

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TENTATIVE PARCEL MAP PR 05-0282 AND EASEMENT
ABANDONMENT 08-001 (APPLICANT: BRIAN STEIN)
DATE: MARCH 11, 2008

Needs: For the Planning Commission to consider the following applications filed by Dan Stewart & Associates on behalf of Brian Stein:

- a. A Parcel Map application to subdivide an existing 2-acre lot into two 1-acre lots;
- b. Request to abandon a portion of right-of-way for Jackson Drive that is not necessary as a result of the recent Union Road improvements.

Facts:

1. The site is located on the southeast corner of Jackson Drive and Union Road (see attached Vicinity Map).
2. The General Plan land use designation for the site is RSF-1 (Residential Single-Family, 1 unit per acre). The Zoning designation is R-1, B4 (Residential Single-Family, 1 unit per acre).
3. Concurrent with the subdivision, the applicant is requesting that a portion of Jackson Drive right-of-way be abandoned (See Attachment 2). The area requested to be abandon is not need by the City since the Union Road and Jackson Drive intersection has been improved. See further discussion on the abandonment in the City Engineer memo, Attachment 3.
4. The site is currently 2-acres and extends from Pino Way down to the corner of Jackson Drive and Union Road. Mr. Stein's house is located on top of the lot with driveway access on to Pino Way.
5. The proposed parcel map would create Parcel A, which would be approximately 45,000 square feet, and Parcel B which would be approximately 44,000 square feet (including the abandonment area). The existing house would be located on Parcel A and Parcel B would allow for the construction of a new single family residence in the future.

6. Section 21.16.E.060 of the Zoning Code allows subdivision of hillside lots as long as the developable area of the newly created lot does not exceed 35-percent. The developable area of this site is approximately 30-percent.
7. The applicant has provided a conceptual footprint indicating the location on the site where a house could be constructed and meet with the slope requirements, as well as not be within the critical root zones of the oak trees.
8. The proposed conceptual footprint along with conditions requires that the future site and house design for Parcel B take extraordinary measures to be designed in a manner that minimizes grading by using stepped foundation systems that work with the existing topography. Additionally, the design of the house will need to be multi-level with stepped foundation with the hillside so that the heights of walls are minimized.
9. The Development Review Committee (DRC) reviewed the subdivision at their meeting on January 14, 2008. The Committee had concern with the proximity of the proposed driveway location in relation to Union Road, and requested that the applicant mark the proposed driveway location in the field so that the Commission could see the proposed driveway location.
10. The City Engineer has reviewed the location of the driveway in relation to Union Road, and given the low traffic volumes on Jackson Drive and the distance of the driveway from Union Road, he does not anticipate the driveway location being problematic. (See Memo, Attachment 3)
11. The DRC recommended that the Planning Commission approve the parcel map, and make a recommendation to the City Council related to the easement abandonment.
12. This application is Categorically Exempt from environmental review per Section 15332 (Infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Analysis

And

Conclusion: The proposed lots and density are consistent with the General Plan and Zoning Code development standards for lot sizes, widths, and depths. This subdivision would be a continuation of a residential development pattern that is established for the area and is considered an in-fill project because it is similar to other single family hillside development within the Orchard Bungalow area. With recommended conditions, the subdivision is consistent with general plan policies and zoning requirements, and would be appropriate as infill development.

The proposed request to abandon the existing Jackson Drive right of way would seem reasonable since the right of way is left over from the redesign of the Jackson Dr. /Union Road intersection, and is not necessary for public use.

Policy

Reference: General Plan, Zoning Ordinance

Fiscal

Impact: The one parcel that is the incremental increase in land use intensity would be required to annex to the City Services Community Facilities District to offset the impacts on Police, Fire and other City Services.

Options: After consideration of public testimony, the Planning Commission will be asked to consider the actions listed below:

- A.
 1. Adopt the attached Resolution, approving PR 05-0282, subject to standard and site specific development conditions;
 2. Recommend that the City Council approve Easement Abandonment 08-001;
- B. Amend, modify, or alter the foregoing options.

Staff Report prepared by Darren Nash: Associate Planner

Attachments:

1. Vicinity Map
2. Parcel Map/Abandonment Exhibit
3. Memo from City Engineer
4. Resolution to Approve PR 05-0282
5. Resolution to Approve Easement Abandonment 08-001
6. Newspaper and Mail Notice Affidavits

REVISED TENTATIVE
PARCEL MAP PR 05-0282

BEING A DIVISION OF
 LOT 93, ORCHARD BUNGALOW TRACT,
 (02-MB-55)
 CITY OF EL PASO DE ROBLES,
 COUNTY OF SAN LUIS OBISPO,
 STATE OF CALIFORNIA
 APN 025-121-008

ENGINEER'S STATEMENT

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

DANIEL J. STEWART, R.C.E. #14884 (EXP. 3/31/09)

OWNER'S STATEMENT

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

DANIEL STEWART
 2475 PINEWAY
 PASO ROBLES, CA 93466

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN FOUND AND ACCEPTED MONUMENTS ALONG THE SOUTHERLY LINE OF LOT 83, AS SHOWN AND NOTED AS BEING N74°32'00"E

LEGEND

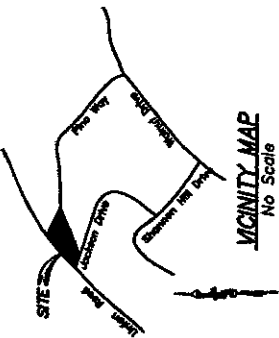
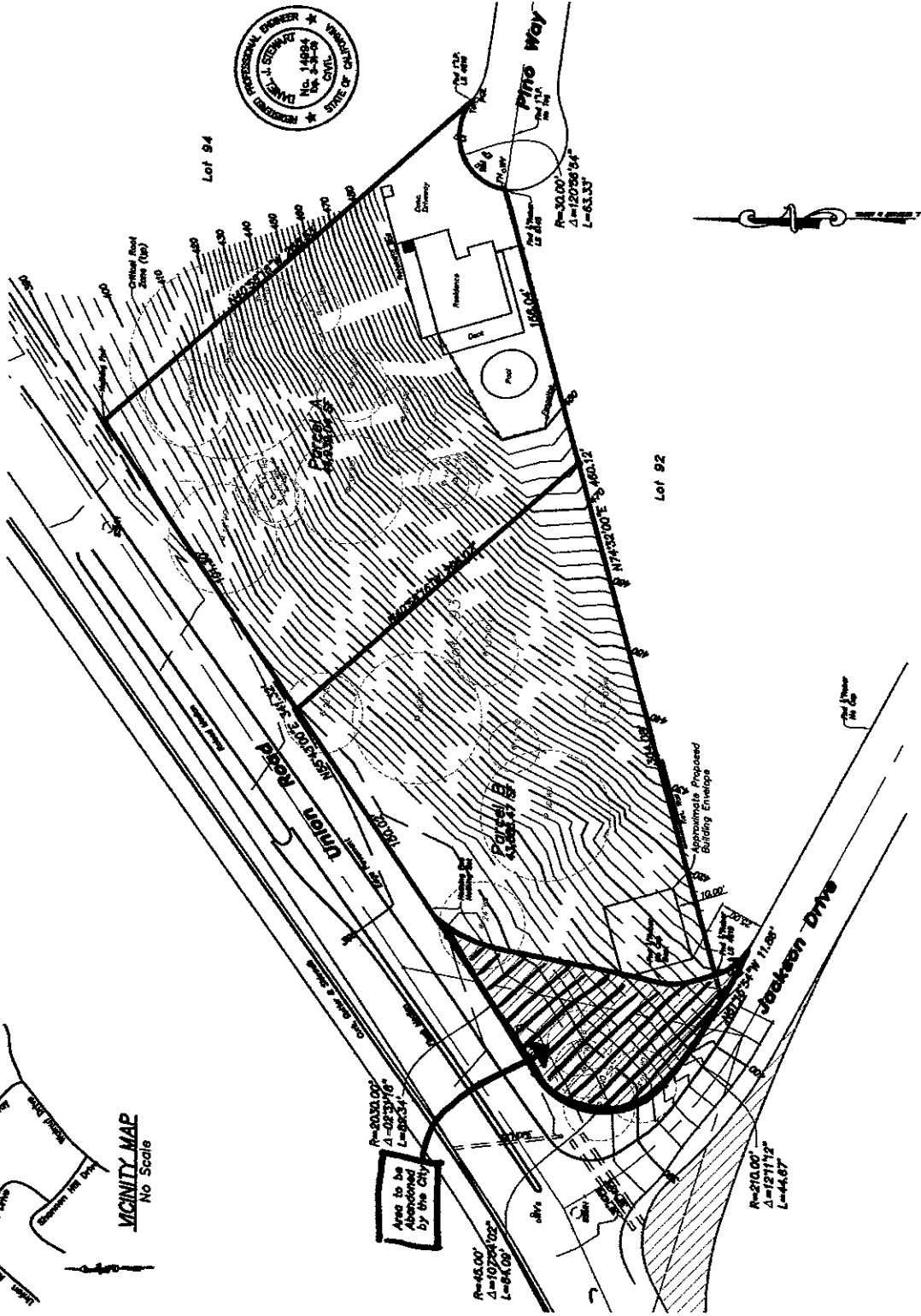
- R = 02 MB 55
- R1 = 53 RS 56
- M = MEASURED
- = SET 1/2" REBAR/CAP RCE#14884
- = FL. MONUMENT AS NOTED



DANIEL J. STEWART & ASSOC.
ENGINEERS - SURVEYORS
 597 12th STREET / P.O. BOX 2038
 PASO ROBLES, CA 93446

SHEET 1 OF 2

#41827
 PAT 5 4607-1831843



NOTES
 Horizontal Datum per a field survey;
 Vertical Datum is assumed.

Attachment 2
 Parcel Map/Abandonment Exhibit
 PR 05-0282 & EA08-001
 (Stein)

MEMORANDUM

TO: Darren Nash

FROM: John Falkenstien

SUBJECT: PR 05-0282 and Jackson Drive Street Abandonment Stein

DATE: February 29, 2008

This project is located in the Orchard Bungalow Tract at the southeast corner of Union Road and Jackson Drive. An abandonment of the original Jackson Drive right-of-way as shown on Orchard Bungalow Tract map is needed in order to gain enough land for the lot split. In 2006, the City completed improvements to Union Road. The tentative parcel map provided by the applicant shows the location of the Union Road pavement and new culverts under Jackson Drive. The Public Works Department has reviewed the application. They support the proposed abandonment with the provision that a drainage easement over the natural drainage course along Union Road be retained.

The south side of Union Road and all of Jackson Drive, both within the Orchard Bungalow Tract, were specifically exempted by the City Council from the installation of curb, gutter and sidewalk. The Council has since adopted a standard that applies to Orchard Bungalow Streets. Given the low volume of traffic on Jackson Drive and the distance from Union Road, the driveway location proposed for the new parcel should not be problematic.

The existing residence is served by a water line in Pino Way and an 8-inch sewer line in Jackson Drive. The new parcel will take water service from a 12-inch line in Union Road. A private utility easement will be needed on the final map to ensure utility access for both parcels.

The nearest fire hydrant on Union Road is located near the intersection at Skyview Drive. A new fire hydrant is needed at Jackson Drive.

Site Specific Conditions of Approval

Prior to occupancy of any building permit on Parcel B, Jackson Drive shall be improved in accordance with the City's Standard for Orchard Bungalow streets across the frontage of the property.

Prior to issuance of any building permit on Parcel B, a fire hydrant must be installed at the intersection of Jackson Drive and Union Road.

Easements must be shown on the final map to provide access to sewer and other utilities for both parcels. The sewer lateral serving the existing residence on Parcel 1 may have to be relocated, depending upon its current location, prior to recordation of the final map.

The City must retain a drainage easement over the abandoned portion of Jackson Drive.

RESOLUTION NO.: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 05-0282
(STEIN)
APN: 025-142-011

WHEREAS, Parcel Map PR 05-0282, an application filed by Dan Stewart & Associates on behalf of Brian Stein to subdivide a 2-acre parcel into two 1-acre parcels; and

WHEREAS, the existing 2-acre lot is located at 706 Pino Way, the Parcel extends from the top of Pino Way down to the corner of Union Road and Jackson Drive; and

WHEREAS, the subject site is located in the Residential Single-Family, one unit per acre (RSF-1) land use category and the R1-B4 zoning district; and

WHEREAS, as a result of the parcel map, the existing house would be located on Parcel A, which would be approximately 45,000 square feet, a new house would be located on Parcel B, which would be 44,000 square feet; and

WHEREAS, in conjunction with the parcel map is a request to abandon a portion of the Jackson Drive right of way since it is left over from the recent Union Road improvements and not necessary for public use; and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was conducted by the Planning Commission on March 11, 2008, to consider facts as presented in the staff report prepared for the tentative parcel map, and to accept public testimony regarding the application; and

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

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

3. The site is physically suitable for the type of development proposed as demonstrated with the proposed site plans;
4. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
5. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;
6. The design of the land division 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;
7. The fulfillment of the construction requirement noted in condition 6-9 below are a necessary prerequisite to the orderly development of the surrounding area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant tentative map approval for Parcel Map PR 05-0282 subject to the following conditions of approval:

STANDARD CONDITIONS OF APPROVAL:

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

SITE SPECIFIC CONDITIONS OF APPROVAL:

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

PLANNING

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions
B	Tentative Parcel Map
C	Conceptual foot print for Single Family House
D	Typical section of house foundation

3. PR 05-0282 would allow the subdivision of the existing 2-acre lot into two lots where as a result of the parcel map, the existing house would be located on Parcel A, which would

be approximately 45,000 square feet, and a new house would be built on Parcel B which would be approximately 44,000 square feet.

4. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on a 3.5 inch disk or IBM-compatible CD a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.
5. Prior to recordation of the final parcel map, Exhibits C & D shall be recorded against newly created Parcel B, along with a constructive notice indicating to future property owners that the site and house design for Parcel B shall take extraordinary measures to be designed in a manner that minimizes grading by using stepped foundation systems that work with the existing topography. Additionally, the design of the house will need to be multiple levels with a stepped foundation that works with the hillside so that the heights of walls are minimized. The building foundation along with any site grading shall be designed so that there is no disturbance within the Critical Root Zone of the existing oak trees.
6. Prior to occupancy of any building permit on Parcel B, Jackson Drive shall be improved in accordance with the City's Standard for Orchard Bungalow streets across the frontage of the property.
7. Prior to issuance of any building permit on Parcel B, a fire hydrant must be installed at the intersection of Jackson Drive and Union Road.
8. Easements must be shown on the final map to provide access to sewer and other utilities for both parcels. The sewer lateral serving the existing residence on Parcel 1 may have to be relocated, depending upon its current location, prior to recordation of the final map.
9. The City must retain a drainage easement over the abandoned portion of Jackson Drive.

PASSED AND ADOPTED THIS 11th day of March, 2008 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN, ED STEINBECK

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

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EXHIBIT A OF RESOLUTION 08-_____

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

PROJECT #: Tentative Parcel Map PR 05-0282

APPROVING BODY: Planning Commission

DATE OF APPROVAL: March 11, 2008

APPLICANT: Stein

LOCATION: 706 Pino Way

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

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

A. GENERAL CONDITIONS

- 1. This project approval shall expire on March 11, 2010 unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process, development shall comply with the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to recordation of the map, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. This project is subject to the California Environmental Quality Act (CEQA), which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval, which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 5. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.

(Adopted by Planning Commission Resolution 94-038)

- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and subject to approval by the Community Development Department.
- 8. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 10. The following areas shall be placed in a Landscape and Lighting District:
- 11. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

- 12. The applicant shall install durable, decorative fence/wall treatments and landscaping along all arterial streets consisting of brick, tubular steel with pilasters, or other similar materials as determined by the Development Review Committee, but specifically excluding precision block and wood fences. Substantial setbacks with landscaping may be considered as an alternative, subject to approval by the Development Review Committee.
- 13. The applicant shall provide a one-foot non-access easement along the rear/side of all lots that back up/side against a collector or arterial street.

B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS OR RECORDATION OF THE FINAL MAP, WHICHEVER OCCURS FIRST:

- 1. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department.
- 2. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed landscape plan including walls/fencing;
 - b. Other: Architectural Site Plans and Elevations, See P-map conditions

(Adopted by Planning Commission Resolution 94-038)

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

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

APPLICANT: Stein
REPRESENTATIVE: Stewart
PROJECT: PR 05-0282

PREPARED BY: JF
CHECKED BY:
TO PLANNING:

C. PRIOR TO ANY PLAN CHECK:

- 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

D. PRIOR TO RECORDING OF THE FINAL OR PARCEL MAP:

- 1. The owner shall pay all Final Map fees, and current and outstanding fees for Engineering Plan Check and Construction and Inspection services and any annexation fees due.
- 2. If, at the time of approval of the final/record parcel map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act, prior to recordation. The owner shall also be required to post securities to guarantee the installation and completion of said improvements as specified in the Subdivision Map Act and submit a Certificate of Insurance as required by the City. The owner shall also be required to post securities for grading in accordance with Section 7008 of the Uniform Building Code, latest edition. This bond shall be of sufficient amount to ensure completion of the grading and drainage facilities. (A finding of "orderly development" has been made for this condition on parcel maps).

Bonds required and the amount shall be as follows:
Performance Bond.....100% of improvement costs.
Labor and Materials Bond.....50% of performance bond.

- 3. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway and open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 4. The owner shall offer to dedicate to the City a 6 foot public utilities and 6 foot tree easement adjacent to all road right-of-ways. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
 - a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.

(Adopted by Planning Commission Resolution 94-038)

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

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

- 16. The adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction. The applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide base shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)
- 17. The development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' travel lane and 4' wide base shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)
- 18. The project fronts on an existing street. The applicant shall pave-out from the proposed gutter to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement, structural sections or geometrics are inadequate per current City Standards, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition.)

E. PRIOR TO ANY SITE WORK:

- 1. The applicant shall obtain a Grading Permit from the City Building Division.
- 2. Prior to issuance of a Grading Permit the developer shall apply, through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a construction zone drainage and erosion control plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- 6. Any construction within an existing street shall require a traffic control plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.

F. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

(Adopted by Planning Commission Resolution 94-038)

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- 3. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks, in a manner approved by the Fire Chief.
- 4. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- 5. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.

G. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- 1. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. All disturbed areas not slated for development shall be protected against erosion in a manner acceptable to the City Engineer, which may include hydroseeding or landscaping.
- 4. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection Services and any outstanding annexation fees.
- 5. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
- 6. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood, gypsum board, etc.) and removed from the project to a recycling facility in accordance with the City's Source Reduction and Recycling Element.
- 7. If any of the public improvements or conditions of approval are not completed or met, then the subdivider may, at the discretion of the City Engineer, enter into a Performance Agreement with the City to complete said improvements at a later date and post securities to cover the cost of the improvements. The form of the agreement and amount of the securities are subject to the approval of the City Engineer.
- 8. A blackline clear Mylar (0.4 MIL) copy and two (2) blue-line prints of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.

(Adopted by Planning Commission Resolution 94-038)

- 9. A benchmark shall be placed for vertical control on the U.S.G.S. Datum as required by the City Engineer.

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

H. GENERAL CONDITIONS

- 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
- 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
- 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.
- 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- 8. Provisions shall be made to update the Fire Department Run Book.

(Adopted by Planning Commission Resolution 94-038)

REVISED TENTATIVE
PARCEL MAP PR 05-0282

BEING A DIVISION OF
 LOT 93, ORCHARD BUNGALOW TRACT,
 (02-MB-55),
 CITY OF EL PASO DE ROBLES,
 COUNTY OF SAN LUIS OBISPO,
 STATE OF CALIFORNIA
 APN 025-121-008

ENGINEER'S STATEMENT

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

DANIEL J. STEWART, R.C.E. #14984 (EXP. 3/31/20)

OWNER'S STATEMENT

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

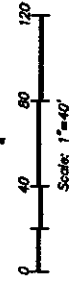
BRIAN STEIN
 708 PINO WAY
 PASO ROBLES, CA 93446

BASIS OF BEARINGS

THE "BASIS OF BEARINGS" FOR THIS SURVEY IS THE TRE BETWEEN FOUND AND ACCEPTED MONUMENTS ALONG THE SOUTHERLY LINE OF LOT 93, AS SHOWN AND NOTED AS BEING N74°32'00"E.

LEGEND

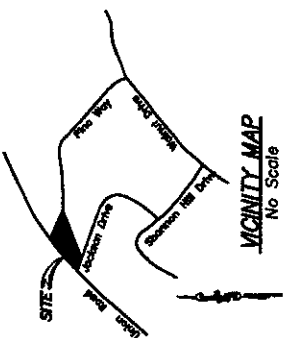
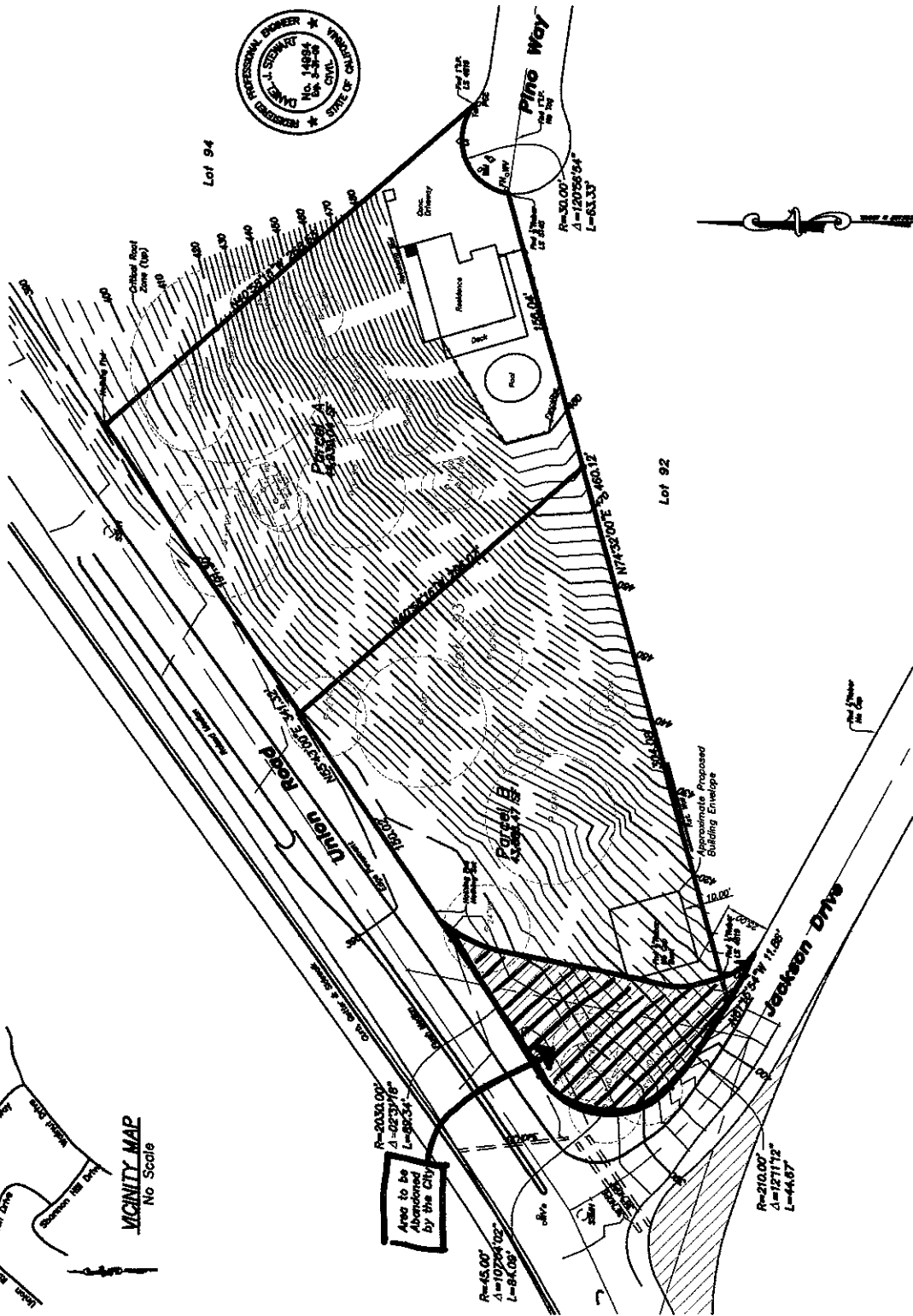
- R = 02 MB 05
- RI = 53 RS 56
- M = MEASURED
- O = SET 1/2" REBAR/CAP RCE#14984
- = FD. MONUMENT AS NOTED



DANIEL J. STEWART & ASSOC.
ENGINEERS - SURVEYORS
 597 12th STREET / P.O. BOX 2039
 PASO ROBLES, CA 93446

SHEET 1 OF 2

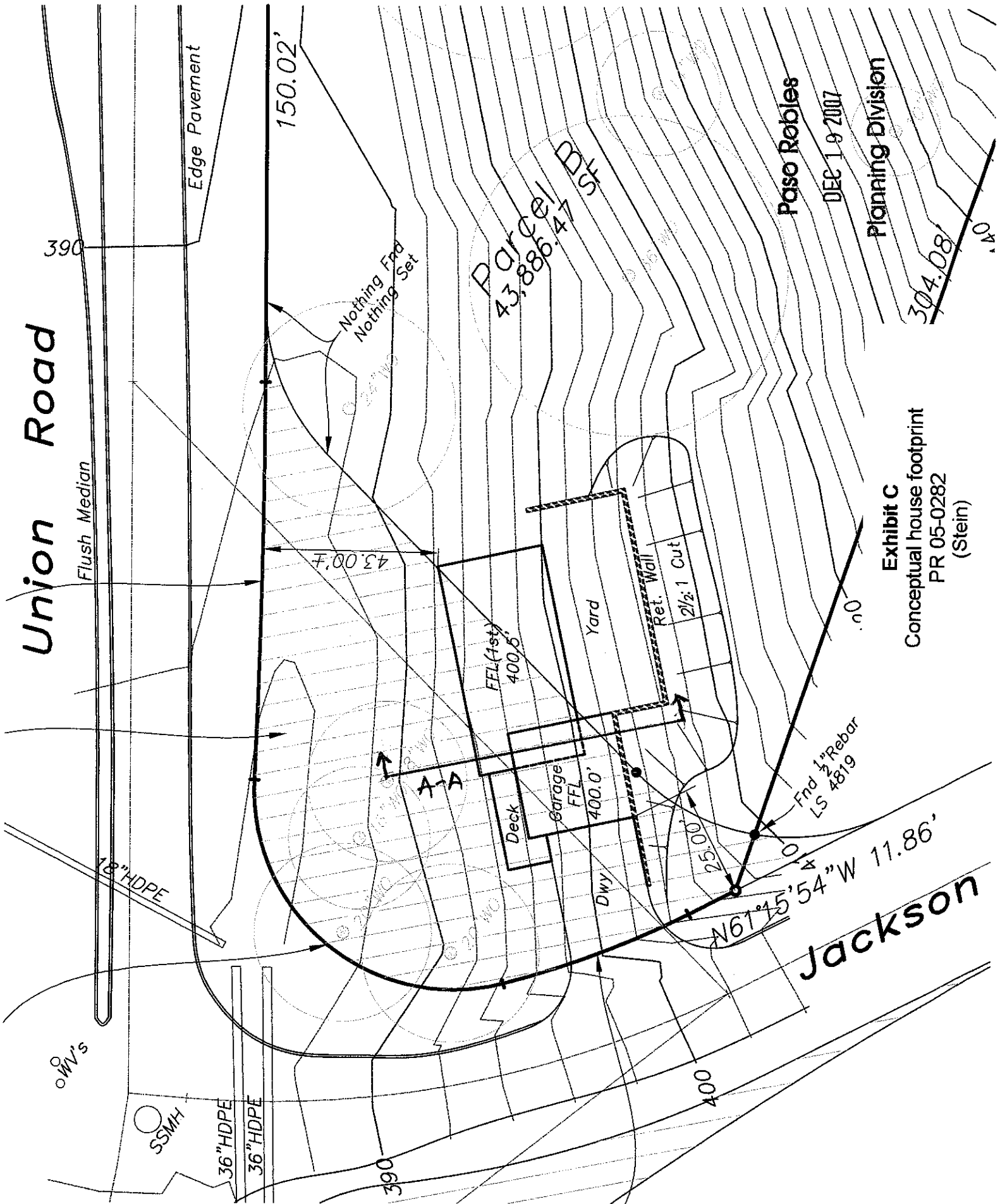
#4127
 PATS-407-163183



NOTES
 Horizontal Datum per a field survey
 Vertical Datum is assumed.

Exhibit B
 Tentative Parcel Map
 PR 05-0282
 (Stein)

Union Road

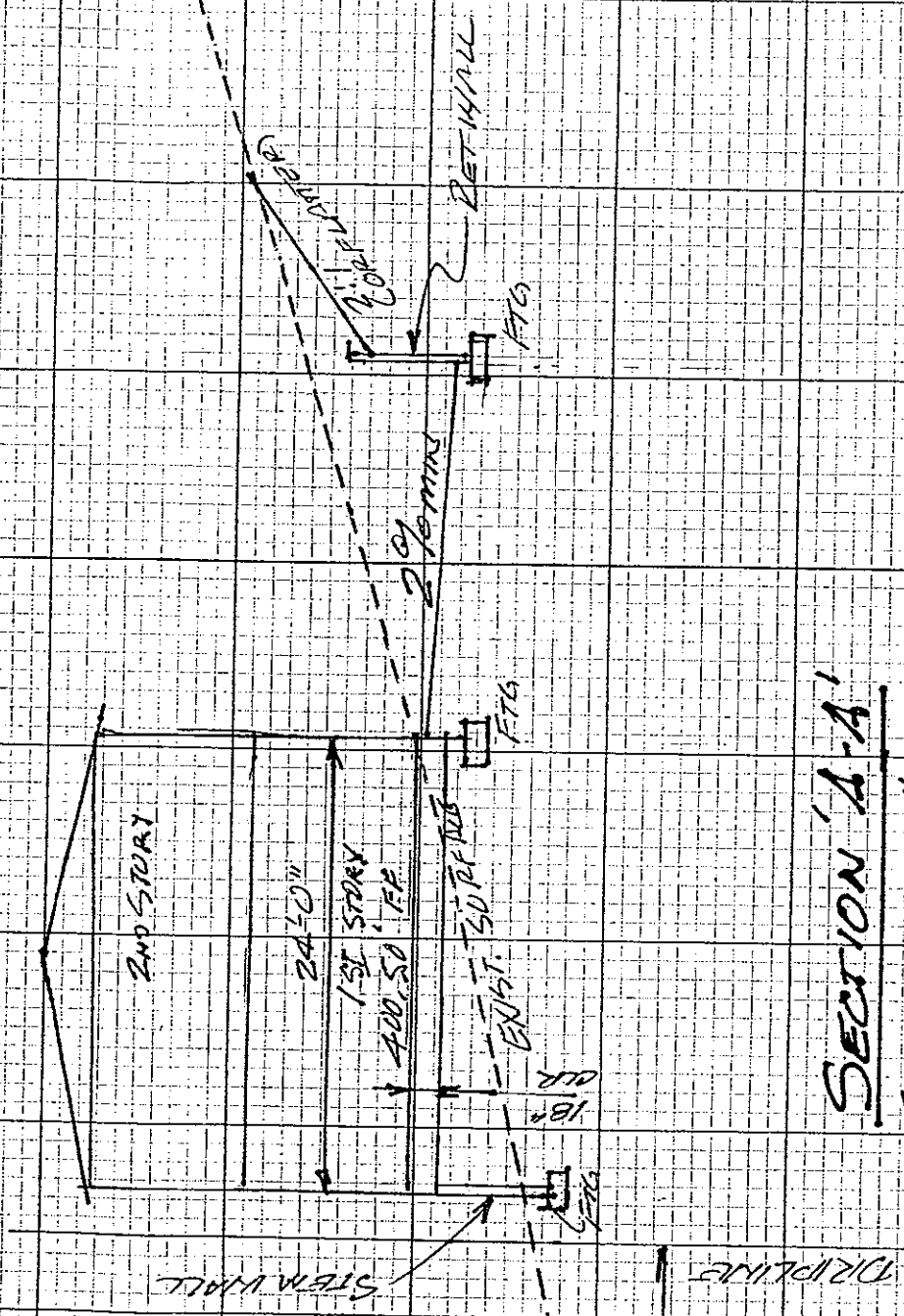


Paso Robles

DEC 19 2007

Planning Division

Exhibit C
Conceptual house footprint
PR 05-0282
(Stein)



410

400

390

18" W.D.

18'-0" ±

SECTION 'A-A'

SCALE H = 1" = 10'

V = 1" = 10'

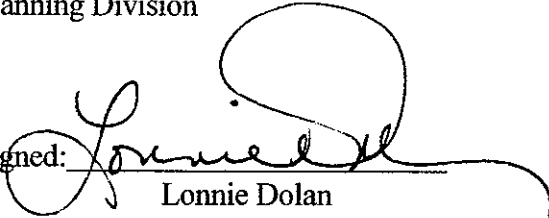
Exhibit D
 Typical foundation cross-section
 PR 05-0282
 (Stein)

PARCEL MAP PR 05-0282
 TYPICAL SECTION

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 Tentative Parcel Map PR 05-0282 and Easement Abandonment 08-001 (Stein – Southeast corner of Jackson Drive and Union Road) on this 27th day of February 2008.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Lonnie Dolan

forms\mailaffi.691

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

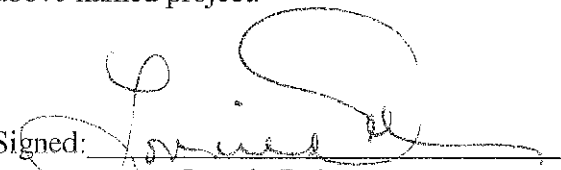
Newspaper: Tribune

Date of Publication: February 27, 2008

Meeting Date: March 11, 2008
(Planning Commission)
April 1, 2008
(City Council)

Project: Tentative Parcel Map
PR 05-0282 and Easement
Abandonment 08-001 (Stein)

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

Signed: 
Lonnie Dolan

forms/newsaffi.691

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider Tentative Parcel Map PR 05-0282, a parcel map application filed by Dan Stewart on behalf of Brian Stein, to subdivide an approximate 2-acre site into two 1-acre lots. In conjunction with the parcel map request is a request to abandon a portion of the Jackson Drive right of way (EA 08-001). The right of way area is no longer necessary, since Jackson Drive was re-designed with the recent Union Road improvement project. The site is located on the southeast corner of Jackson Drive and Union Road.

The Planning Commission hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, March 11, 2008, at which time all interested parties may appear and be heard.

At the hearing, the Planning Commission will be making a recommendation to the City Council regarding Easement Abandonment 08-001. The City Council hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, April 1, 2008, at which time all interested parties may appear and be heard.

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

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

The proposed tentative parcel map and easement abandonment will be available for review at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, on the Thursday before the scheduled date of these hearings.

If you challenge the tentative parcel map or easement abandonment applications in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren R. Nash, Associate Planner
FEBRUARY 27, 2008 6698198