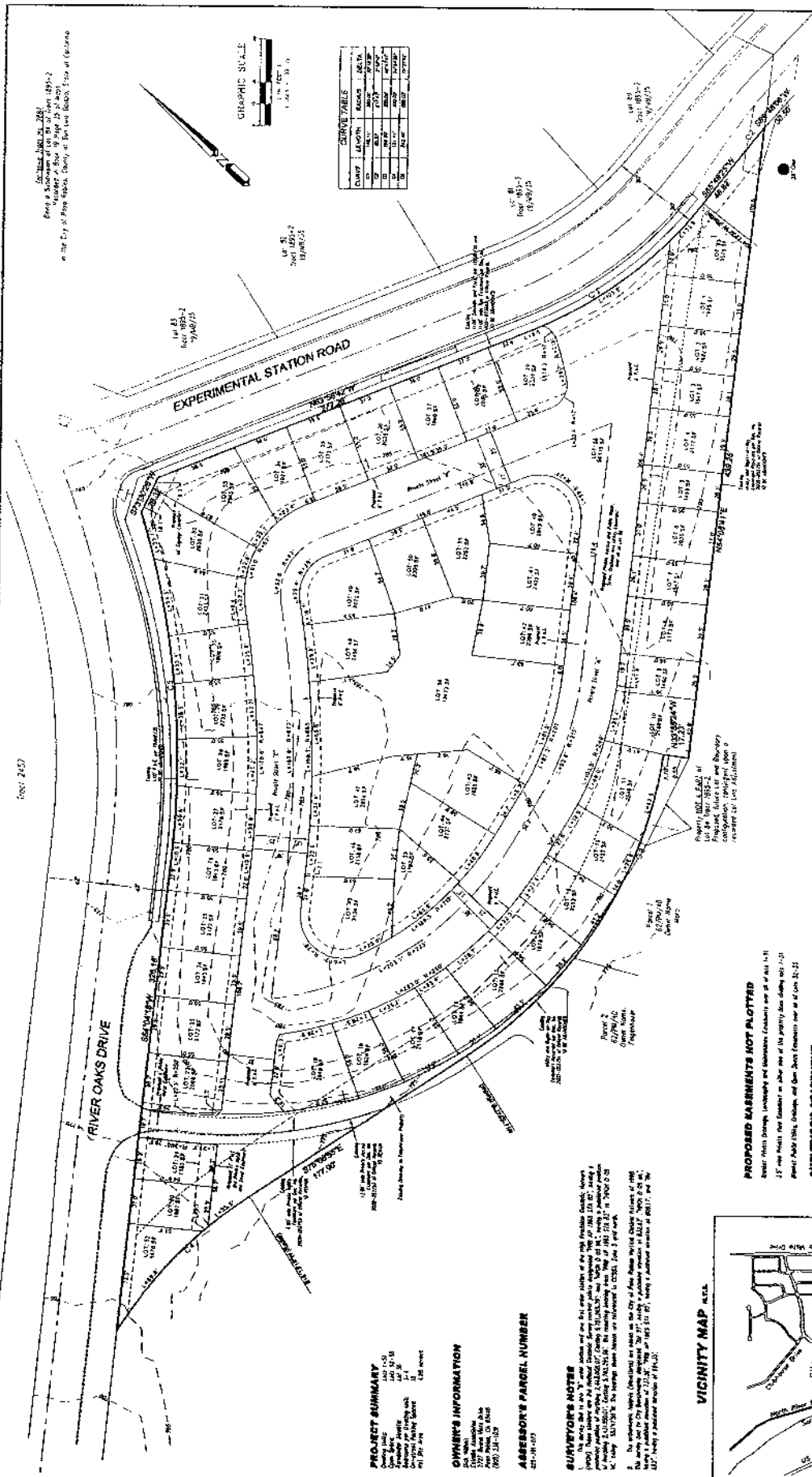


ESTRELLA ASSOCIATES

THE COVE
DESIGN DEVELOPMENT ARCHITECTURE

IDC

Survey Date: 06/11/2007
 Surveyed by: [Name]
 Date: 06/11/2007



Location: 2007-2008
 Being a Subdivision of Lot 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

TENTATIVE TRACT MAP

TRACT 2887

WALLACE GROUP

111 WOODBURN STREET, SUITE 200
 WOODBURN, ILLINOIS 60090

DATE: 06/11/2007
 SCALE: 1" = 200'
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SHEET INDEX

SHEET 1
 SHEET 2
 SHEET 3

REVISIONS

NO. DATE BY

1 06/11/2007 [Name]

PROPOSED EASEMENTS NOT PLOTTED

If new easements are shown on other sheets of the plat, they shall be shown on this sheet.

SURVEYOR'S STATEMENT

I, the undersigned, being a duly licensed Surveyor in the State of Illinois, do hereby certify that I am the author of the foregoing plat and that I am a duly licensed Surveyor in the State of Illinois.

DATE: 06/11/2007

Surveyor: [Name]

VICINITY MAP

City of Paso Robles

PROJECT SUMMARY

Owner: [Name]
 Address: [Address]
 City: [City]

OWNER'S INFORMATION

Name: [Name]
 Address: [Address]
 City: [City]

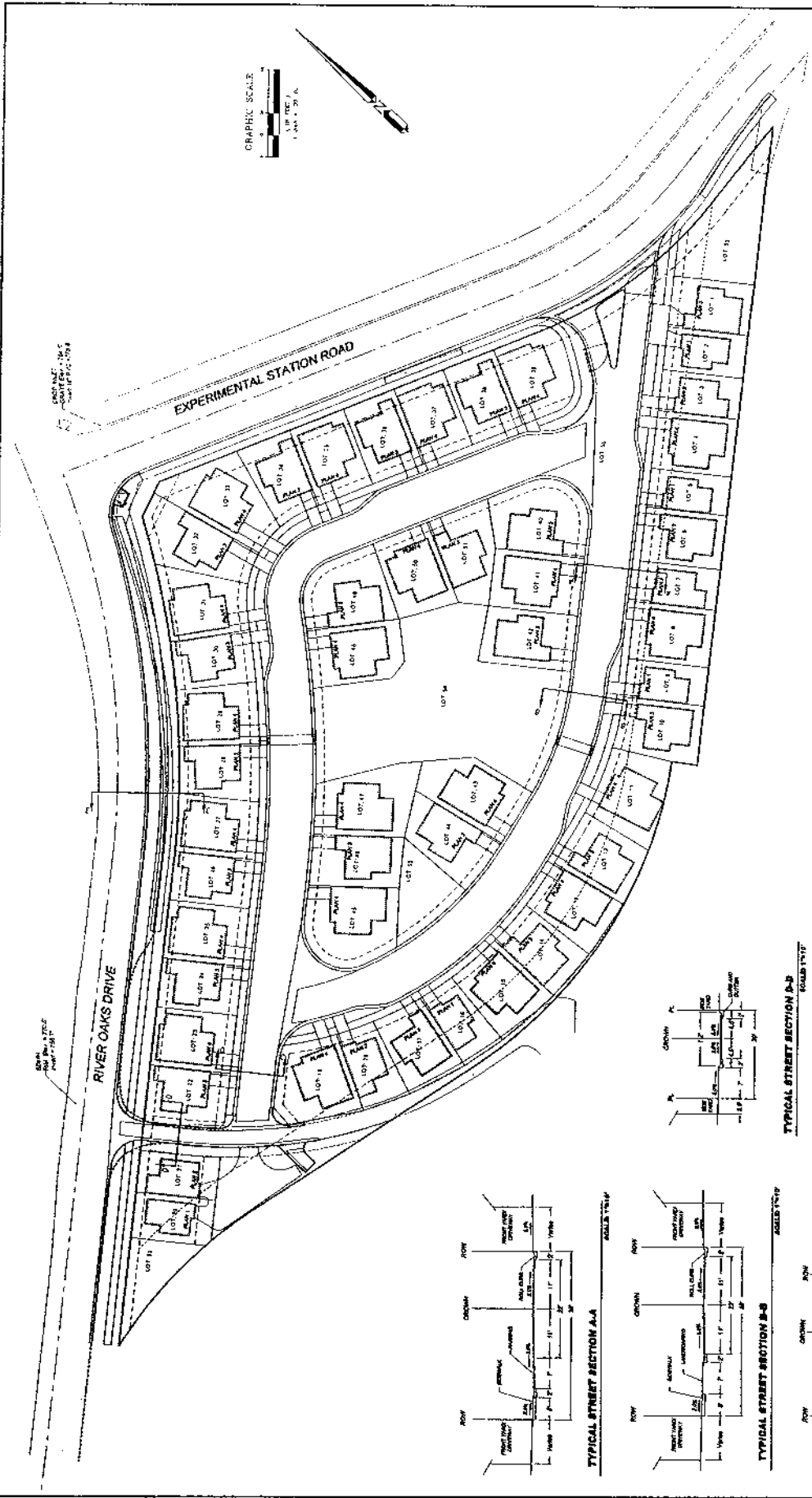
ASSESSOR'S PARCEL NUMBER

000-000-000

SURVEYOR'S NOTES

1. The survey was made on the 11th day of June, 2007, at the office of the Surveyor, and the same was completed on the 11th day of June, 2007.

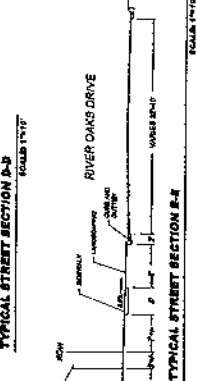
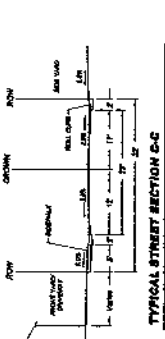
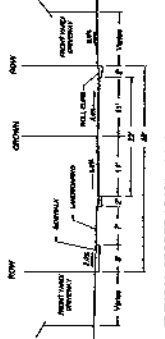
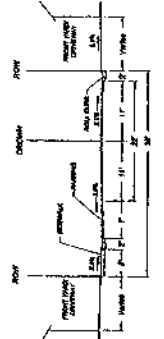
2. The survey was made on the 11th day of June, 2007, at the office of the Surveyor, and the same was completed on the 11th day of June, 2007.

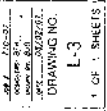
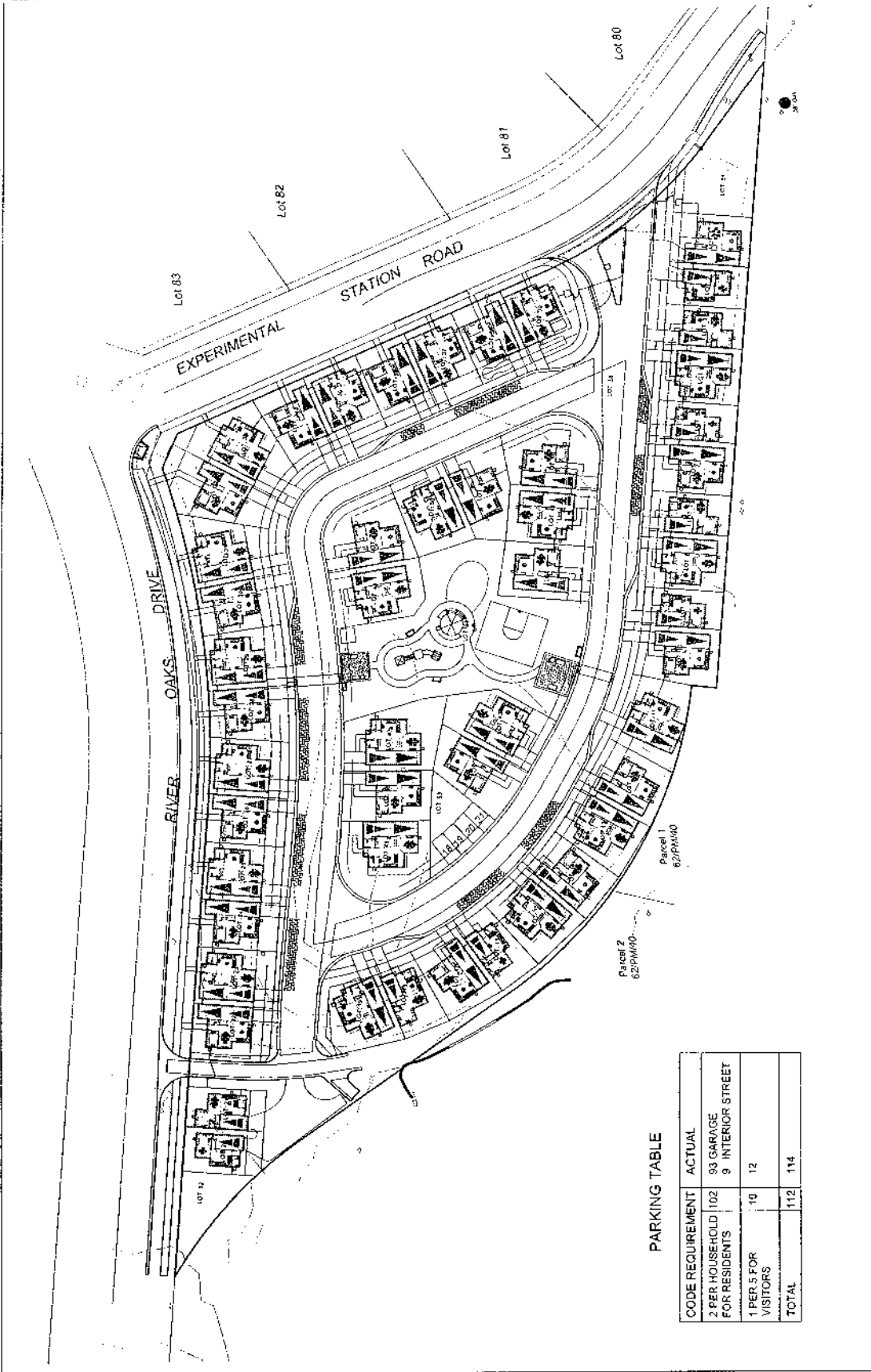


TRACT 2887
SITE PLAN

SCALE: 1" = 20'
 DESIGNED BY: WALLACE GROUP
 CHECKED BY: [Name]
 DATE: [Date]
 SECOND DATE: [Date]

WALLACE GROUP
 1415 W. WALKER AVE.
 ANN ARBOR, MI 48106
 TEL: 734-769-1000
 FAX: 734-769-1001
 WWW.WALLACEGROUP.COM





PARKING TABLE

CODE REQUIREMENT	ACTUAL
2 PER HOUSEHOLD	93 GARAGE
FOR RESIDENTS	9 INTERIOR STREET
1 PER 5 FOR VISITORS	12
TOTAL	112
	114



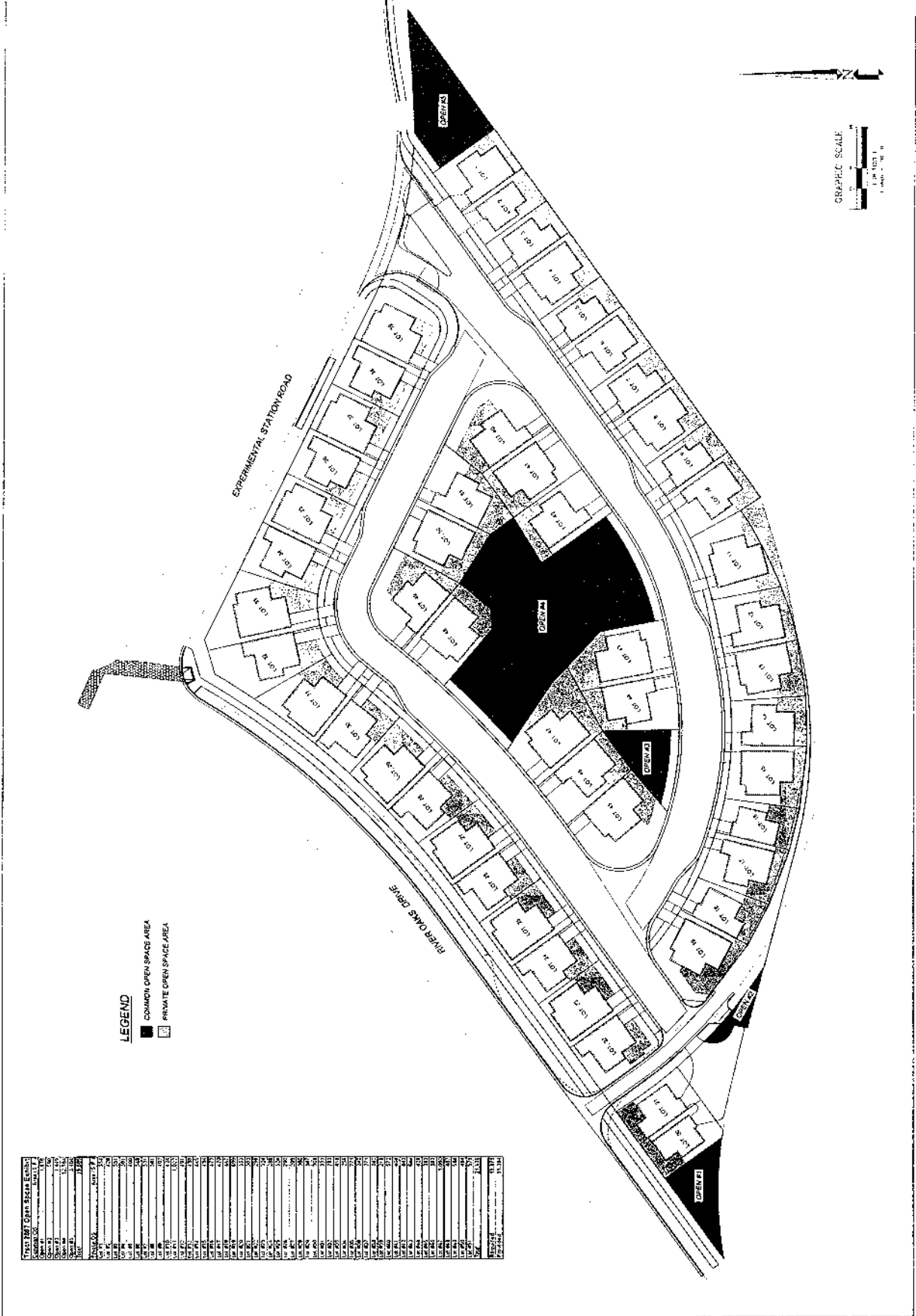
WALLACE GROUP
 11000 N. 10th Street
 Suite 200
 Phoenix, AZ 85020
 Phone: (602) 955-1000
 Fax: (602) 955-1001
 www.wallacegroup.com



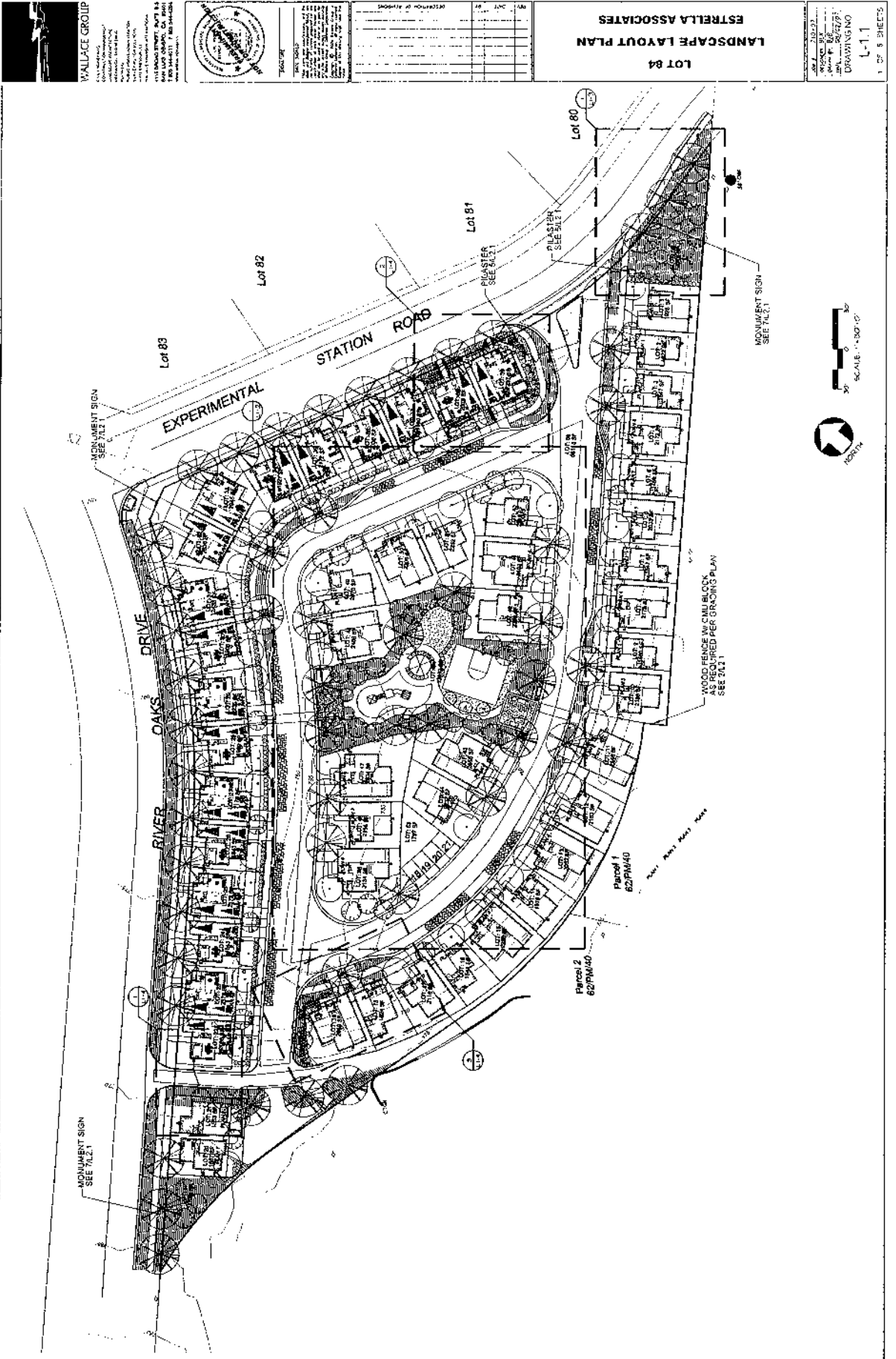
PROJECT:
 TRACT 2887
 11000 N. 10th Street
 Phoenix, AZ 85020
 DATE: 07/10/2007

City of Paso Robles, CA
OPEN SPACE EXHIBIT
TRACT 2887

DATE: 07/10/2007
 DRAWING NO: 022607
 OF 1 SHEET



LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENT OPEN SPACE
101	10,000	1,111	10.00%
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198	10,000	1,111	10.00%
199	10,000	1,111	10.00%
200	10,000	1,111	10.00%



FOR REFERENCE ONLY
ORIGINAL SCALE 1/8" = 1'-0"

WALLACE GROUP
 11000 WALLACE DRIVE, SUITE 100
 HOUSTON, TEXAS 77036
 TEL: 281.416.1000
 WWW.WALLACEGROUP.COM

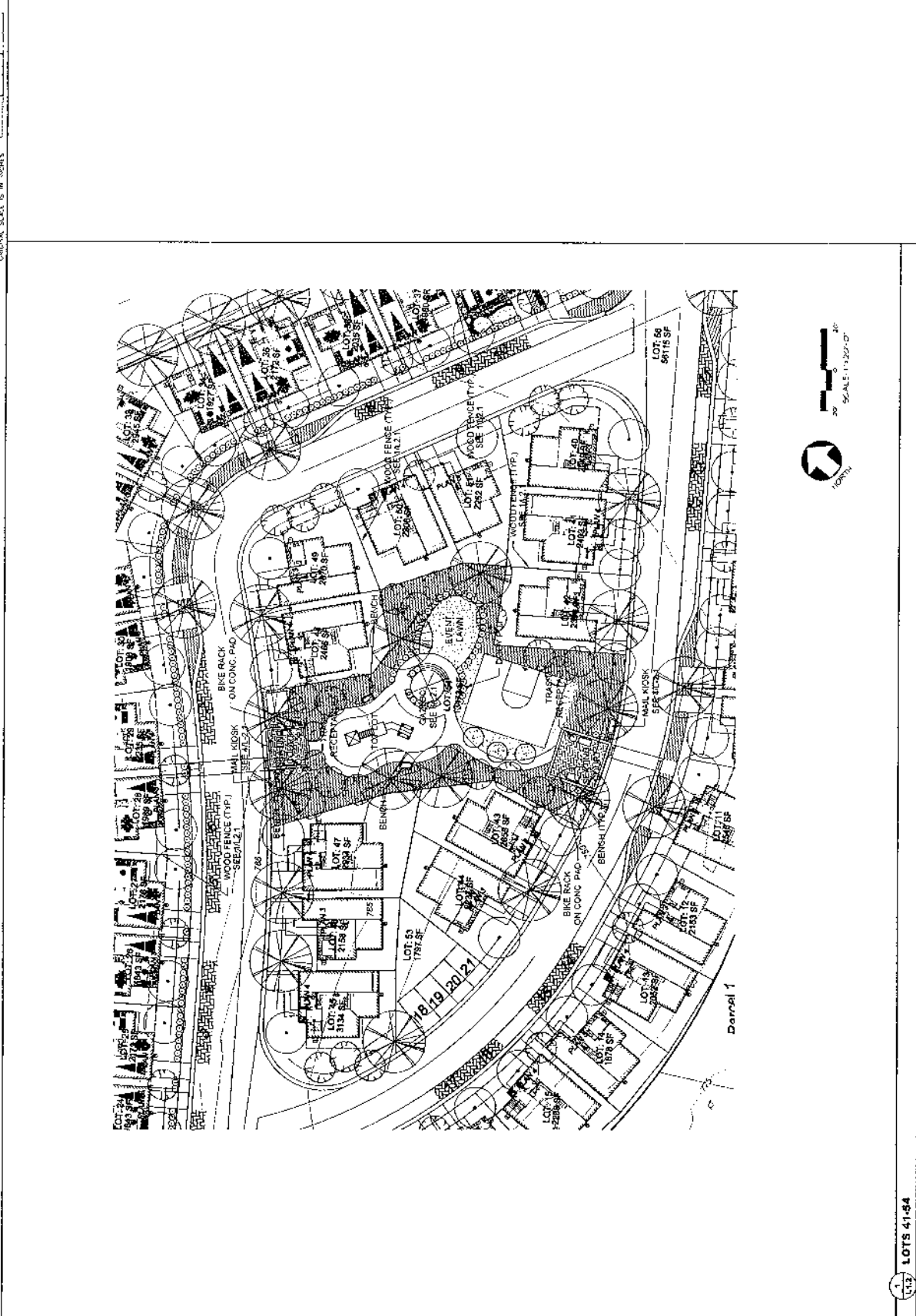
ESTRELLA ASSOCIATES
 11000 WALLACE DRIVE, SUITE 100
 HOUSTON, TEXAS 77036
 TEL: 281.416.1000
 WWW.ESTRELLAASSOCIATES.COM

NO.	DATE	DESCRIPTION OF REVISION

LOT 84
LANDSCAPE LAYOUT PLAN
ESTRELLA ASSOCIATES

DATE: 7/10/12
 DRAWING NO: L-1.1
 SCALE: 1/8" = 1'-0"
 1 OF 8 SHEETS





SEE REDUCED PLANS
 CIRCULAR SHEET 23 FOR NOTES

WALLACE GROUP

1111 WALLACE ST.
 SUITE 200
 CHICAGO, IL 60606
 TEL: 312.565.1200
 WWW.WALLACEGROUP.COM

ESTRELLA ASSOCIATES

PLAN ENLARGEMENT

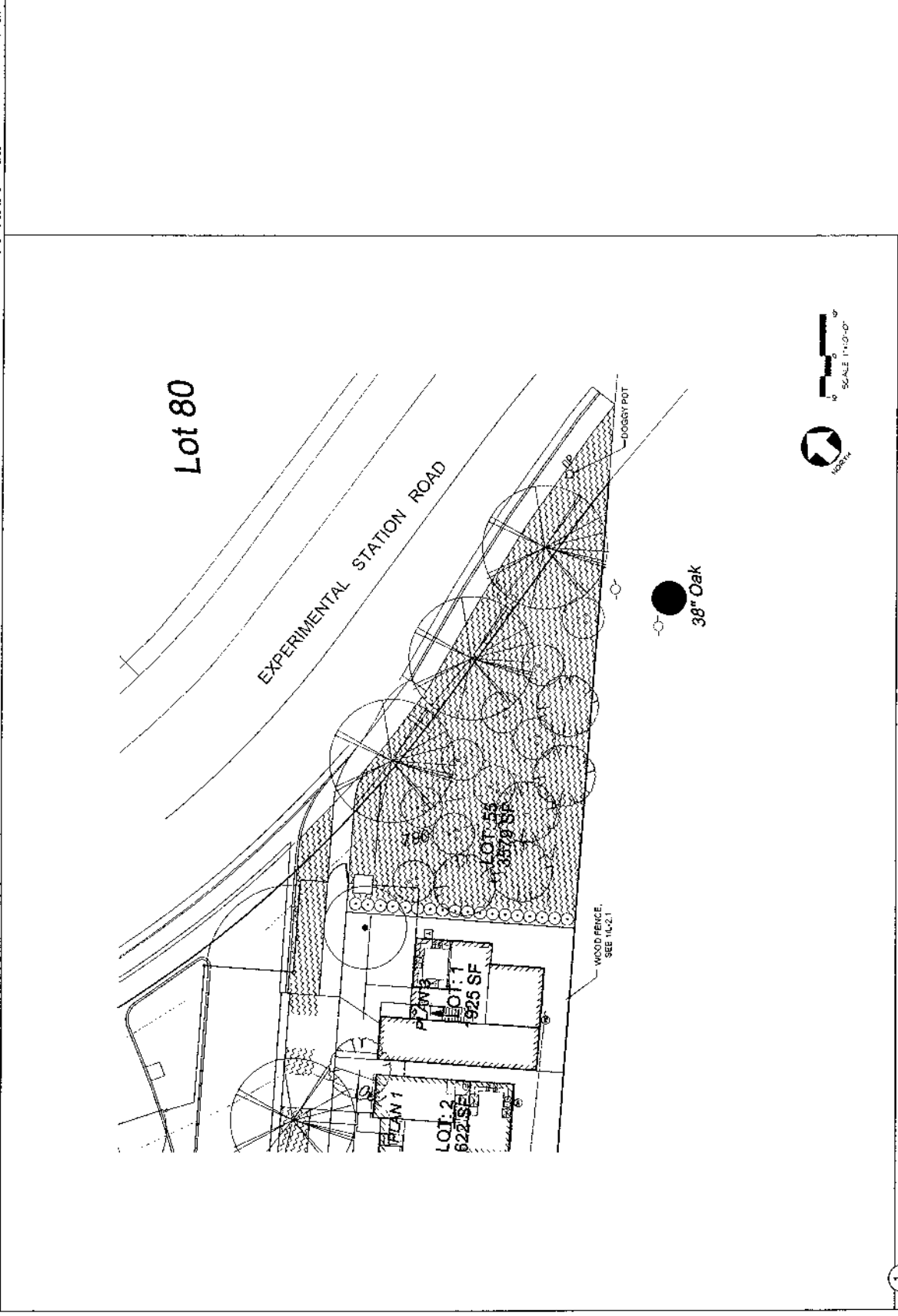
LOT 84

DATE: 07/15/2011
 DRAWING NO: L-1.2
 SHEETS: 3

LOT 84: 50719 SF
 LOT 85: 50719 SF
 LOT 86: 50719 SF

1
 41-84
 LOTS 41-84

FOR REFERENCE ONLY
 ORIGINAL SCALE IS 1/4" = 1'-0"



WALLACE GROUP
 WALLACE GROUP, INC.
 1000 N. 10TH ST., SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.WALLACEGROUP.COM

DATE: 07/15/09
 DRAWING NO: 09-07-02
 SHEET NO: 1

LOT 84
 PLAN ENLARGEMENT
 ESTRELLA ASSOCIATES

DATE: 07/15/09
 DRAWING NO: 09-07-02
 SHEET NO: 1

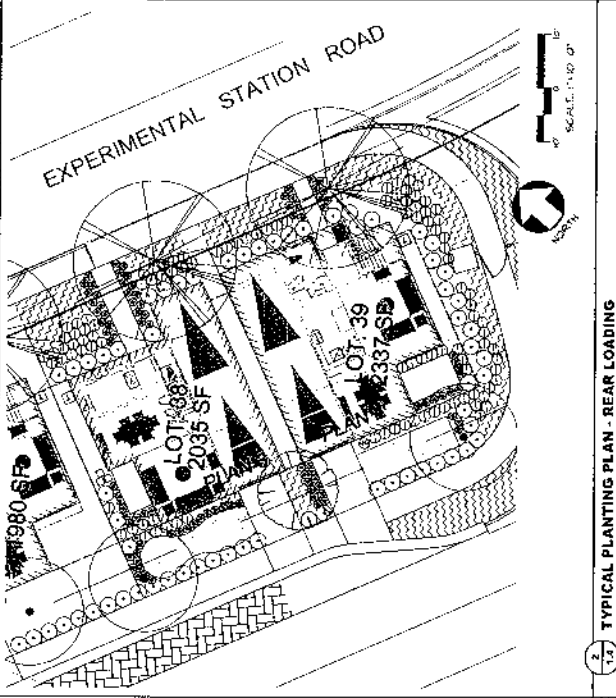
LOT 84
PLAN ENLARGEMENT
ESTRELLA ASSOCIATES

DWG. NO. 23-13
 SCALE: AS SHOWN
 DATE: 08/02/07
 DRAWING NO.
L-1.4
 4 OF 5 SHEETS

REVISIONS OF RECORD
 NO. DATE BY

WALLACE GROUP
 1305 West 10th Street
 Phoenix, AZ 85007
 602.954.5555
 www.wallacegroup.com

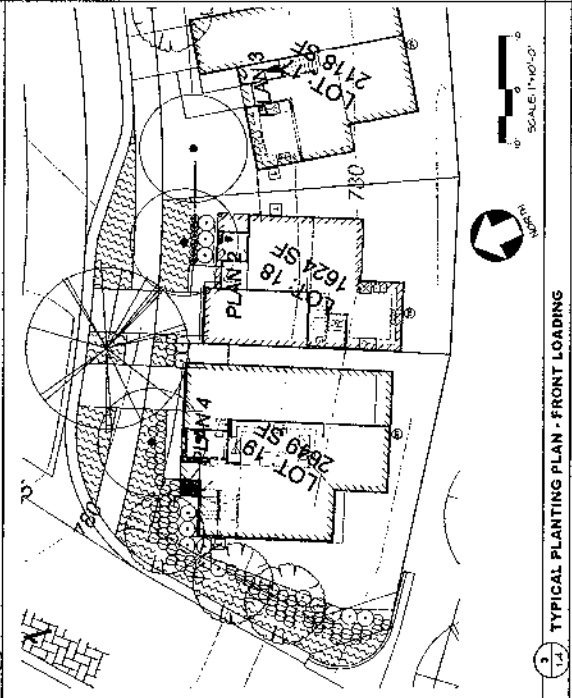
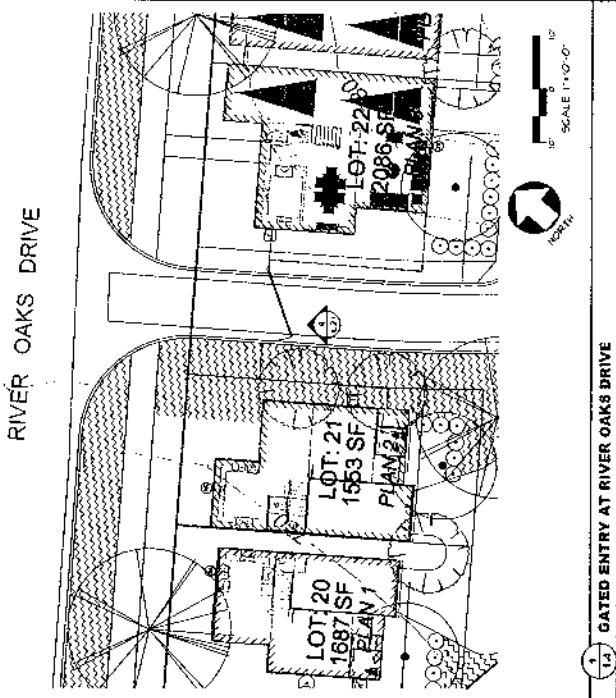
FOR REFERENCE PLANS
 ORIGINAL SCALE: 1/4" = 1'-0" IN ACROSS



1.3 TYPICAL PLANTING PLAN - REAR LOADING

BOTANICAL / COMMON NAME	SIZE
YANKEE TREE	24\"/>

1.4 PLANTING SCHEDULE



<p>WOOD FENCE</p> <p>1 L2.1</p>	<p>WOOD FENCE W/ SLUMP BLOCK</p> <p>2 L2.1</p>	<p>GAZEBO EXAMPLE</p> <p>3 L2.1</p>	<p>MAIL BOX KIOSK EXAMPLE</p> <p>4 L2.1</p>	<p>PHOTO EXAMPLE - GATED ENTRY</p> <p>11 L2.1</p>
<p>PILASTER</p> <p>5 L2.1</p>	<p>MONUMENT/DIRECTIONAL SIGN EXAMPLE</p> <p>6 L2.1</p>	<p>GAZEBO EXAMPLE</p> <p>3 L2.1</p>	<p>MAIL BOX KIOSK EXAMPLE</p> <p>4 L2.1</p>	<p>GATED ENTRY AT RIVER OAKS DRIVE</p> <p>5 L2.1</p>
<p>PILASTER</p> <p>5 L2.1</p>	<p>MONUMENT/DIRECTIONAL SIGN EXAMPLE</p> <p>6 L2.1</p>	<p>GAZEBO EXAMPLE</p> <p>3 L2.1</p>	<p>MAIL BOX KIOSK EXAMPLE</p> <p>4 L2.1</p>	<p>PHOTO EXAMPLE - GATED ENTRY</p> <p>11 L2.1</p>

WALLACE GROUP
 11100 BRIDGE STREET, SUITE 200
 HOUSTON, TEXAS 77036
 (713) 865-1000
 WWW.WALLACEGROUP.COM

ESTRELLA ASSOCIATES
 11100 BRIDGE STREET, SUITE 200
 HOUSTON, TEXAS 77036
 (713) 865-1000
 WWW.ESTRELLASSOCIATES.COM

LOT 84
 DETAILS

DATE: 02/21/07
 DRAWING NO.: L-2.1
 SHEETS: 5 OF 8 SHEETS

1 STREET LIGHTING CUT SHEET

2 STREET LIGHTING CUT SHEET

3 LIGHT BOLLARD CUT SHEET

4 LIGHT BOLLARD PHOTO EXAMPLE

5 LIGHT BOLLARD

6 STREET LIGHTING CUT SHEET

7 LIGHT BOLLARD CUT SHEET

8 STREET LIGHTING CUT SHEET

9 LIGHT BOLLARD CUT SHEET

10 LIGHT BOLLARD PHOTO EXAMPLE

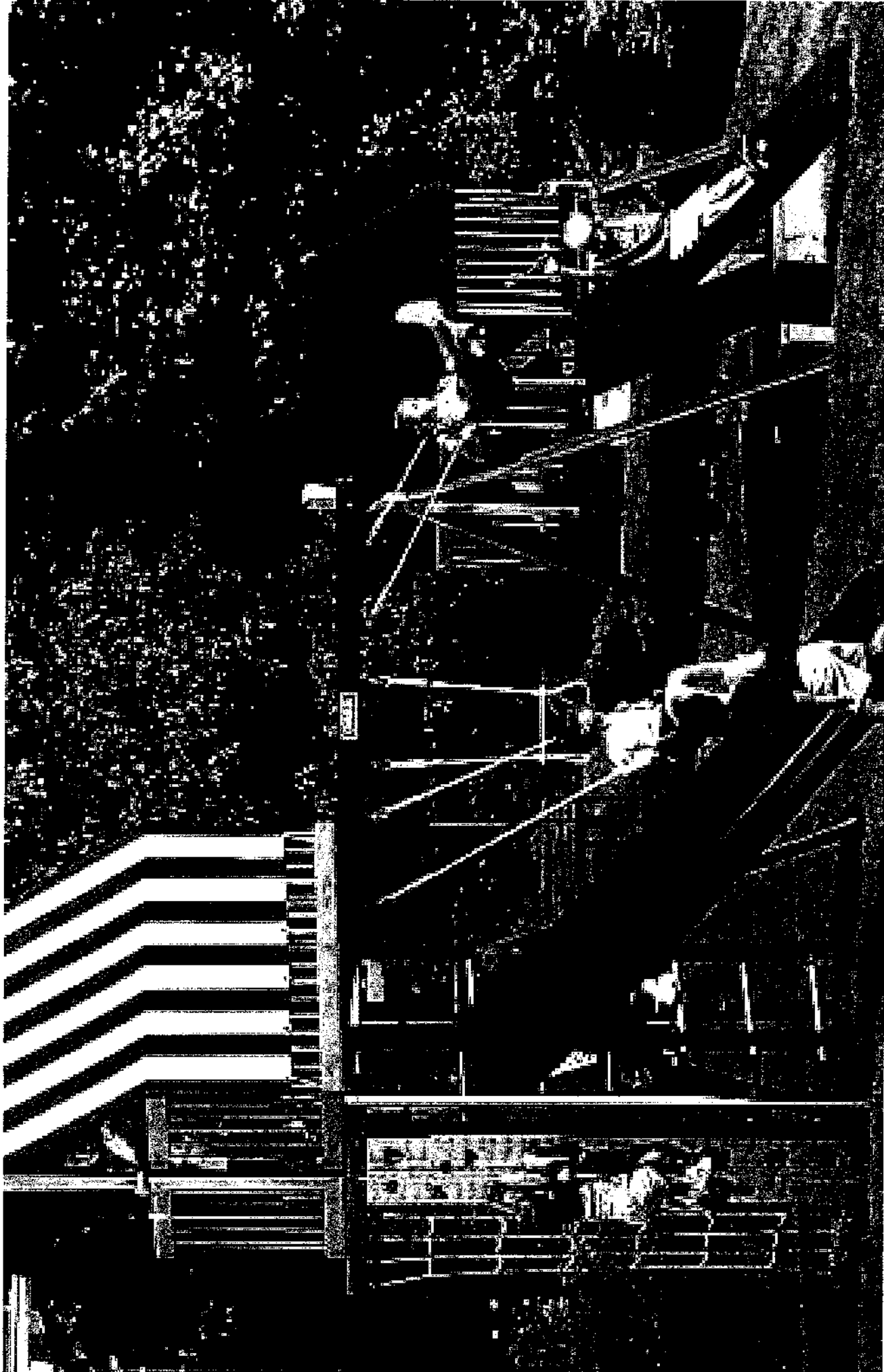
11 LIGHT BOLLARD

12 STREET LIGHTING CUT SHEET

13 LIGHT BOLLARD CUT SHEET

WALLACE GROUP
 WALLACE GROUP
 11500 W. 11TH AVE. SUITE 400
 DENVER, CO 80202
 PHONE: (303) 750-1000
 FAX: (303) 750-1001
 WWW.WALLACEGROUP.COM

TRACT 2887	
STREET LIGHT DETAILS	
SCALE: 1"=10'	DATE: 06/02/2020
DESIGNED BY: JPM	CHECKED BY: JPM
DRAWN BY: JPM	DATE: 06/02/2020
QUANTITY: 2	DATE: 06/02/2020

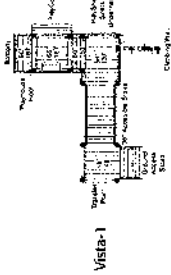
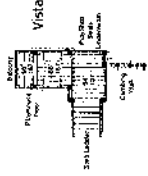




SPACE REQUIRED INCLUDING USE ZONE
 21'8"X26'7" / 660X810cm
 29'7"X28'1" / 902X856cm

Vista BT 2504 & BT 2504-1

The Vista has the rustic look of a child's treehouse, and is the perfect solution when space is at a premium. After ascending the Climbing Wall, children can sit together and play games in their "club house".



Equipment must be installed over resilient surfacing appropriate to the safety guidelines for your area.

BT 2504 VISTA • LAKE HIGHLAND PREP SCHOOL • ORLANDO, FLORIDA



BT 2504N VISTA • CAD DRAWING



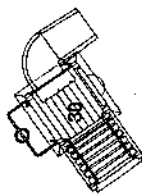
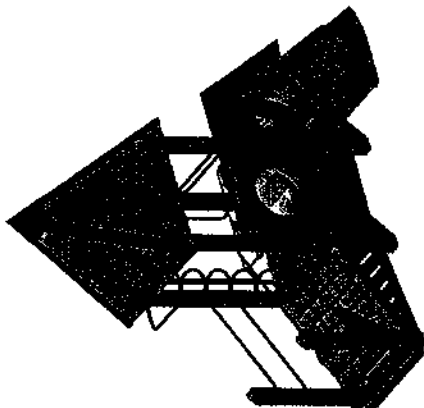
SPECIFICATIONS

	BEST USER AGE	CAPACITY	STRUCTURE SIZE U.S./CANADA	SPACE REQUIRED INCLUDING USE ZONE
BT 2504 VISTA	5-12 YEARS	• 14-16	9'8"X14'7" / 295X445cm	21'8"X26'7" / 660X810cm
BT 2504-1 VISTA	5-12 YEARS	• 20-22	17'7"X16'1" / 536X490cm	29'7"X28'1" / 902X856cm

INSTALLATION OVER A HARD SURFACE SUCH AS CONCRETE, ASPHALT OR PACKED EARTH MAY RESULT IN SERIOUS INJURY OR DEATH FROM FALLS.



TimberForm® 4404



Plan view scale:
1/8" = 1' (1" = 10mm)

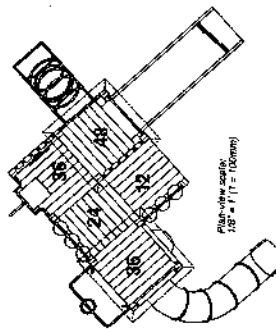
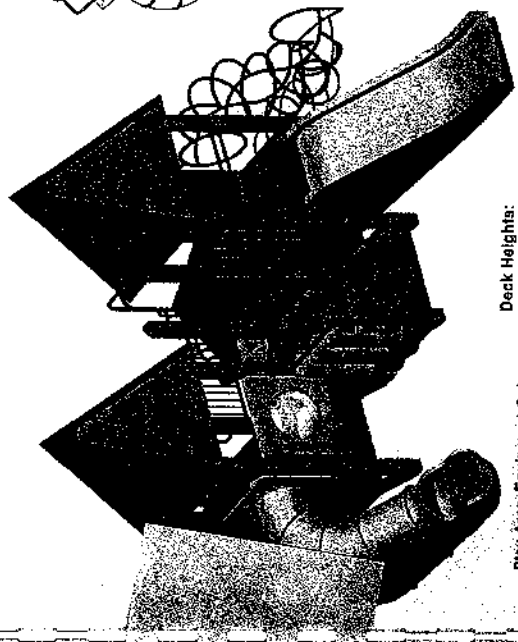
- 4404 Features:**
Tot Spiral Slide Chute
Bubble Panel
Grade Climber with Handrails
Coil Climber
Wood Roof

Colors Illustrated:
Accessories: Evergreen
Deck: Wood
Plastic: Tan

Deck Height:
30" 760mm

Play Area, Equipment Only:
12' x 9' (3.7m x 2.8m)
Minimum Safe Play Area:
24' x 21' (7.4m x 6.5m)

TimberForm® 4411



Plan view scale:
1/8" = 1' (1" = 10mm)

- 4411 Features:**
Wide Chute
Wood Wall
Addition Panel
Bubble Panel
Tube Chute, Curved
Coil Climber
Spelling Panel
Vertical Safety Climber
Wood Wall with Ship's Wheel
Ring Climber
Wood Roof (2)

Colors Illustrated:
Accessories: Red & Chrome Yellow
Decks: Wood
Plastic: Yellow

Deck Heights:
12" 305mm
24" 610mm
36" 915mm
48" 1220mm

Play Area, Equipment Only:
22' x 22' (6.8m x 6.1m)
Minimum Safe Play Area:
35' x 32' (11.0m x 8.8m)

INSTALLATION OVER A HARD SURFACE SUCH AS CONCRETE, ASPHALT OR PACKED EARTH MAY RESULT IN SERIOUS INJURY OR DEATH FROM FALLS.



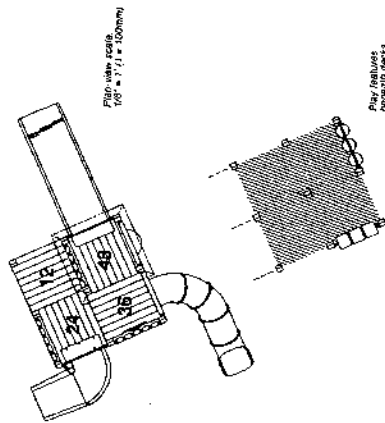
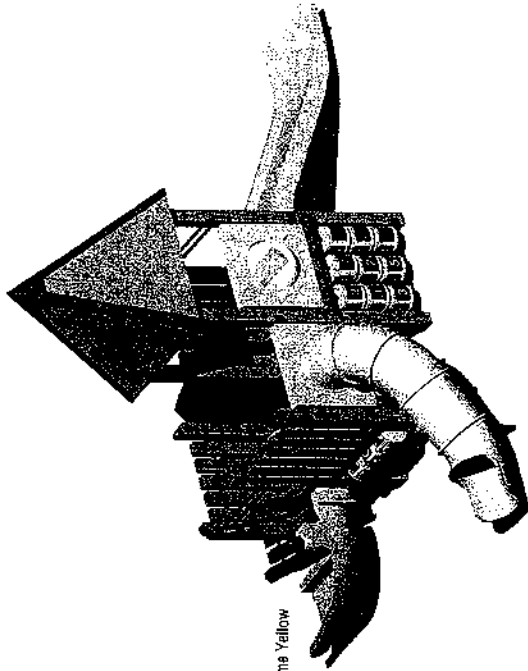
TimberForm® 4421

- 4421 Features:**
Tube Chute, Curved
Wood Wall with Ship's Wheel
Spelling Panel
Tot Spiral Slide Chute
Wood Wall (2)
Talk Tube
Wide Chute
Wood Roof
Bubble Panel
Addition Panel

Colors Illustrated:
Accessories: Evergreen & Chrome Yellow
Decks: Wood
Plastic: Yellow

Deck Heights:
12" 305mm
24" 610mm
36" 915mm
48" 1220mm

Play Area, Equipment Only:
23' x 15' (7.1m x 4.6m)
Minimum Safe Play Area:
39' x 27' (11.9m x 8.3m)

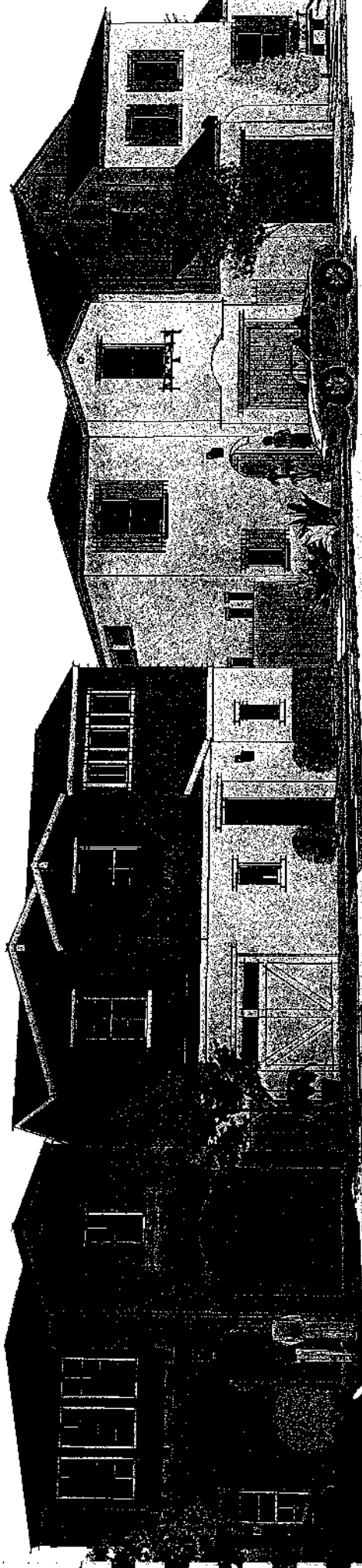


Plan view scale:
1/8" = 1' (1" = 10mm)

Play features
showing decks.



Conserving and Enhancing America's Forests
TimberForm® playground equipment grade™ lumber is obtained by Columbia Cascade only from nearby sources that adhere to strict and ecologically sound sustained yield practices. For every tree felled for playground equipment use, at least three genetically superior seedlings are planted for use by future generations.



Animation Picture
Still picture taken from animation created for The Cove.
Represents actual elevations and plotting.



Elk Grove 1 of 11

Richmond America home in Sacramento showing tandem two car garage with 3.5 foot setback (All of these homes have a zero overhang as well).



Elk Grove 2 of 11

The home on the left has a blank wall with a 3.5 foot setback to the adjacent home. Landscape and shading from the neighboring home makes it virtually unnoticeable from the street.



Elk Grove 3 of 11

A 3.5 foot setback between the homes, both of which have a blank wall. It also shows the landscape treatments to blend the visual aspect of the blank wall (As we have designed).

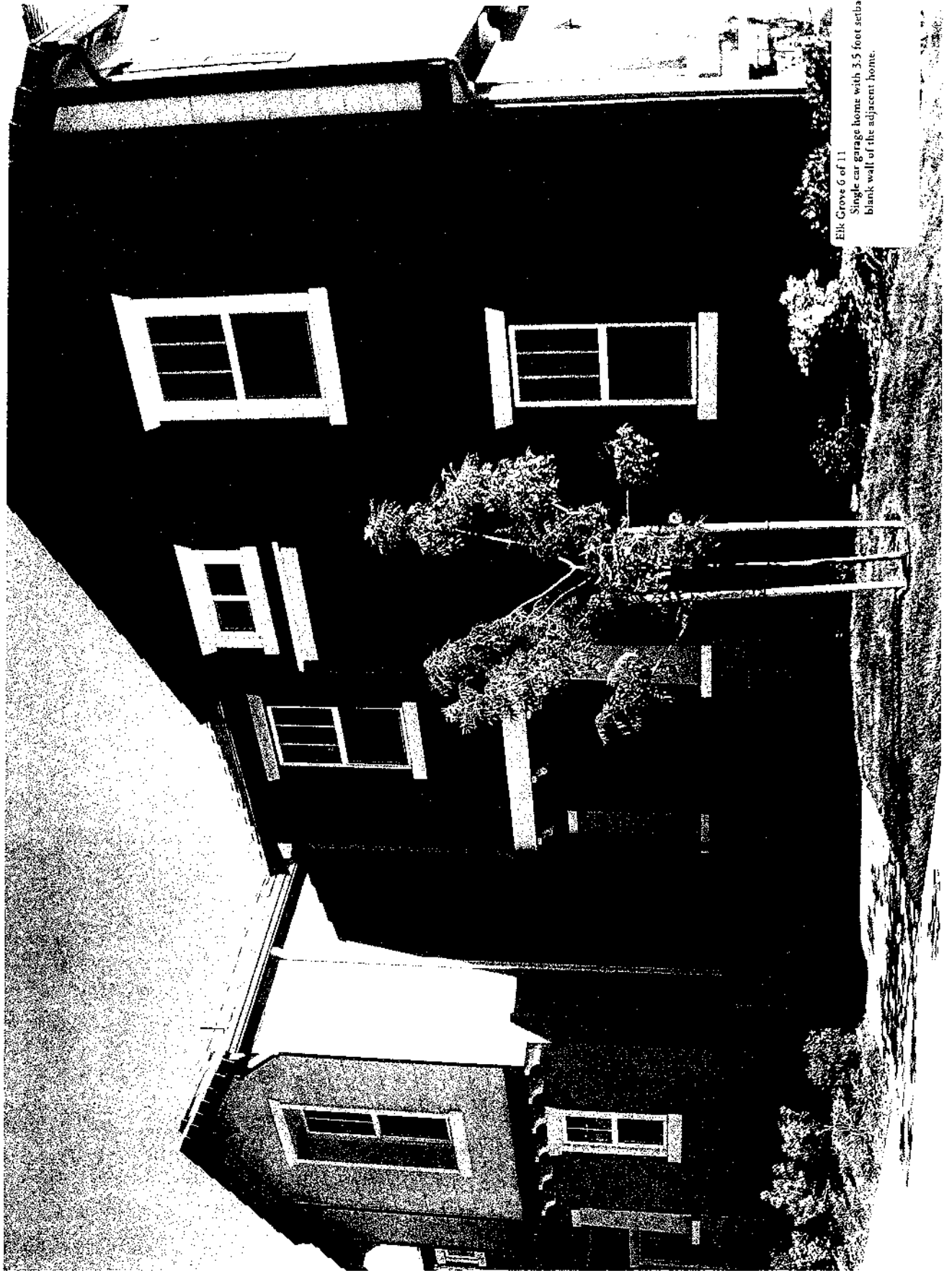


Elk Grove 4 of 11
Single car garage on the left with a 3.5 foot setback from
the home on the right

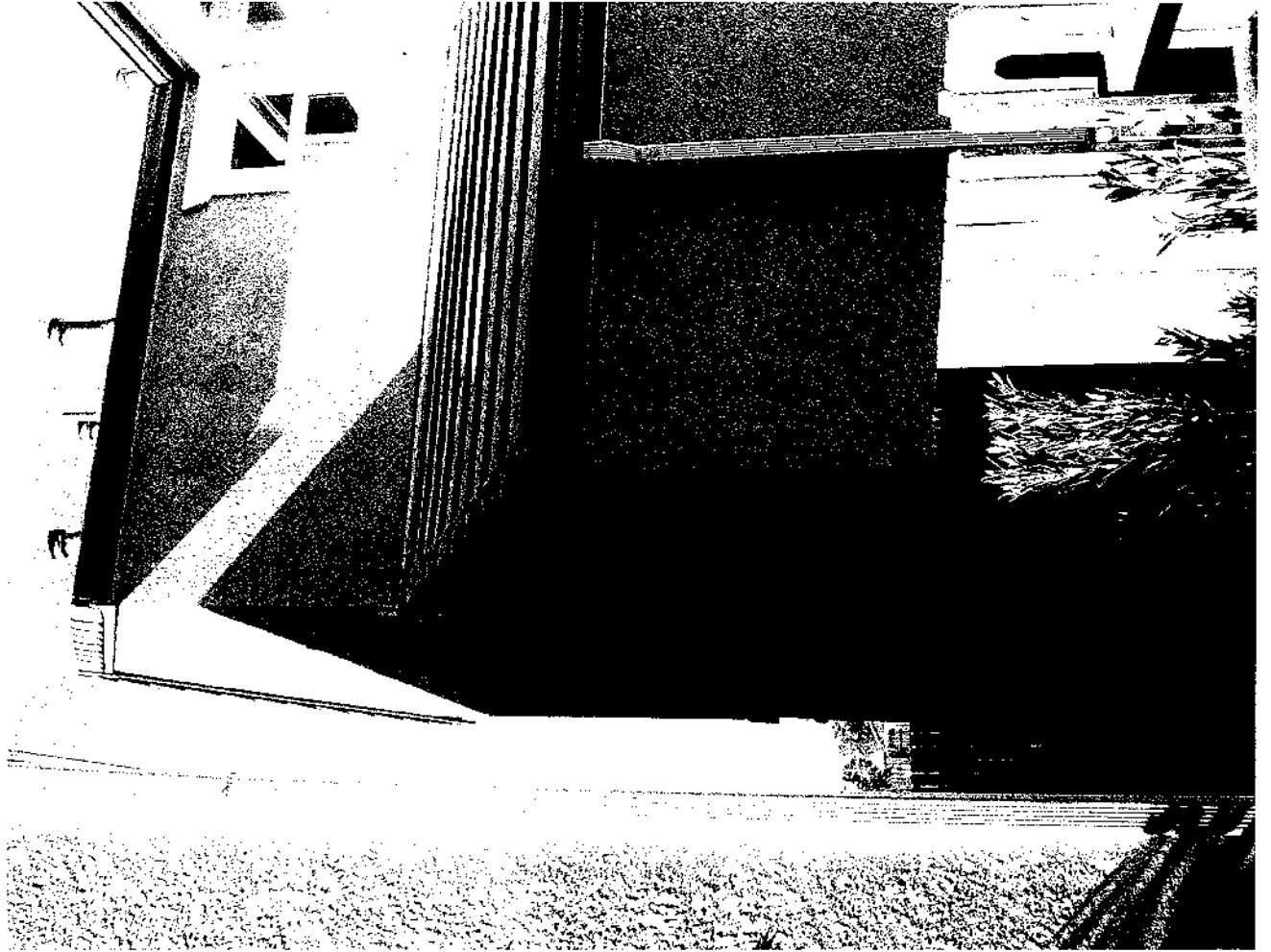


Elk Grove 5 of 11

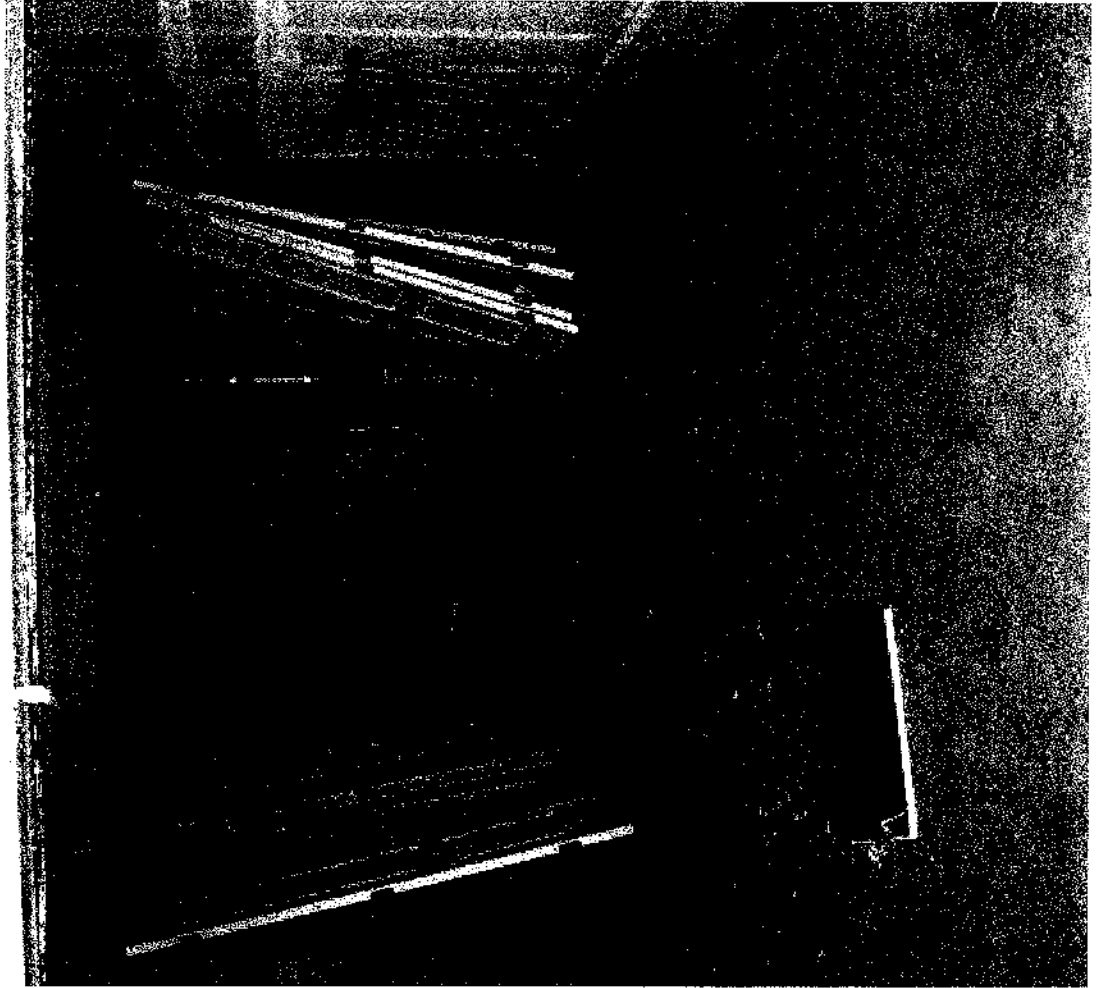
Depicts a 7.5 to 8 foot separation between the homes. The opposite sides of these homes have a 3.5 foot separation from the next adjacent home. (As we have designed).



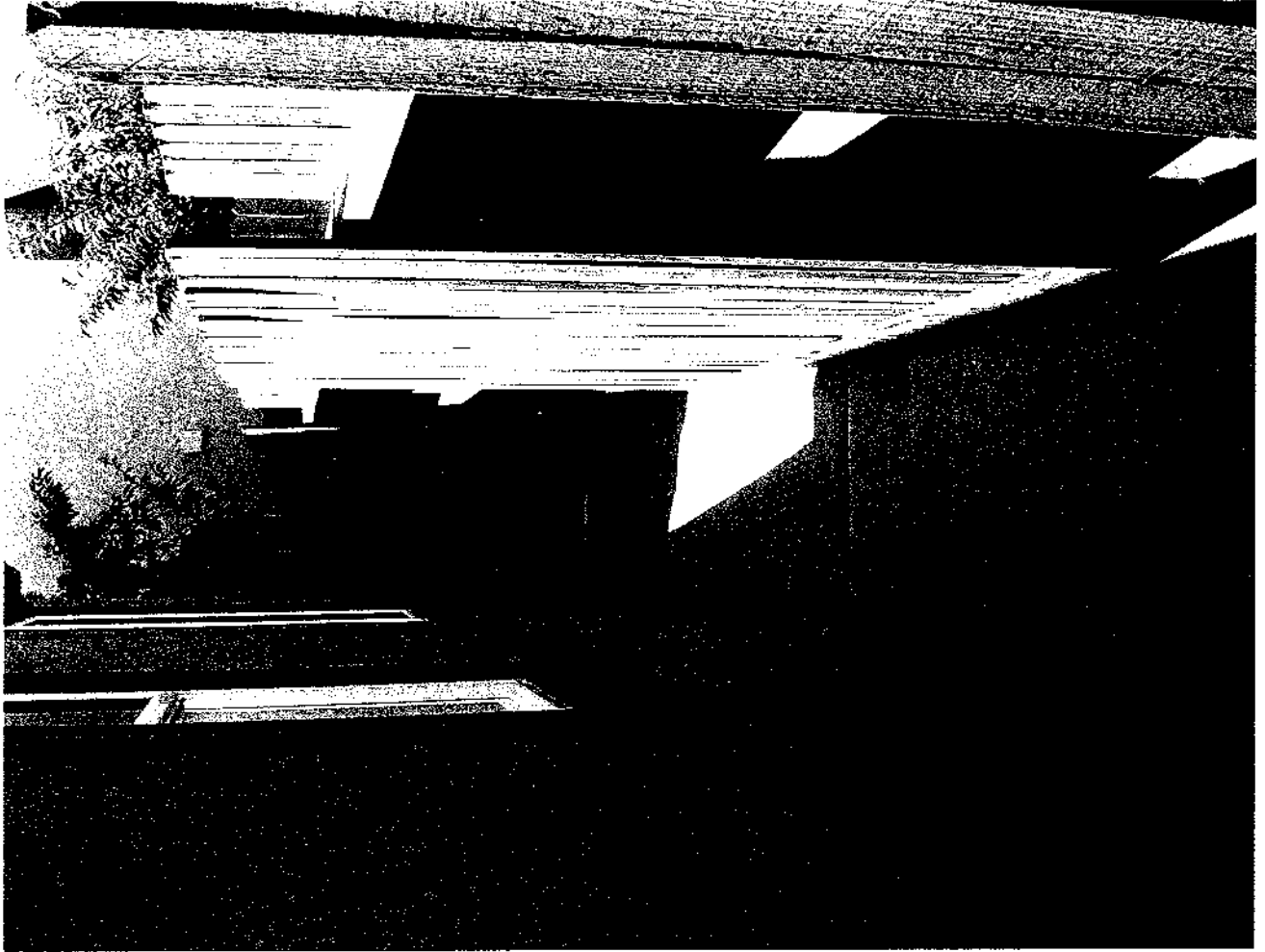
Elk Grove 6 of 11
Single car garage home with 3.5 foot setback to the
blank wall of the adjacent home.



Elk Grove 7 of 11
Sideyard with 3.5 foot setback and zero overhang.



Elk Grove 8 of 11
Tandem two car garage that is 9.5 feet wide.



Elk Grove 9 of 11
Sideyard entrance to private rear yard
(3.5 feet from exterior wall to the fence).

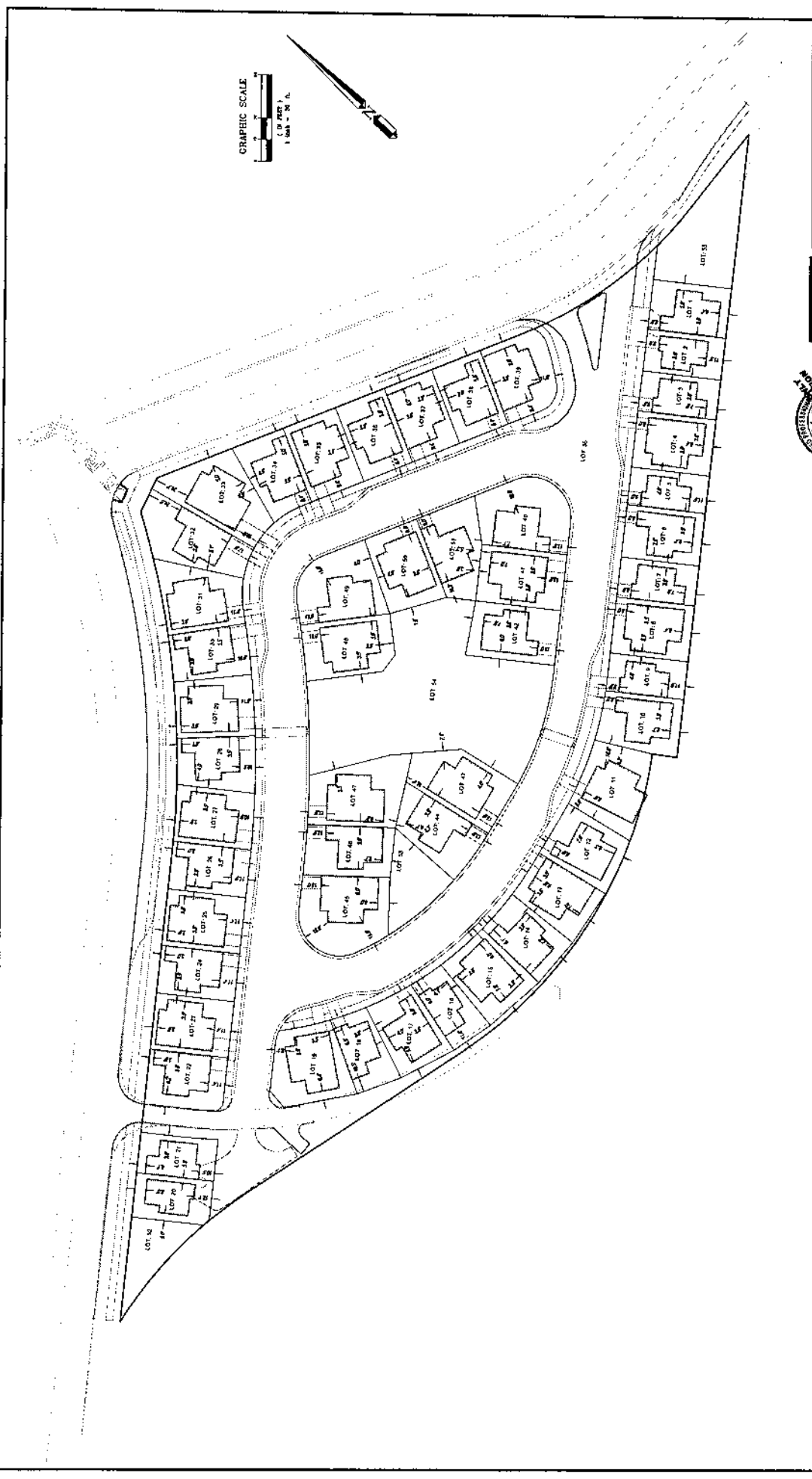


Elk Grove 10 of 11
Typical private rear yard space. Average of 150-175 square feet (Smaller than proposed with The Cove).



Elk Grove 11 of 11
Typical arrangement of private rear yard space and
proximity of adjacent homes.

Project Code: 2015-001-000; Division Name: 2001 Dimensions; Date: 08/05/2017



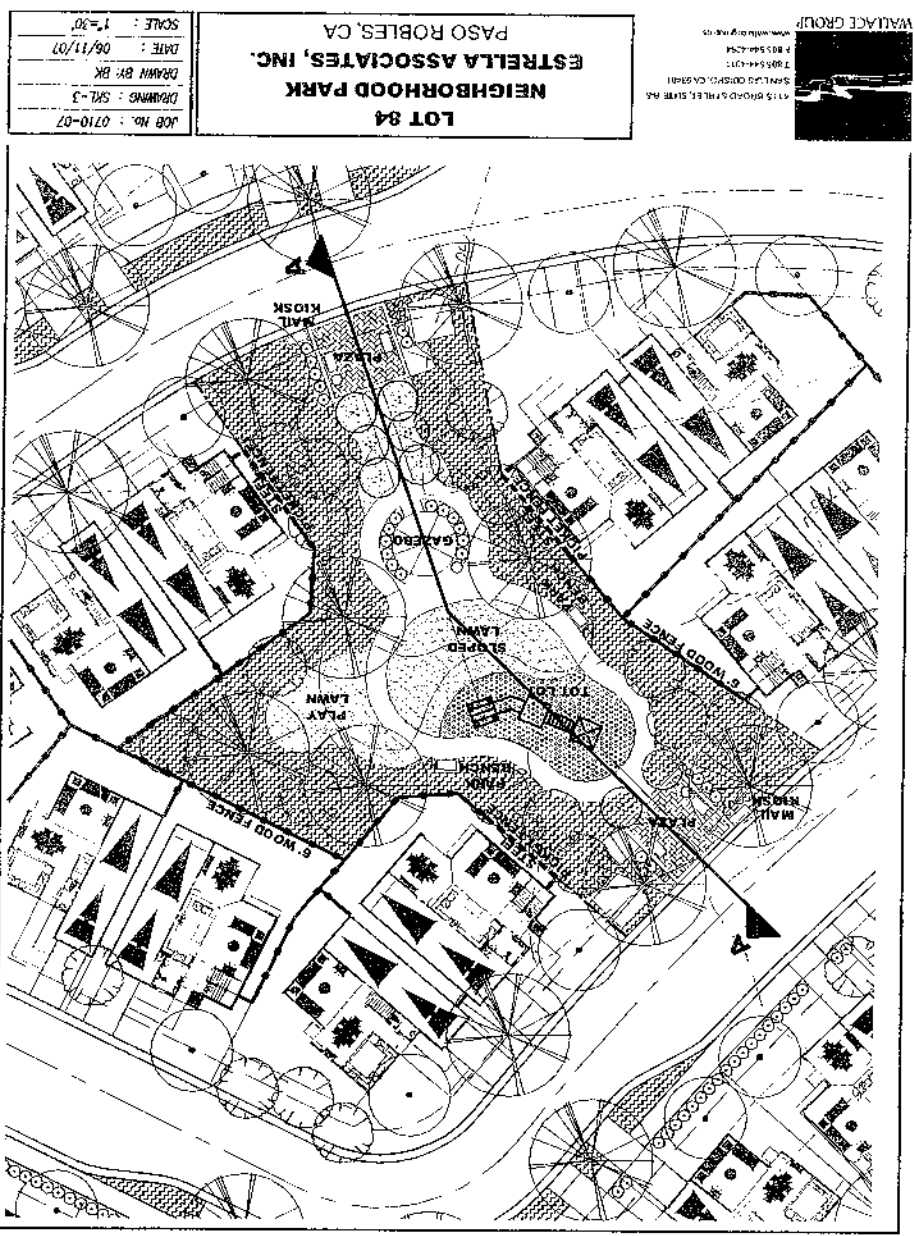
TRACT 2887
Dimensioned Site Plan
 DEPARTMENT OF PUBLIC WORKS
 CITY OF PASADENA, CALIFORNIA

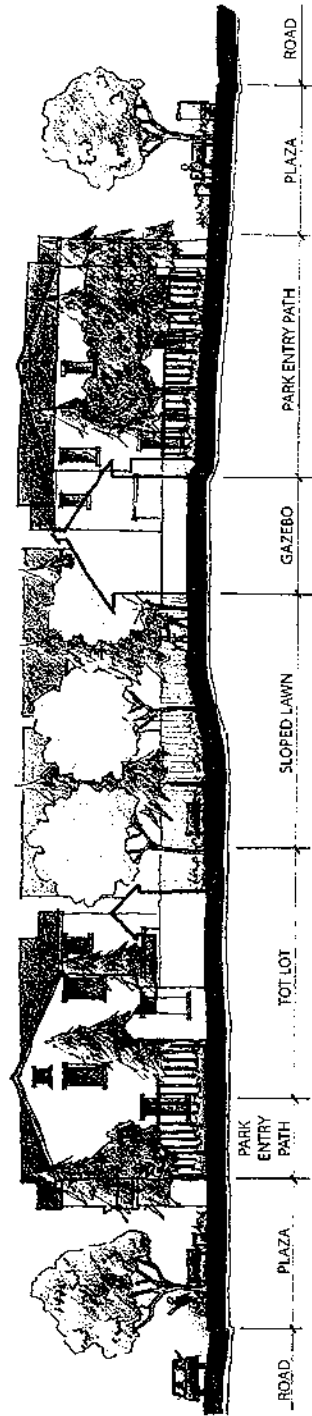


SCALE:	1" = 50'	ACCEPTED BY:	DATE:
DESIGNED BY:	BMW	CHECKED BY:	2/10
DRAWN BY:	BMW	CITY ENGINEER:	PASADENA, CALIF.
CHECKED BY:	2/10	REGISTERED ENGINEER:	

WALLACE GROUP
 ARCHITECTURAL & ENGINEERING
 2001 WEST GARDEN ST., SUITE 100
 PASADENA, CA 92366
 TEL: 626-792-1000
 WWW.WALLACEGROUP.COM







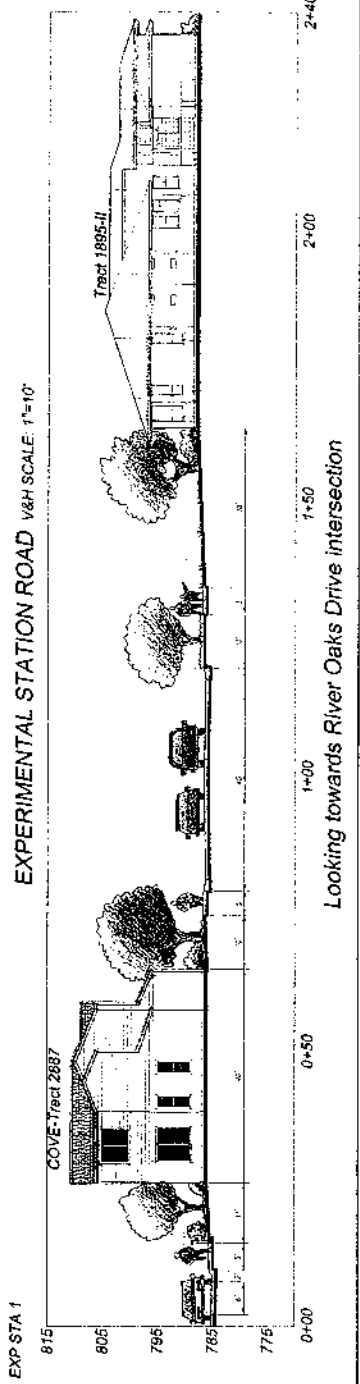
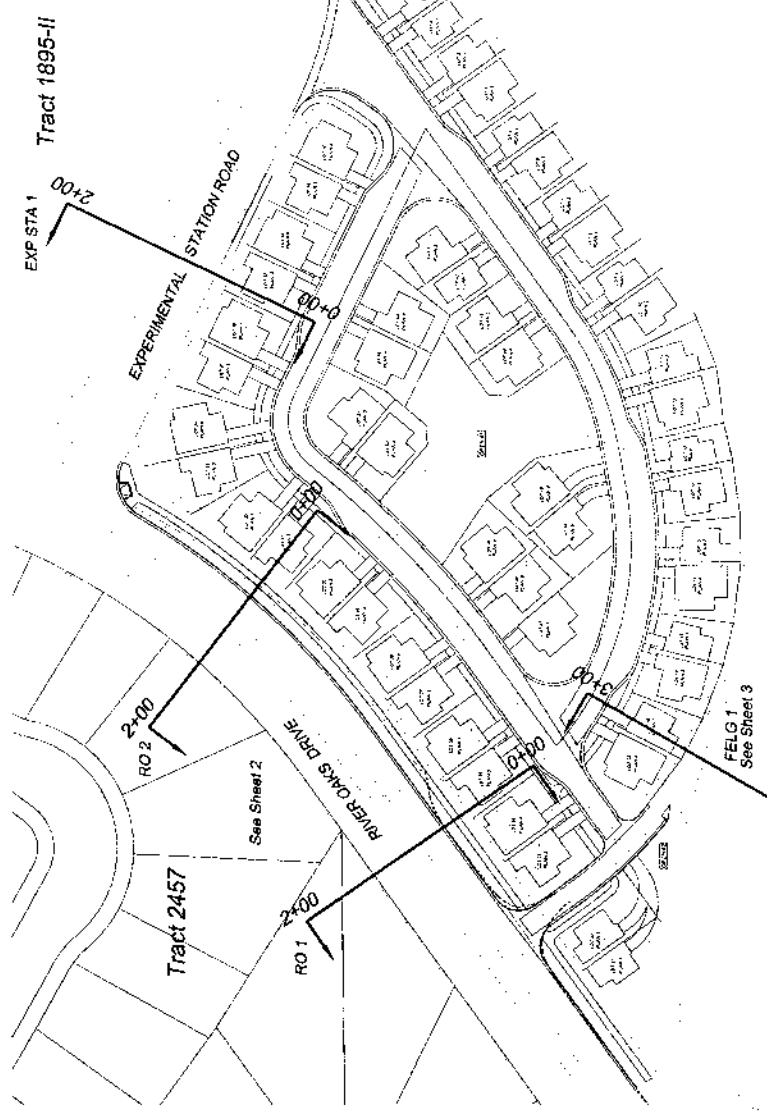
SECTION A-A
 SCALE: 1/16" = 1'-0"

NEIGHBORHOOD PARK
 TRACT 2887 - LOT 84
 PASO ROBLES, CALIFORNIA

JUNE 12, 2007



LOT 84 CROSS SECTION LOCATIONS



WALLACE GROUP
 ARCHITECTS & ENGINEERS
 10000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, COLORADO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001
 WWW.WALLACEGROUP.COM

ESTRELLA ASSOCIATES, INC
LOT 84 - CROSS SECTIONS
EXPERIMENTAL STATION ROAD

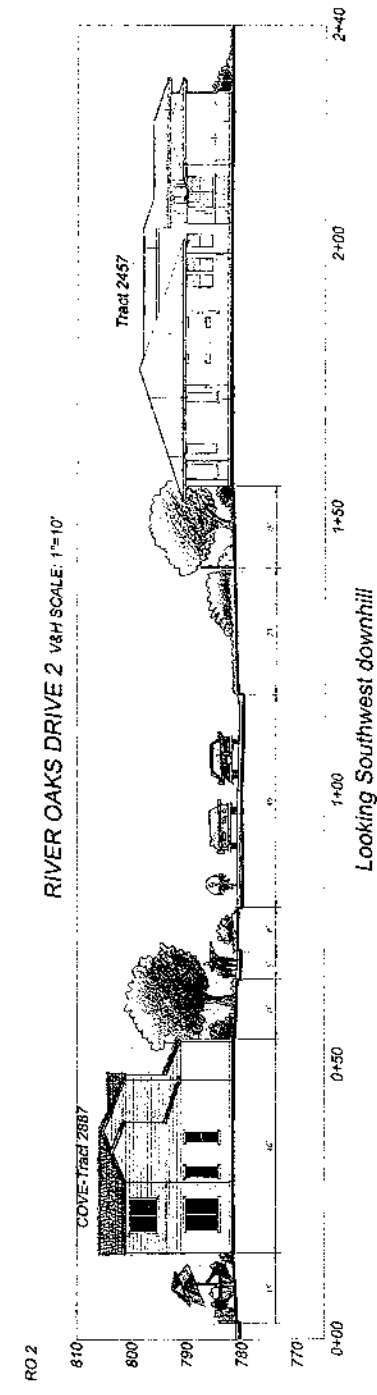
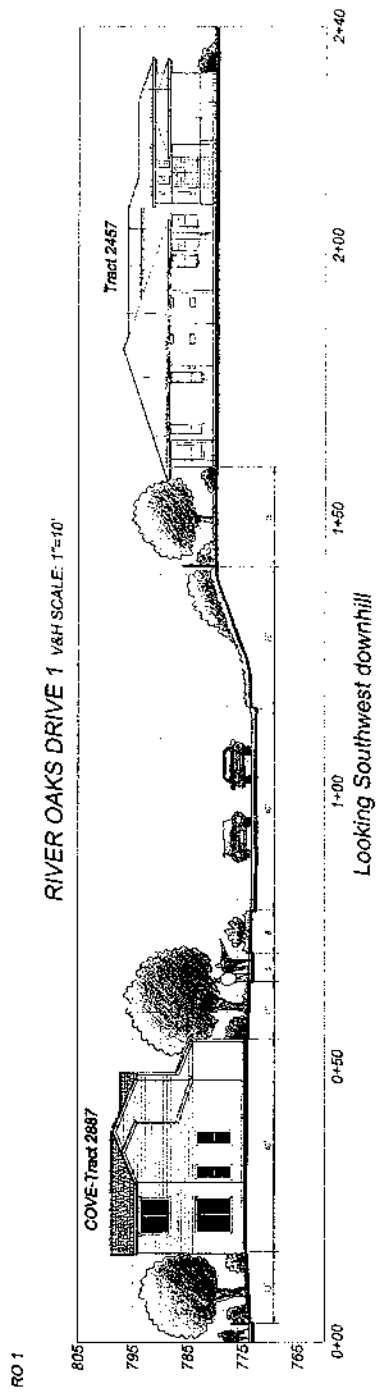
DATE: 05.21.2007
 DRAWING NO: 1
 1 OF 3 SHEETS

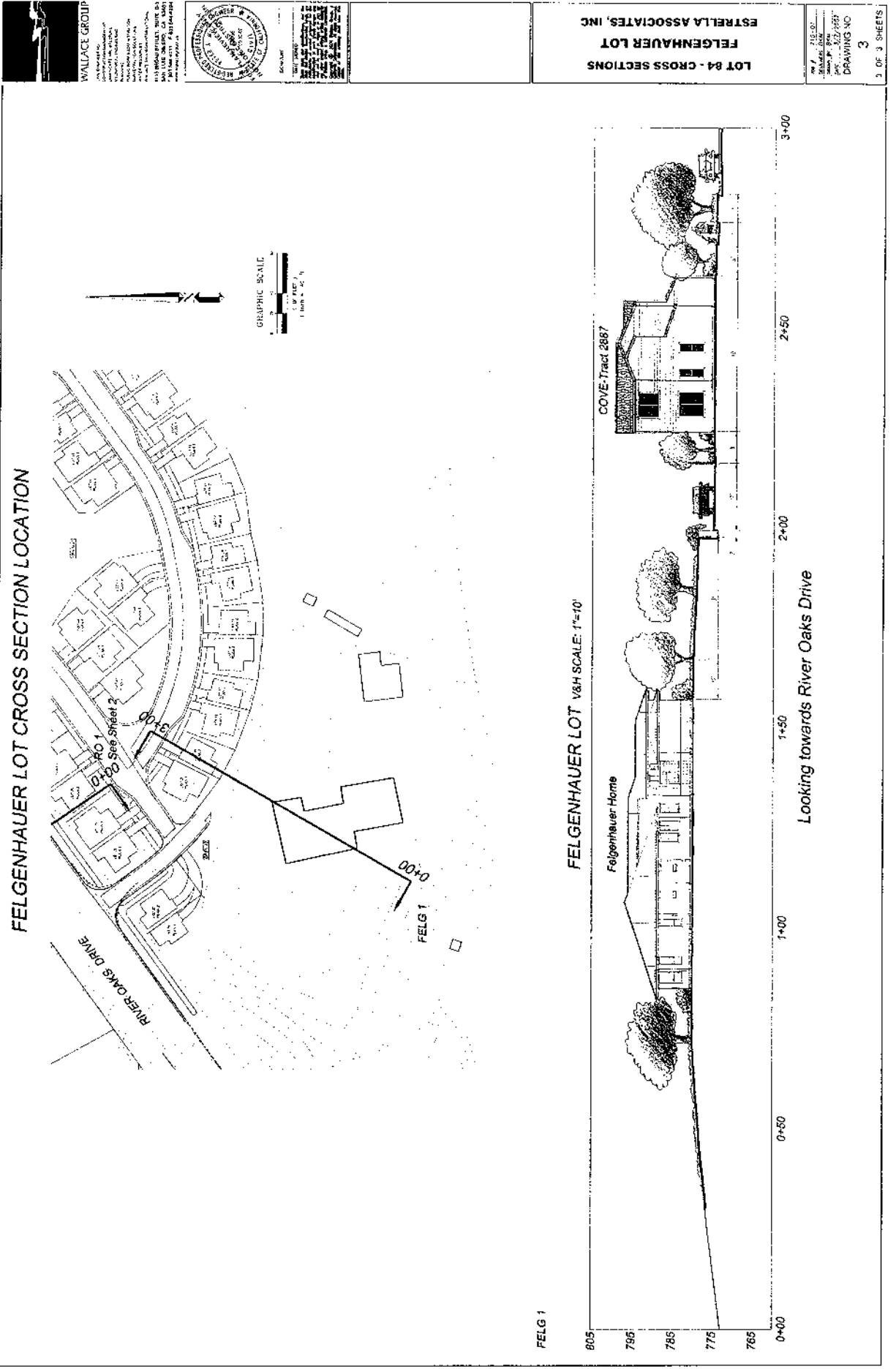
WALLACE GROUP
 1111 W. 10th Street
 Suite 100
 Oklahoma City, Oklahoma 73106
 Phone: (405) 241-1111
 Fax: (405) 241-1112
 www.wallacegroup.com

DATE: 05/11/2018
 TIME: 10:00 AM
 DRAWING NO: 2
 SHEETS: 2 OF 3

LOT B4 - CROSS SECTIONS
RIVER OAKS DRIVE
ESTRELLA ASSOCIATES, INC

PROJECT NO: 2018-001
 DRAWING NO: 2
 SHEETS: 2 OF 3





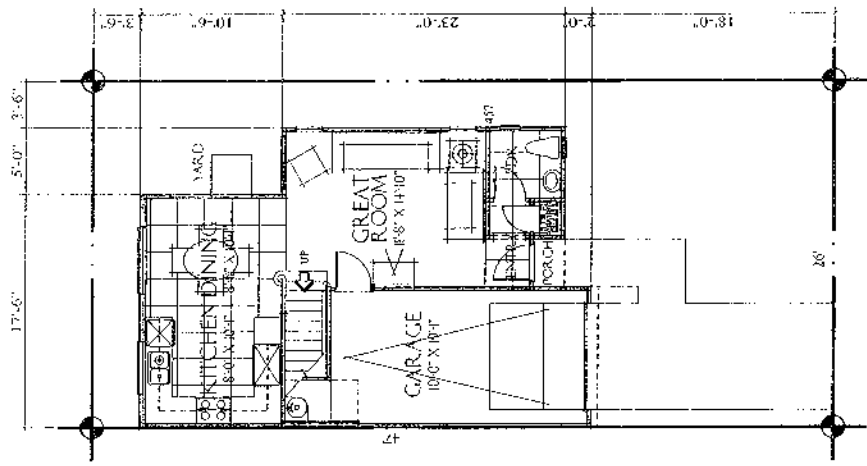
WALLACE GROUP
 ARCHITECTS
 1100 WEST 10TH AVENUE, SUITE 500
 DENVER, COLORADO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8889
 WWW.WALLACEGROUP.COM



ESTRELLA ASSOCIATES, INC.
 ENGINEERS
 20150 E. 11TH AVENUE, SUITE 200
 DENVER, COLORADO 80231
 PHONE: (303) 751-1234
 FAX: (303) 751-1235
 WWW.ESTRELLAASSOCIATES.COM

**LOT 84 - CROSS SECTIONS
 FELGENHAUER LOT
 ESTRELLA ASSOCIATES, INC.**

DATE: 11-29-17
 DRAWING NO: 3
 3 OF 3 SHEETS



1A - SPANISH COLONIAL

THE COVE
 DESIGN DEVELOPMENT - LOWER FLOOR PLAN

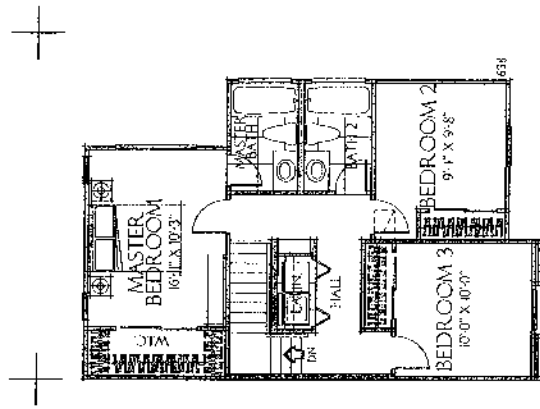
1

1,095 sq. ft.
 3 BED
 2.5 BATH
 1 CAR GARAGE



1

1,095 sq. ft.
3 BED
2.5 BATH
1 CAR GARAGE



1A - SPANISH COLONIAL

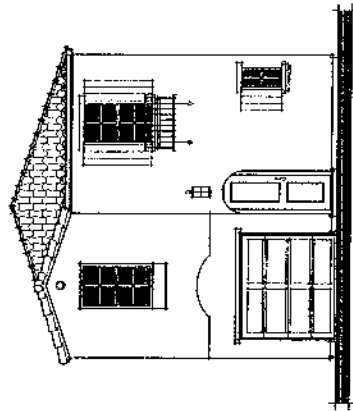
THE COVE

DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/2" = 1'-0"

ISSUE: **7**
 03/23/09
 PROJECT: THE COVE
 ARCHITECT: JDC
 1000 S. GARDEN ST.
 SUITE 100
 ANAHEIM, CA 92805

1

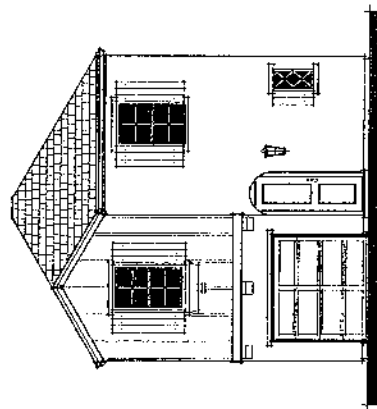
1,095 sq. ft.
3 BED
2.5 BATH
1 CAR GARAGE



1A - FRONT SPANISH COLONIAL



1B - FRONT COASTAL COTTAGE



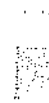
1C - FRONT ENGLISH COUNTRY

THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
1/4" = 1'-0"

ISSUE 7

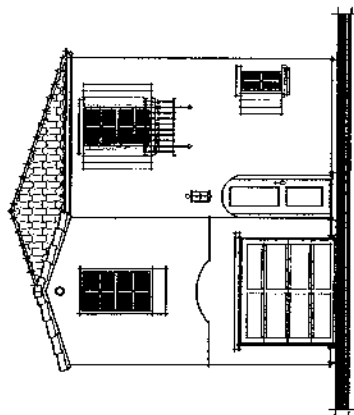
02/23/07



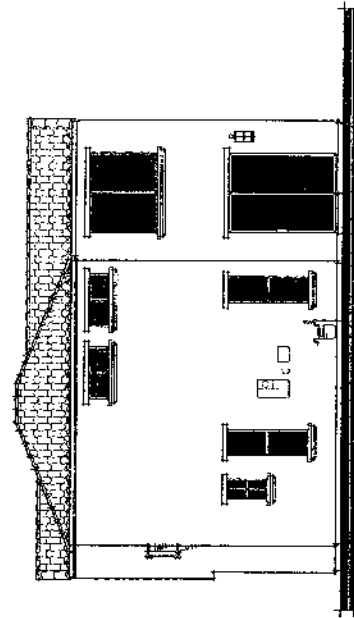
JDC
ARCHITECTURE
INTERIOR DESIGN
1000 W. 10TH AVENUE
DENVER, CO 80202

1

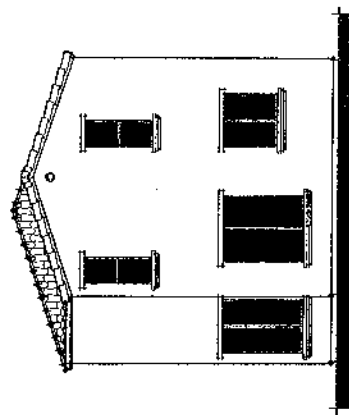
1,095 sq. ft.
3 BED
2.5 BATH
1 CAR GARAGE



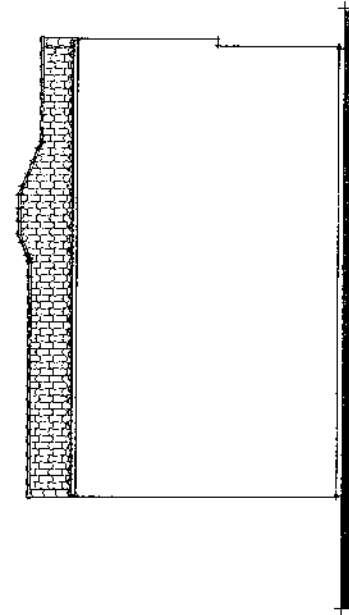
1A - FRONT SPANISH COLONIAL



1A - RIGHT SPANISH COLONIAL



1A - REAR SPANISH COLONIAL



1A - LEFT SPANISH COLONIAL

THE COVE

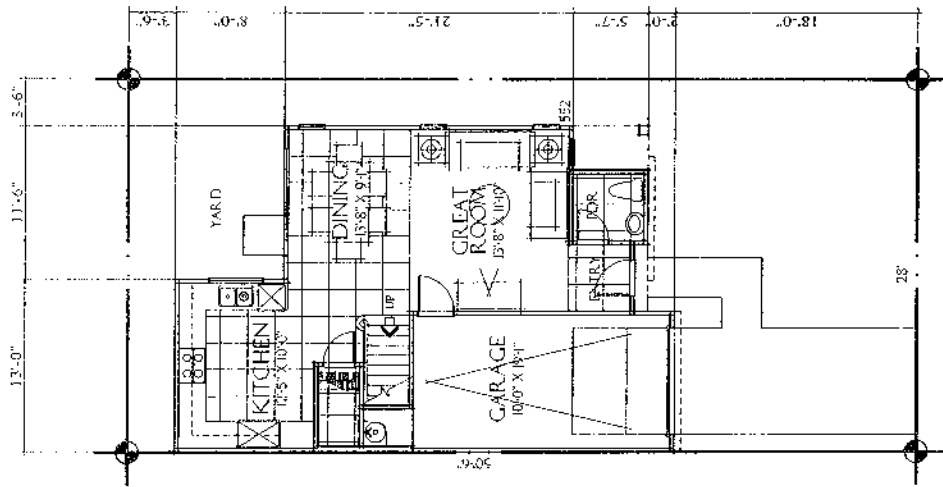
DESIGN DEVELOPMENT - ELEVATIONS
1/8" = 1'-0"

ISSUE 7

03/23/07

DATE
03/23/07

JDC
ARCHITECTS
ARCHITECTS
ARCHITECTS



2A - SPANISH COLONIAL

THE COVE

DESIGN DEVELOPMENT - LOWER FLOOR PLAN
 10/11/17

2

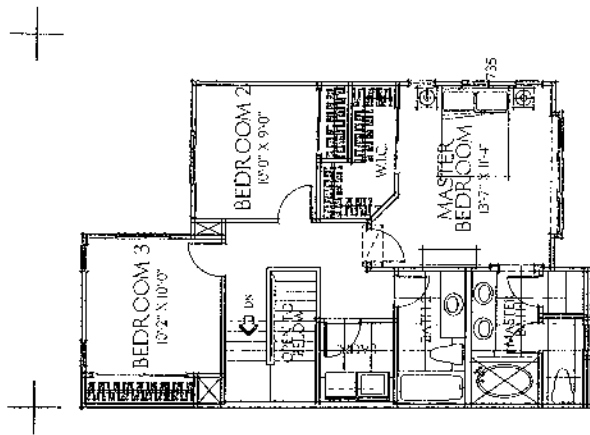
- 1,287 sq. ft.
- 3 BED
- 2.5 BATH
- 1 CAR GARAGE



2

1,287 sq. ft.

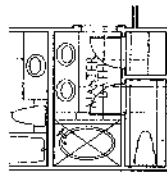
- 3 BED
- 2.5 BATH
- 1 CAR GARAGE



2A - SPANISH COLONIAL

THE COVE

DESIGN DEVELOPMENT - UPPER FLOOR PLAN



2B - COASTAL COTTAGE

ISSUE 7

05/23/07

10000
 10000
 10000

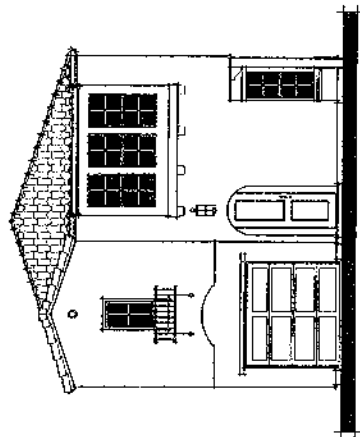
JDC

10000
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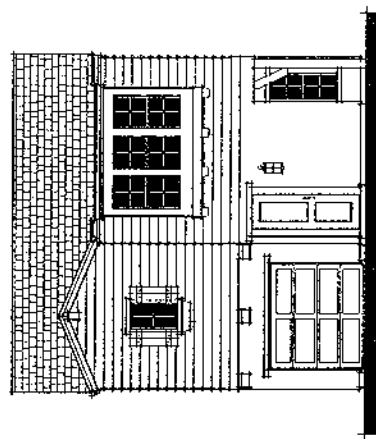
2

1,287 sq. ft.

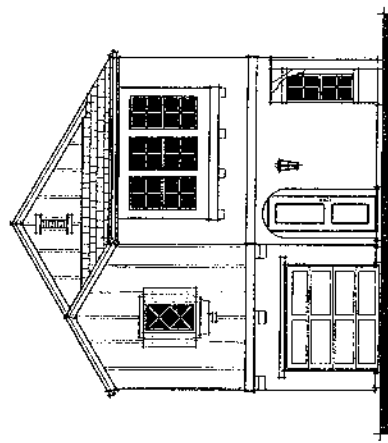
3 BED
2.5 BATH
1 CAR GARAGE



2A - FRONT SPANISH COLONIAL



2B - FRONT COASTAL COTTAGE



2C - FRONT ENGLISH COUNTRY

THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
10.14.14

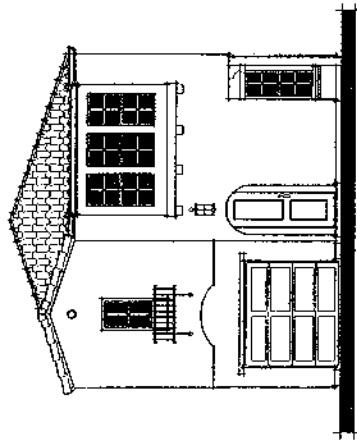
ISSUE 7
03/23/07



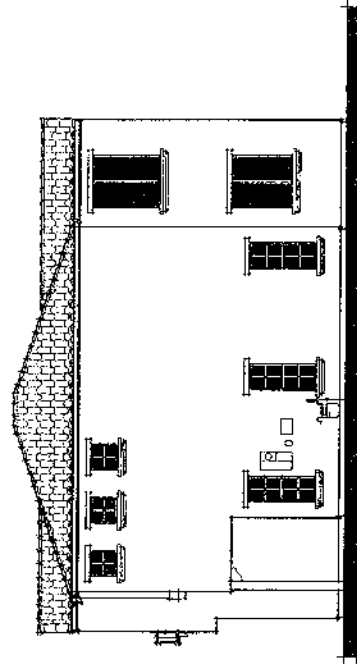
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1,287 sq. ft.

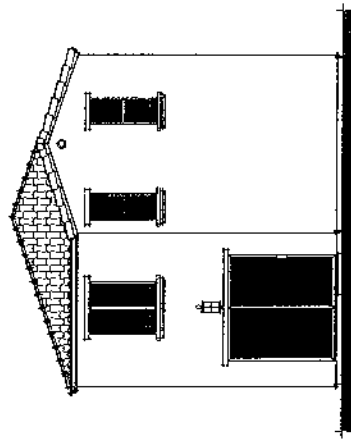
3 BED
2.5 BATH
1 CAR GARAGE



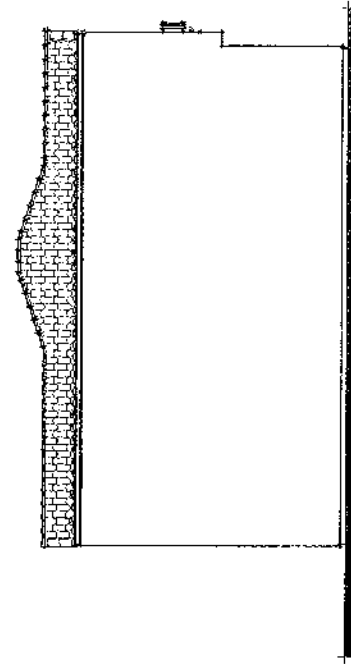
2A - FRONT SPANISH COLONIAL



2A - RIGHT SPANISH COLONIAL



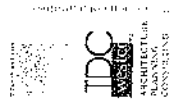
2A - REAR SPANISH COLONIAL

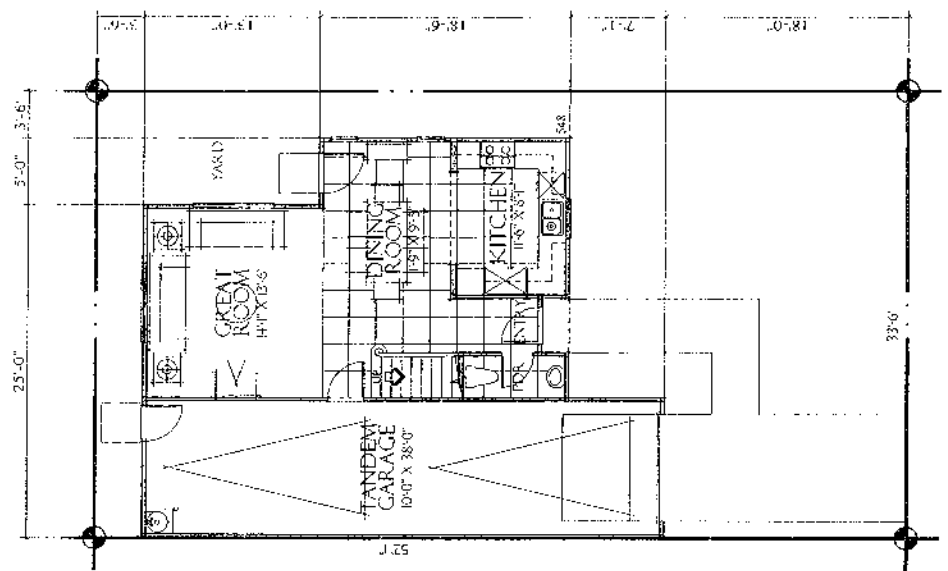


2A - LEFT SPANISH COLONIAL

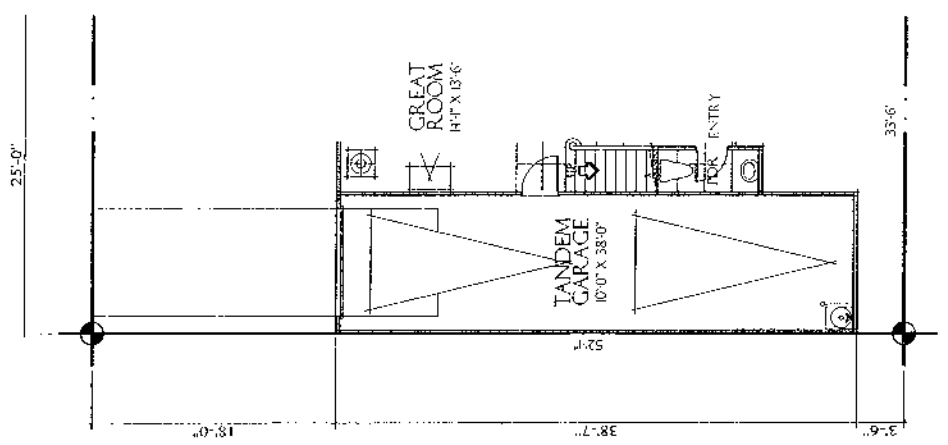
THE COVE
DESIGN DEVELOPMENT - ELEVATIONS
INC. LLC

7
ISSUE
03/23/07





3A - SPANISH COLONIAL



REAR LOAD GARAGE

THE COVE

DESIGN DEVELOPMENT - LOWER FLOOR PLAN
1/4" = 1'-0"

3

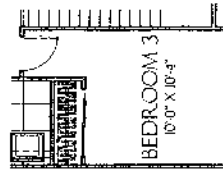
1,381 sq. ft.
3 BED
2.5 BATH
2 CAR TANDEM GARAGE



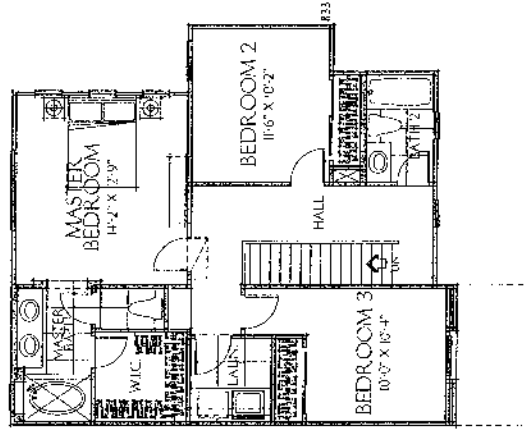
3

1,381 sq. ft.

3 BED
2.5 BATH
2 CAR TANDEM GARAGE



3B - COASTAL COTTAGE



3A - SPANISH COLONIAL

THE COVE

DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/8" = 1'-0"

ISSUE 7
03-15-07



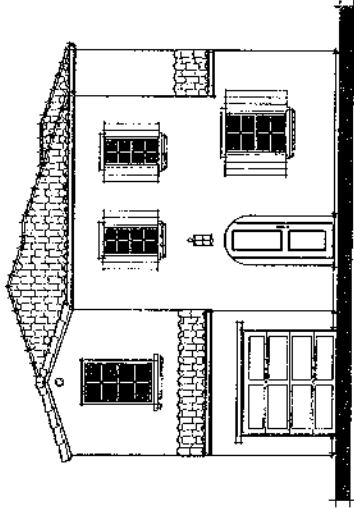
ARCHITECTURE
PLANNING
DESIGN

3

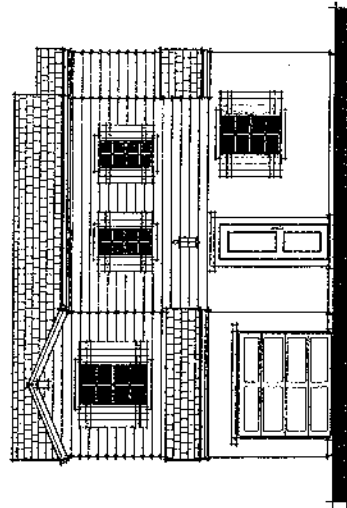
1,381 sq. ft.

3 BED
2.5 BATH

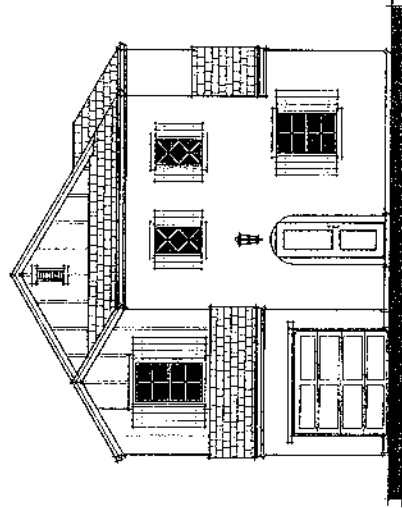
2 CAR TANDEM GARAGE



3A - FRONT (SPANISH COLONIAL)



3B - FRONT (COASTAL COTTAGE)



3C - FRONT (ENGLISH COUNTRY)

THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
1/8" = 1'-0"

ISSUE: 7

03/23/07

ARCHITECTURE
INTERIORS
LANDSCAPE

JDC
ARCHITECTURE
INTERIORS
LANDSCAPE

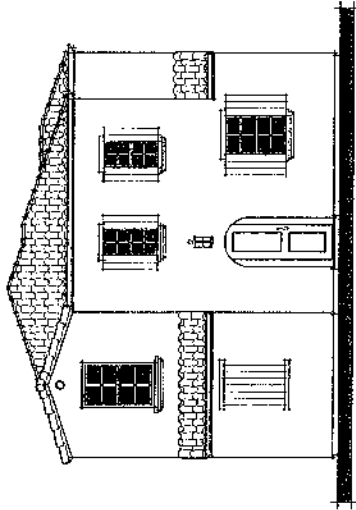
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1,381 sq. ft.

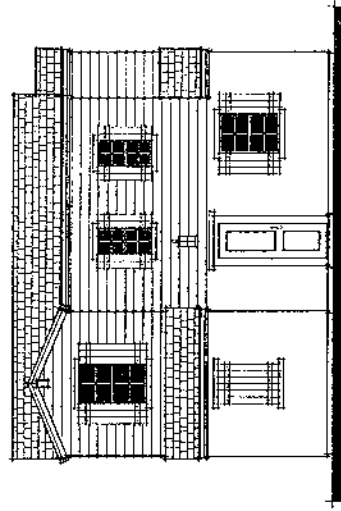
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2.5 BATH

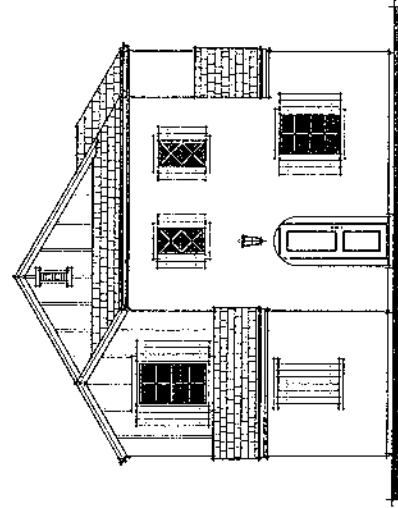
2 CAR TANDEM GARAGE



3A - FRONT (SPANISH COLONIAL)
REAR LOAD



3B - FRONT (COASTAL COTTAGE)
REAR LOAD



3C - FRONT (ENGLISH COUNTRY)
REAR LOAD

THE COVE

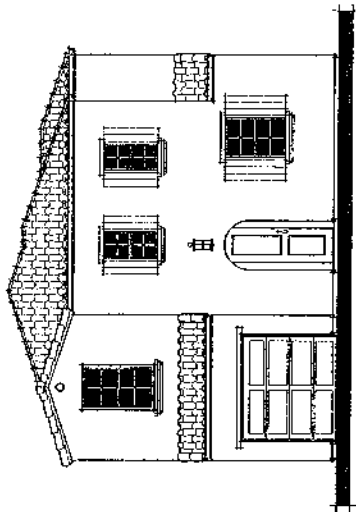
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1/24/10

ISSUE 7

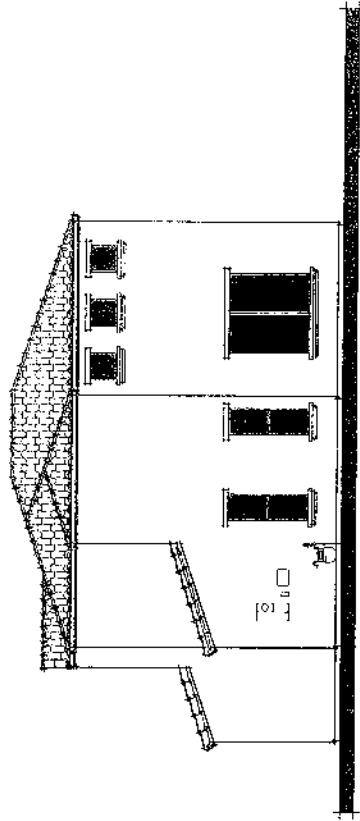
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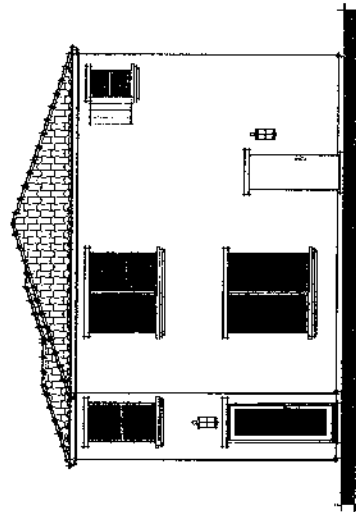
JDC
ARCHITECTS, INC.
1000 W. 10TH AVENUE
DENVER, CO 80202



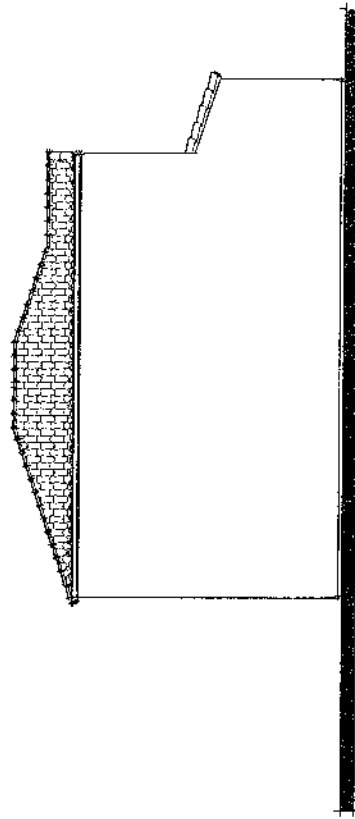
3A - FRONT (SPANISH COLONIAL)



3A - RIGHT (SPANISH COLONIAL)



3A - REAR (SPANISH COLONIAL)



3A - LEFT (SPANISH COLONIAL)

3

1,381 sq. ft.

3 BED

2.5 BATH

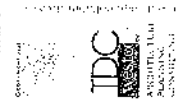
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THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
1/4" = 1'-0"

ISSUE 7

03/23/07



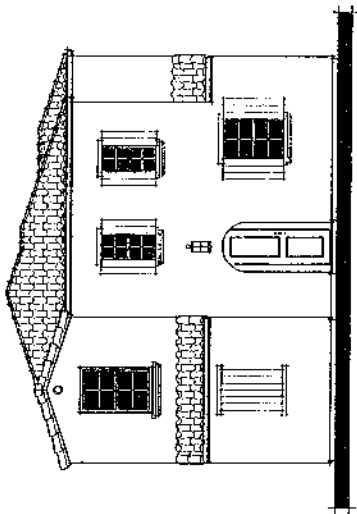
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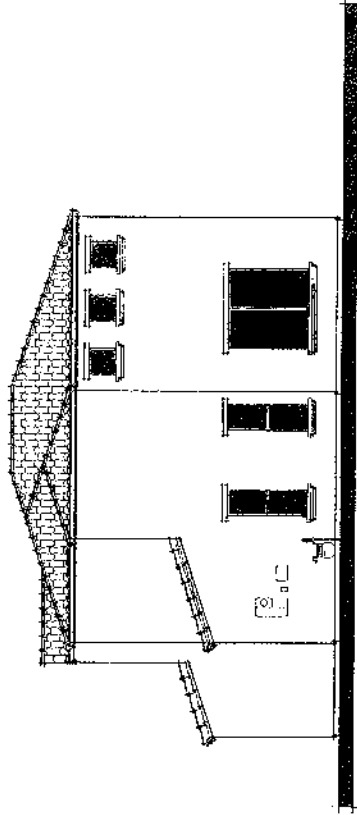
3 BED

2.5 BATH

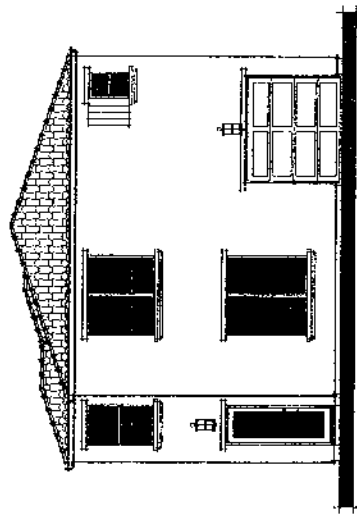
2 CAR TANDEM GARAGE



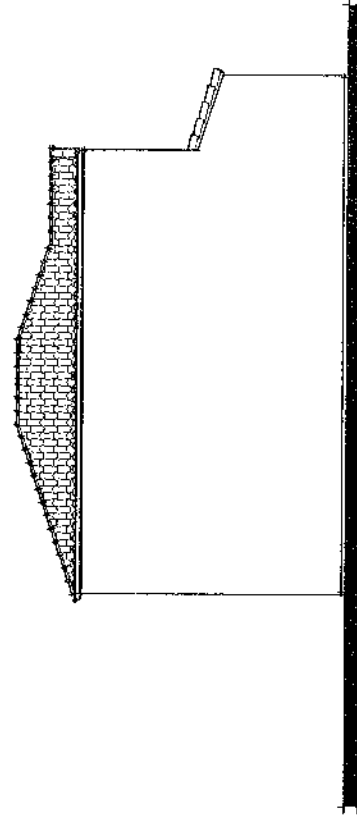
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REAR LOAD



3A - RIGHT (SPANISH COLONIAL)
REAR LOAD



3A - REAR (SPANISH COLONIAL)
REAR LOAD



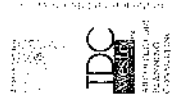
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REAR LOAD

THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
10.4.19

ISSUE 7

05/23/07



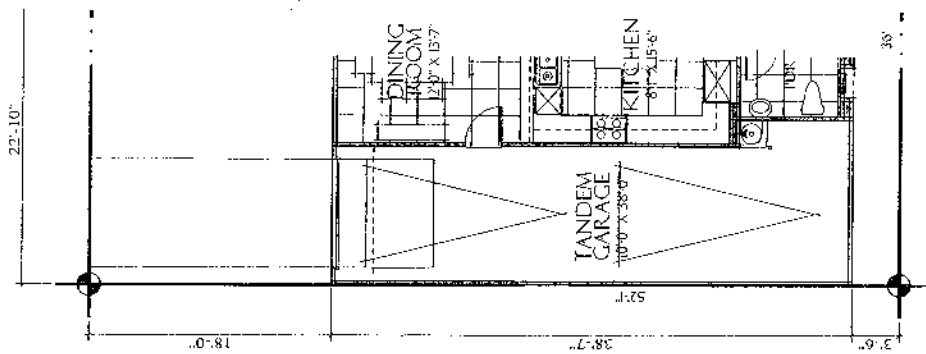
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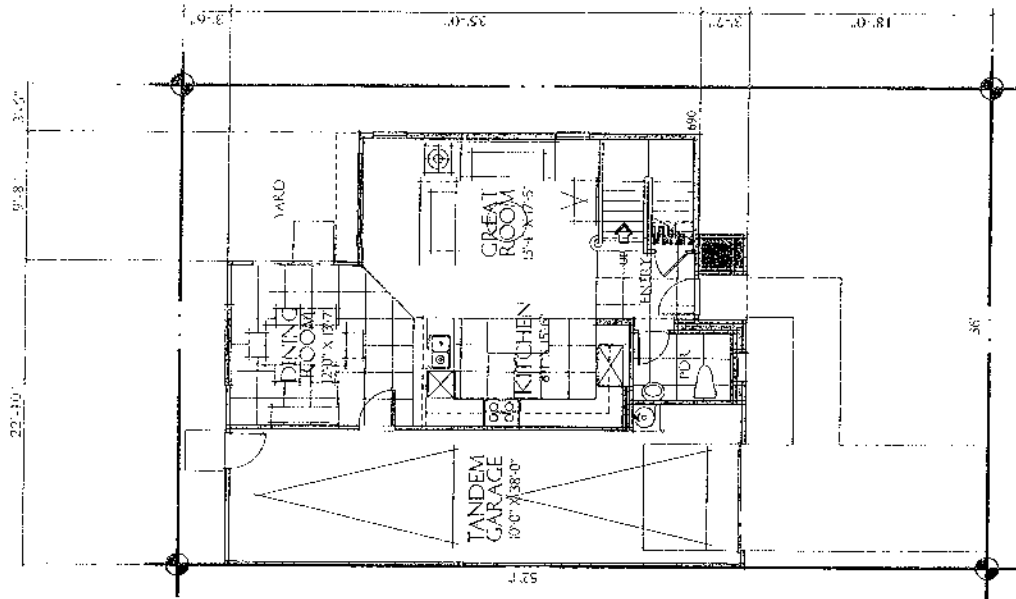
4 BED

2.5 BATH

2 CAR TANDEM GARAGE



REAR LOAD GARAGE



4A - SPANISH COLONIAL

THE COVE

DESIGN DEVELOPMENT - LOWER FLOOR PLAN
10.11.13

ISSUE 7

03/23/07



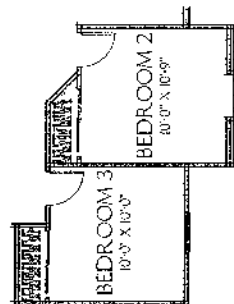
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1,690 sq. ft.

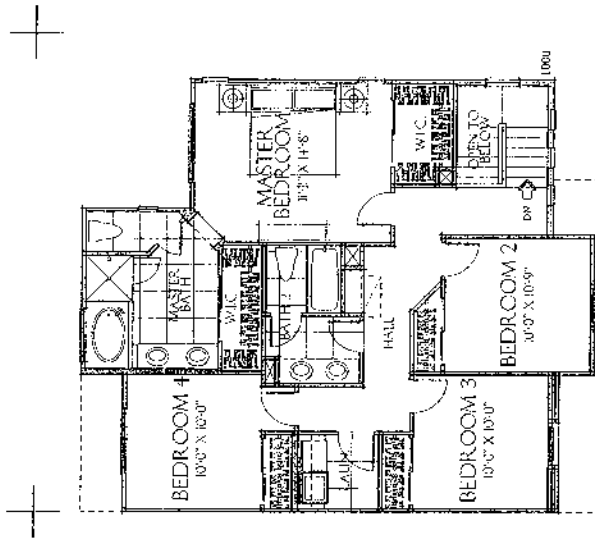
4 BED

2.5 BATH

2 CAR TANDEM GARAGE



4B - COASTAL COTTAGE



4A - SPANISH COLONIAL

THE COVE

DESIGN DEVELOPMENT - UPPER FLOOR PLAN
11/10

ISSUE **7**

03/23/04

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12

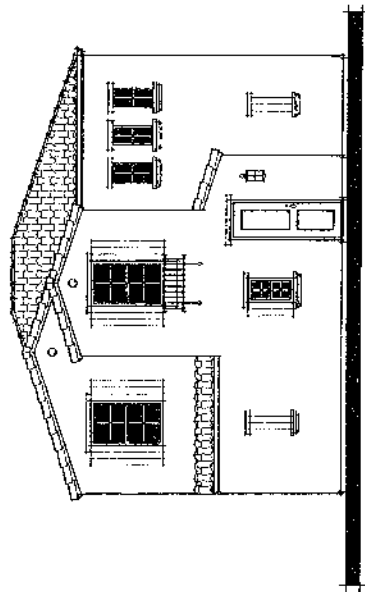


JDC
ARCHITECTS
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1000

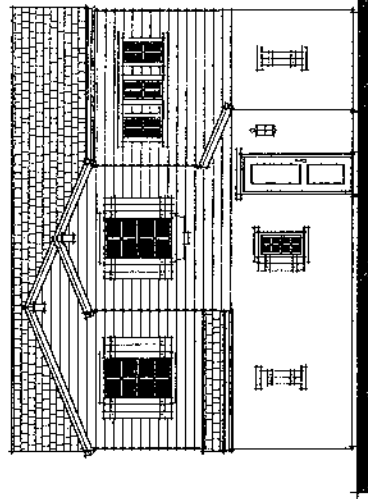
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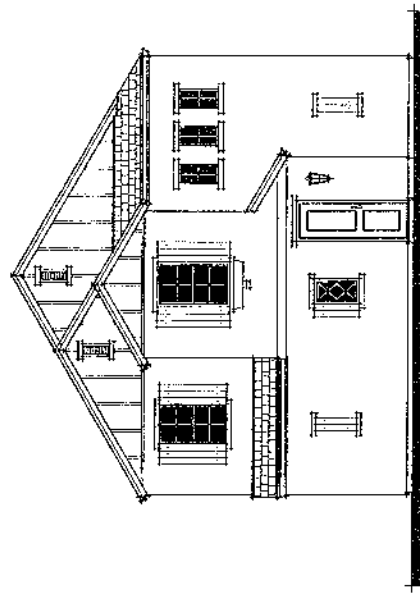
4 BED
2.5 BATH
2 CAR TANDEM GARAGE



4A - FRONT SPANISH COLONIAL
REAR LOAD



4B - FRONT COASTAL COTTAGE
REAR LOAD



4C - FRONT ENGLISH COUNTRY
REAR LOAD

THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
14-110

ISSUE 7

04/27/07



THE COVE

ARCHITECTURE
1000 S. 10TH AVE.
SUITE 100
DENVER, CO 80202

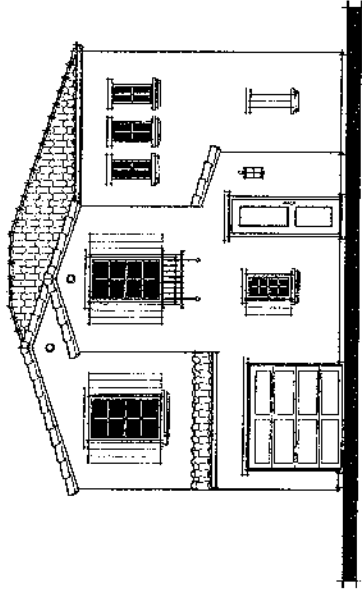
4

1,690 sq. ft.

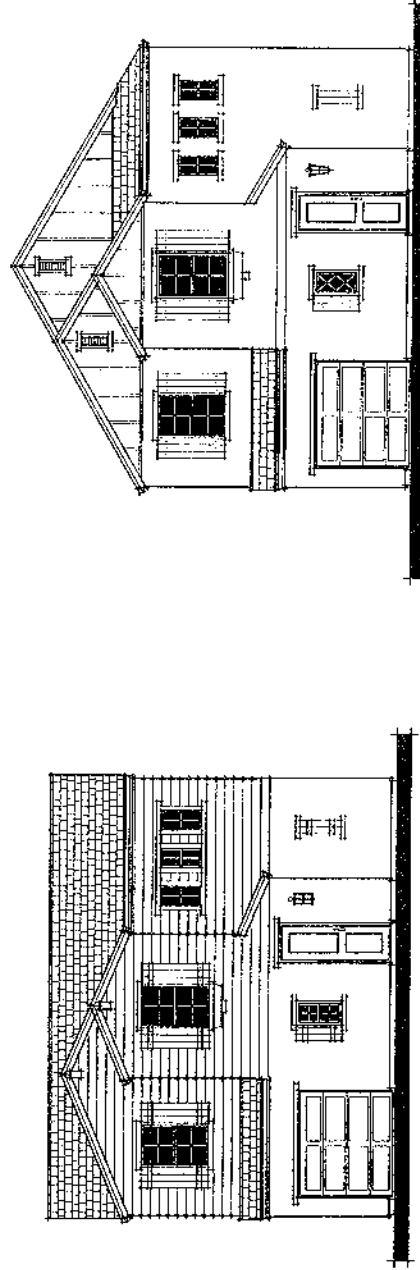
4 BED

2.5 BATH

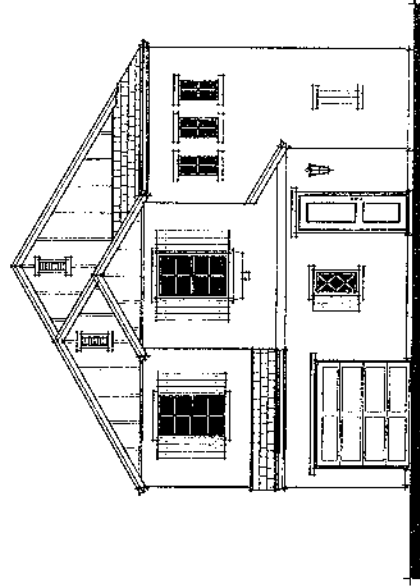
2 CAR TANDEM GARAGE



4A - FRONT SPANISH COLONIAL



4B - FRONT COASTAL COTTAGE



4C - FRONT ENGLISH COUNTRY

THE COVE

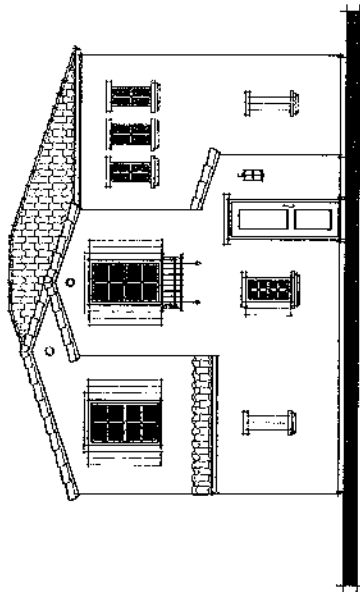
DESIGN DEVELOPMENT - ELEVATIONS
SINCE 1916

ISSUE 7

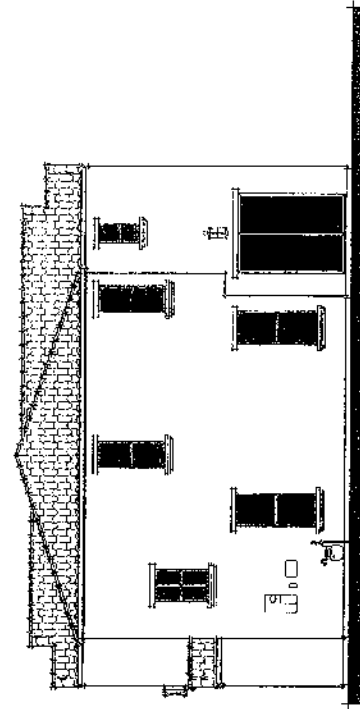
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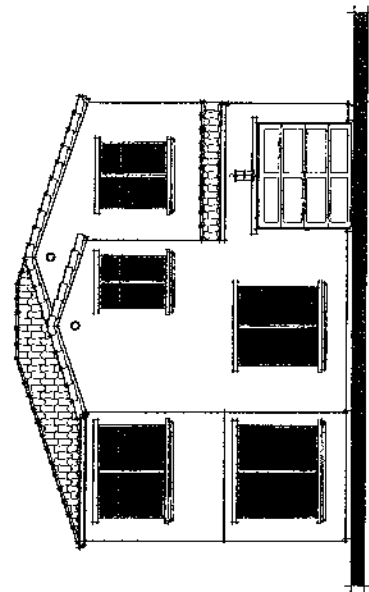
ARCHITECTURAL
PLANNING
CORPORATION



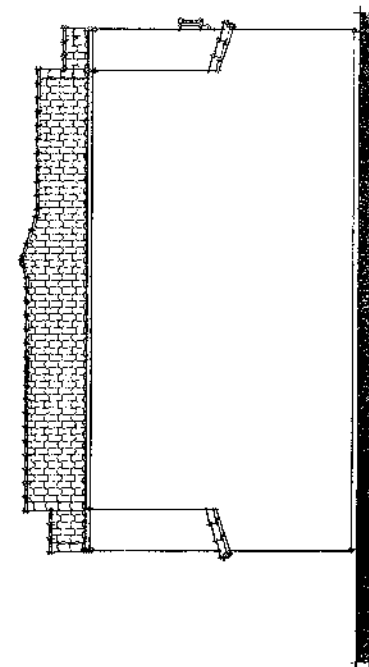
4A - FRONT SPANISH COLONIAL REAR LOAD



4A - RIGHT SPANISH COLONIAL REAR LOAD



4A - REAR SPANISH COLONIAL REAR LOAD



4A - LEFT SPANISH COLONIAL REAR LOAD

4

1,690 sq. ft.

4 BED
2.5 BATH
2 CAR TANDEM GARAGE



THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
104 x 110

ISSUE 7

03/20/07



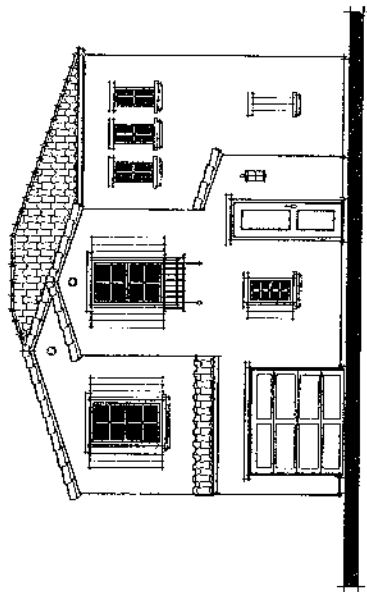
4

1,690 sq. ft.

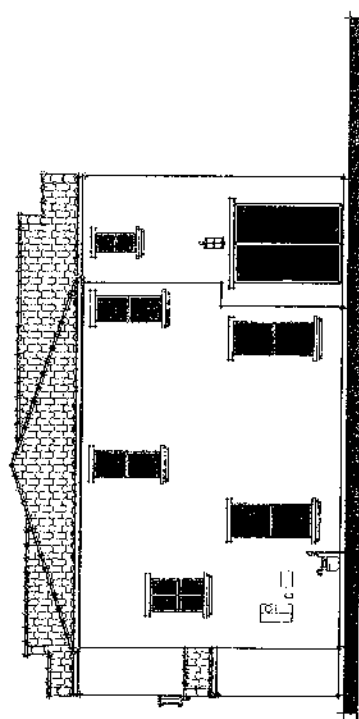
4 BED

2.5 BATH

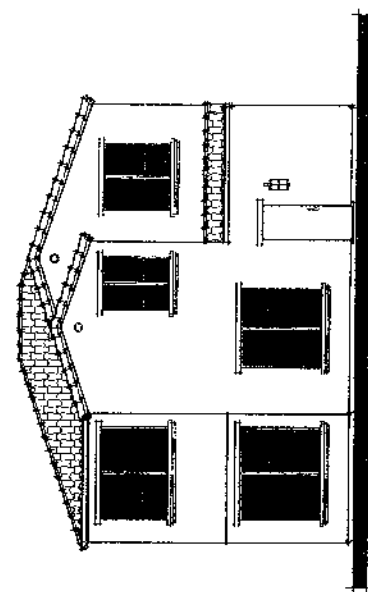
2 CAR TANDEM GARAGE



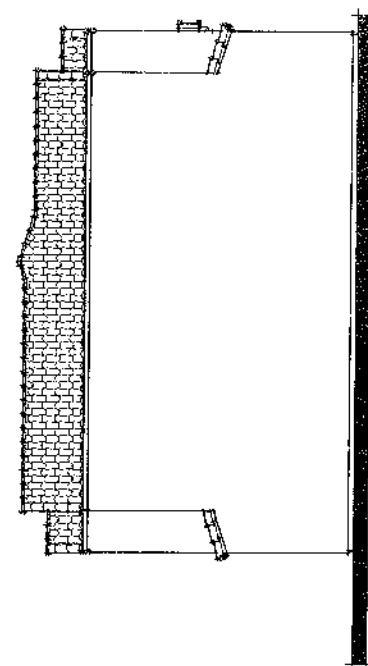
4A - FRONT SPANISH COLONIAL



4A - RIGHT SPANISH COLONIAL



4A - REAR SPANISH COLONIAL



4A - LEFT SPANISH COLONIAL

THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
INC. & P.C.

ISSUE 7

03/25/07

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

IDC

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

Review of City of Paso Robles Multiple Family Residential Zoning Code as applied to Tract 2887 - The Cove. Please note, only sections of the code that would materially affect the planned development have been addressed.

Applicable Zoning Code Section	Code Verbiage	Application to Tract 2887	Comments
21.161.010 Purpose and Applicability	"The R-2, R-3, R-4 and R-5 multiple-family residential districts (zones) are established to provide for multiple-family residential development, primarily in the form of apartments and condominiums."	This property is designated for sale and not rental housing, thus we have designed an innovative single family detached product at 12 units per acre.	3/06 GP Amendment
21.161.010 Purpose and Applicability	"...The City may deny applications to subdivide land in order to create single-family detached housing and applications to develop at densities substantially below the maximum allowable density under the land use category applied to the property;"	This property is designed based on market preference (Detached) yet yields the highest and best use under the R-3 zone.	
21.161.010 Purpose and Applicability	"no minimum standards for lot sizes, dimensions and configuration are established for multiple family residential districts"		PD application to accommodate design concepts supporting the Economic Strategy
21.161.030 Permitted and Conditional Uses	B. "Subdivisions to create detached single family units in multiple family zoning districts are generally in conflict with the 2003 general plan"	Designed single-family product at maximum allowable density.	Meets the intent of the multiple-family zone by providing relatively affordable product.
21.161.06 Density of Residential Development	"Additionally, the area within any dedication for public streets within or adjacent to a lot proposed for development shall be included within the developable area for purposes of calculating allowable density."		The area dedicated for the right-of-way for River Oaks Drive and Experimental Station Road were not accounted for in our density calculation (Potential for higher yield - Above 51 units).

21.161.120 Utilities	B. Transformers, control points and other utility housings shall be located so as to minimize their visual impact and shall be screened in a manner approved by the development review committee.	Existing overhead utilities that traverse the site will be relocated underground. New utilities will either be underground or provided with appropriate screening.	Addressed through Planned Development Overlay.
21.161.160 Setbacks for buildings and structures.	From collector streets 20 ft. If a greater setback prohibits existing or planned development on the same block or across the street, the greater setback shall be provided.	The collector street that fronts the project is River Oaks Drive. We have maintained a setback in excess of 20 ft from the face of curb. It is not possible to maintain a 20 ft setback from the property line.	Addressed through Planned Development Overlay.
21.161.160 Setbacks for buildings and structures.	From local streets 15 ft. 1. If a greater setback prohibits existing or planned development on the same block or across the street, the greater setback shall be provided. 2. The planning commission can reduce the required 15 foot front yard setback to no less than 5 feet, if all of the following findings can be made: a. The reduction is necessary to preserve oak trees and/or minimize grading. b. The project still maintains 20 foot front setbacks from street-facing garage doors.	The local street that fronts the project is Experimental Station. We have maintained a setback in excess of 15 ft from the face of curb. It is not possible to maintain a 15 ft setback from the property line. The project has no Oak trees or street facing garage doors on public streets.	This setback requirement is a contradiction to the R-3 zoning on the entire southern portion of Experimental Station Road. It also does not meet the CNB design guidelines mentioned above. Addressed through Planned Development Overlay.

21.161.160 Setbacks for buildings and structures.	From private streets: 15 ft. We have provided varying setbacks from 5 to 12 ft from face of curb. Driveway parking will not be allowed by the CC&RS	This follows the design principals through much of River Oaks such as The Cottages (3 feet to 12 feet) and Traditions (4 feet to 20 feet). Addressed through Planned Development Overlay.
21.161.160 Setbacks for buildings and structures.	CARAGE DOORS Applies where garage doors open directly toward a street or alley. Public Streets: 20 ft. As measured from property lines. Private Streets: 20 ft. 1. As measured from the edge of pavement. 2. As part of a development plan application, the planning commission may approve a setback of 5 feet. Alleys: 5'20" Garage doors are to be set back at least 5 feet or at least 20 feet.	This follows through much of River Oaks such as The Cottages (3 feet to 12 feet) and Traditions (4 feet to 20 feet). Addressed through Planned Development Overlay.
INTERIOR SIDE Main Buildings	As measured from property lines. 5'10'15" 10 feet for two stories.	Minimum of 3'-6". This is based upon the premise that we have taken attached product and created detached product to increase the livability and functionality of this product. The separation meets all required fire and building code requirements.

REAR Main Buildings	As measured from property lines. 10'15" 1. 10 feet for one and two stories; 15 2. Where the rear yard abuts the existing or potential rear yard of single-family zoned property, the side yard setback shall be 20 feet.	Minimum of 6.4 feet This is less than the standard, yet provides private open space (far more than can be achieved in attached products. Addressed through Planned Development Overlay.
21.161.160	"For townhouse-type condominium units with individual lots for each unit, setbacks from the property lines defining each unit are not required"	Please reference this requirement in relation to the above setback requirements.
21.161.180 Open space and recreational amenities	A. For each dwelling unit in a multiple-family development, the equivalent of three hundred seventy-five square feet of usable shared open space shall be provided on-site. As long as the requirements for recreational amenities set forth in subsection B, of this section, have been met, such open space may be private (for the exclusive use of the residents of one dwelling unit), shared (accessible to all of the residents of a development) or a combination of private and shared. Private open space shall have one and one-half times the value of shared open space. To be eligible for meeting the open space requirement, the conditions listed in subsections (A)(1) and (A)(2) of this section, must be met. 1. Private Open Space a. Ground floor units: a patio enclosed with a three to six-foot-high fence with a minimum area of one hundred square feet with a minimum dimension of eight feet. No private open space shall be located within the front or street side yard setback. 2. Shared Open Space. Usable open space is that which meets the following criteria: a. Has a slope of ten percent or less; b. Has a minimum dimension of fifteen feet;	The development has a total of 386 sq feet of usable shared open space per dwelling unit. In addition there is approximately 414 sq ft of usable private space per dwelling unit. 1.a The Plan 3 and 4 have a minimum dimension of 6.4 feet The combined total of shared and private open space has the equivalent of area of 51,394 square feet or 1,008 square feet per unit The minimum dimension is dramatically outweighed by the total open space provided.

<p>c. Does not include minimum setbacks in front or street side yards, buildings, parking or drive areas; d. May include interior side and rear yards and court yards and areas for those recreational amenities required by subsection B of this section.</p>	<p>This development has a variety of amenities, including significant private and common open space, a centrally located gazebo, benches, mesh receptacles, multi-purpose court, and an event lawn.</p>	<p>This mix of amenities met the demands of our market profile without any unwarranted cost implications.</p>															
<p>B.1. Recreational amenities including, but not limited to, lot lots with play equipment, picnic areas with barbecue pits and tables, spas, clubhouses or recreation rooms, basketball courts or half courts, tennis courts shall be provided for multiple family residential development in accordance with the following schedule.</p>	<p>The specified play equipment has: 2 slides, 3 swings, 2 forts, and several climbing walls.</p>	<p>Based on extensive surveys of The Cottages, the Recreation Center does not benefit the buyers (increased initial price of the home and HOA dues). This increased cost pushes potential buyers out of market due to loan qualification.</p>															
<table border="1"> <thead> <tr> <th>Number of units</th> <th>Number of lots</th> <th>Number of amenities</th> </tr> </thead> <tbody> <tr> <td>0-10</td> <td>0</td> <td>0</td> </tr> <tr> <td>11-25</td> <td>1</td> <td>0</td> </tr> <tr> <td>26-50</td> <td>1</td> <td>1</td> </tr> <tr> <td>51-75</td> <td>2</td> <td>1</td> </tr> </tbody> </table>	Number of units	Number of lots	Number of amenities	0-10	0	0	11-25	1	0	26-50	1	1	51-75	2	1	<p>Each lot lot must include at least three play equipment features (e.g. slide, swings, monkey bars, etc.)</p>	<p>4. Multi-family residential developments consisting of three-two or more dwelling units shall provide either a recreation room or a day care center.</p>
Number of units	Number of lots	Number of amenities															
0-10	0	0															
11-25	1	0															
26-50	1	1															
51-75	2	1															

<p>21.161.185 Other amenities.</p>	<p>B. Bus Shelters. A bus shelter shall be installed at each multi-family development with thirty-two or more dwelling units, unless exempted by the director of administrative services. Reasons for such exemptions may include the existence of sufficient bus shelters in close proximity to the subject development or unavailability of bus routes being extended to the subject development. C. Storage rooms/lockers. For each dwelling unit in a multi-family development, a separate, enclosed, lockable storage space at least two hundred fifty cubic feet in area shall be provided. Such storage space may be located: 1. In a compartment allocated to such unit (if a garage is provided to a dwelling unit, the storage requirement is deemed to be met) B. All residential buildings shall adhere to the following architectural standards: 1. Roofs shall be constructed with ... 2. Siding shall consist of stucco, wood, ... 3. Air conditioning and evaporative cooling systems shall not be mounted on the roof of any building or structure.... 4. As appropriate to the site and the neighborhood in which a multi-family development will be located, the planning commission may require that multi-family dwellings be designed to provide architectural articulation on all sides.</p>	<p>B. Due to the fact that there is no City bus service on either River Oaks or Experimental Station, no bus shelter is planned. C. Each dwelling has a garage and the homes range from 1,095 to 1,690 square feet.</p>
<p>21.161.210 General architectural requirements.</p>	<p>All requirements are met Architectural articulation on all four sides of the dwellings is not possible or appropriate due to constructability and visibility issues. As designed, these sides of each dwelling have architectural articulation Each dwelling has a blank wall that is separated from a blank wall on the neighboring dwelling by 42". Due to the relative proximity of the buildings and the presence of landscaping trees at the property lines, the sight line down this blank wall is broken up by the landscaping and the lack of architectural articulation is mitigated.</p>	<p>Note - 1. No requirement is stated for eave overhangs. 4. Specifically states, "As appropriate..."</p>

<p>21.16A.010 Purpose and Incent</p>	<p>6. It shall be the discretion of the planning commission, or, upon appeal, the city council, to determine whether a proposed planned development seeking approval of different development standards as provided for in Subsections (1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), and (13).</p>	<p>(1) Request that it be used... to provide flexibility in minimum lot sizes, widths and depths, which are specified by the base zone district... (2) Request that it... be used to modify setback requirements; for example: to permit zero lot line development design... (3-11) Does not apply... (12) Request that it be used... to provide flexibility to modify other public improvements, such as the width and location of parkways and sidewalks... (13) Does not apply.</p>	<p>(12) It is specifically in reference to not designing a sidewalk around the center island due to the close proximity of the entire development - Unnecessary.</p>
<p>21.22.040 Parking space requirements.</p>	<p>Except as provided for in Section 21.22.035, the minimum number of required spaces shall be determined by the following criteria: A. Residential Land Uses. 3. Multifamily dwellings: a. Two spaces for each unit with one or more bedrooms, which may be covered (i.e., in a garage or carport) or uncovered. c. Visitor parking spaces: for all multifamily developments with more than five dwelling units per lot and condominium developments consisting of five or more dwelling units, one visitor parking space shall be provided for each five dwelling units; provided, that no more than fifty percent of the required resident parking spaces are in garages. If greater than fifty percent of the required resident parking spaces are in garages, the planning commission may require additional visitor parking spaces. Such visitor parking spaces shall be clearly marked as visitor spaces.</p>	<p>Nine dwelling units have one garaged parking space. The remaining (42) dwelling units have 2 garage parking spaces. In addition we have provided a total of 12 visitor spaces. The requirement for 51 units is 10 spaces. 9 parking spaces (Of the 21 provided) within the community will be designated for the owners of the units with a one car garage. Driveway parking will not be allowed by the CC&Rs</p>	<p>Addressed through Planned Development Overlay.</p>
<p>22.22.060 Development Standards</p>	<p>A.) Residential Zones. All covered parking spaces required for residential use shall be at least ten feet in width, and at least twenty feet in depth. The width of each required enclosed parking space may be reduced in order to accommodate columns and end walls where necessary, provided, that no such parking space shall have a width of less than nine feet six inches. Garage door openings shall be at least eight feet in width for each parking space within a garage.</p>	<p>The width requirement for garages is met. The garage door width is met. The depth of the garages will be extended to the 20 foot requirement.</p>	<p>The tandem garages will have a depth of 40 feet.</p>
<p>21.16A.010 Planned Development District</p>	<p>Purpose and Incent - The purpose and intent of the planned development (PD) district zoning overlay is to provide for innovation and flexibility in the design of residential, commercial and industrial developments. b. Encourage creative and higher quality development design through allowed flexibility in project design while providing for essential development standards.</p>	<p>For all of the reasons stated above, we have addressed the lack of Traditional Neighborhood Design ordinances through the Planned Development overlay.</p>	

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

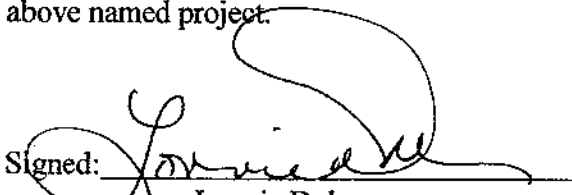
Newspaper: Tribune

Date of Publication: August 22, 2007

Meeting Date: September 11, 2007
(Planning Commission)

Project: Planned Development 06-022
and Tentative Tract 2887
(Estrella Associates -
700 Experimental Station Road)

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

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CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A
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 adoption of a 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), and approval of a Planned Development for the following project:

Planned Development 06-022 & Tentative Tract 2887: an application filed by Wes Willhott on behalf of Estrella Associates, Inc., requesting to subdivide a 4.28-acre site into 51 lots for single-family residential homes. The applicants will be requesting that the Planning Commission allow exceptions to the development standards such as building setbacks to property lines. The site is located at 700 Experimental Station Road.

The public review period for the Draft Negative Declaration commences on August 22, 2007, and ends at the Public Hearing, which is scheduled for the Planning Commission on Tuesday, September 11, 2007.

The meeting will begin at the hour of 7:00 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 Negative Declarations may be reviewed at the Community Development Department, Planning Division, 1000 Spring Street, Paso Robles, CA 93426. Written comments should be received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you desire any other facts regarding this application, please call Daniel Nash at (805) 231-2570.

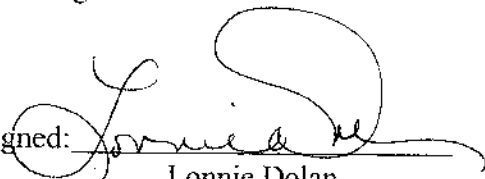
If you challenge the development plan, tentative tract or negative declaration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at the time of the public hearing.

Daniel Nash, Associate Planner
August 22, 2007

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 06-022 and Tentative Tract 2887 (Willhoit – The Cove – 700 Experimental Station Road) on this 28th day of August 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Lonnie Dolan

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