

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TENTATIVE TRACT MAP 3034 AND PLANNED DEVELOPMENT 11-001,  
APN: 009-641-002 (FERGUSON)

DATE: JUNE 14, 2011

Needs: For the Planning Commission to consider an application filed by John Ferguson, requesting to subdivide an approximate 1-acre site into 8 lots, for the construction of 8 single-family residential homes.

- Facts:
1. The subject property is located at 935 Creston Road (See Attachment 1, Vicinity Map).
  2. The existing General Plan Land Use designation of the site is RMF-8 (Residential Multi-Family, 8 units per acre). The existing zoning is R2-PD (Residential Multi-Family, Planned Development Overlay).
  3. Table 21.16.200 of the Zoning Code (Permitted Land Uses for All Zoning Districts) allows single family residential homes to be built in R2 zones.
  4. Chapter 21.16.A.020 requires the Planning Commission to review a development plan (PD) for projects that have PD Overlay zoning. Planned Development 11-001 along with the Tract would establish the 8 parcels as well as the plans for the homes for each lot.
  5. Each house will have a two car garage as well as the ability to park two cars on the driveway in front of the garage door. Two visitor parking spaces have also been provided on the site plan.
  6. Besides the private back yard area for each lot, there is a common open space centrally located on the site that will be available for all residents to use. The shared open space along with the driveway and any other common space will be maintained by the property owners through CCR's.
  7. The driveway entrance to the subdivision is shown in a manner that would encroach into the critical root zone (CRZ) of the oak tree located at the southwest corner of the site, adjacent to Creston Road. A condition of approval has been added that requires an Arborist Report to be provided that indicates that the use of pervious pavers as proposed is an acceptable method of protection and consistent with the Oak Tree Ordinance. The condition also requires that the Arborist monitor the construction of the driveway. If the Arborist determines that the driveway needs to

be moved further away from the tree, the site plan would need to be redesigned accordingly.

8. The DRC reviewed this project at their meetings on April 5 & May 2, 2011. Initially the DRC had concern with the circulation on the site, specifically the turn-around area needed for Emergency Services and the back-out conflicts between cars backing out of driveways and cars traveling on the driveway.

Also, the DRC requested that additional architectural details be provided on the south facing elevation of Unit 2, since that house is oriented to Creston Road.

9. On May 2, 2011 John Ferguson along with Matt Cebulla the project designer, presented the revised site plan to the DRC. The plans were redesigned to address the DRC's previous concerns with site circulation, house setbacks and architectural articulation. The DRC recommended that the Planning Commission approve the project. Exhibit D-2 of the attached PD Resolution indicates the additional architectural elements added to Unit 2.
10. This application is Categorically Exempt from environmental review per Section 15332 (Infill Development) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Analysis

and

Conclusion:

The project is proposing a small lot single family development on the multi-family zoned property. Small lot single family has generally been permitted in the R2 zone as long as the project is designed in a manner that compliments the neighborhood and provides a quality neighborhood for the new development. Staff along with the DRC worked with Mr. Ferguson on various designs leading up to what is being presented at this time. Some of the design features that the project now includes:

- Orientation of the homes on Creston Road (Units 1 & 2) so that architecturally, they face the street;
- Provide a common shared open space centrally located within the subdivision that would allow for recreation activities in an area that has good visibility from each lot;
- Redesigned the driveway areas and house foot prints to provide ample area for parking in front of garage doors and room for backing out that should not conflict with other driveways;
- Provided additional architectural elements to the south elevation of Unit 2 for better design facing Creston Road;
- Oriented that homes so that they comply with setbacks;

It was important to Mr. Ferguson to have units that were three bedroom, two bath, single story with two car garages. On the other hand it was important to Staff that the project be designed to provide amenities to the neighborhood but also provide good architectural character as viewed from Creston Road.

The final details of the project including low impact drainage design, fencing, landscaping, colors and materials are condition to be reviewed by Staff, prior to the issuance of a grading permit for each lot.

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

Policy

Reference: General Plan, Zoning Code.

Fiscal

Impact: The five (5) 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**

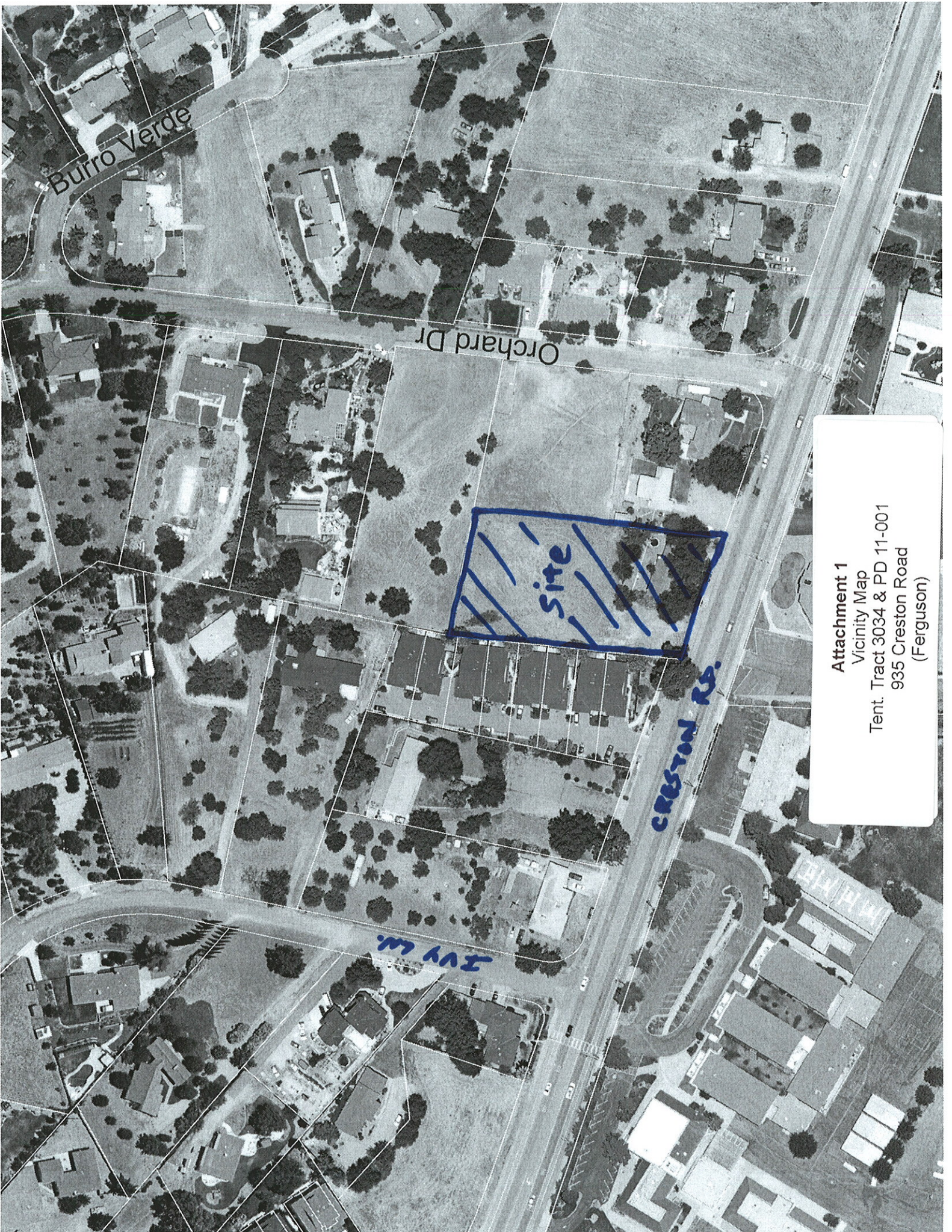
1. Adopt the attached resolution granting approval of Planned Development 11-001, subject to standard and site specific development conditions;
2. Adopt the attached Resolution granting approval of Tentative Tract Map 3034 subject to standard and site specific development conditions.

**Option B**

Amend, modify, or reject the above options.

Attachments:

1. Vicinity Map
2. Memo from City Engineer
3. Draft Resolution Approving PD 11-001
4. Draft Resolution Approving Tent. Tract
5. Newspaper and Mail Notice Affidavits



**Attachment 1**  
Vicinity Map  
Tent. Tract 3034 & PD 11-001  
935 Creston Road  
(Ferguson)

**MEMORANDUM**

**TO:** Darren Nash  
**FROM:** John Falkenstien  
**SUBJECT:** PD 11-001, Ferguson  
**DATE:** June 3, 2011

**Streets**

The subject property is located at 935 Creston Road, between Ivy Lane and Orchard Drive. Improvements to Creston Road will conform to the draft Creston Road Plan Line. Those improvements include parking, bike lanes and a center turn lane. A 16-foot right-of-way dedication will be required consistent with Tract 2477, located adjacent to the subject property. New curb, gutter, sidewalk and paving will be required.

**Sewer and Water**

Sewer is available to the site from a 10-inch line in Creston Road. Water is available from a 10-inch line in Creston Road. In order to meet Emergency Services standards a fire hydrant will be needed along the frontage of the project.

**Overhead Utilities**

Overhead power lines serve the property from the south side of Creston Road. In accordance with General Plan policy these lines should be relocated underground.

**Storm Water Quality**

The project must comply with interim hydromodification criteria in accordance with the City's adopted Storm Water Management Plan. An assessment must be made of the extent of impervious surfaces and mitigation applied with Low Impact Development best management practices.

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**Conditions of Approval**

The grading design will be subject to the City's Interim Low Impact Development Guidelines for Tier 3 projects.

Street improvements shall be completed on Creston Road including curb, gutter, sidewalk and pavement widening in accordance with plans approved by the City Engineer.

Existing overhead utilities serving the property from the south side of Creston Road shall be relocated underground in accordance with plans approved by the City Engineer.

Due to the potential number and extent of new utility trenches, it may be necessary to overlay the paving on the north half of Creston Road along the frontage of the property in accordance with the City's pavement management program. The paving will be completed in accordance with plans approved by the City Engineer.

**Attachment 2**  
City Engineer Memo  
Tent. Tract 3034 & PD 11-001  
935 Creston Road  
(Ferguson)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING PLANNED DEVELOPMENT 11-001  
(FERGUSON)  
APN: 008-391-021

WHEREAS, Tentative Tract 3034 has been filed by John Ferguson to subdivide an approximate 1-acre site into 8 single-family residential lots for the construction of 8 single-family residential homes; and

WHEREAS, the site is located at 935 Creston Road; and

WHEREAS, the existing General Plan Land Use designation of the site is RMF-8 (Residential Multi-Family, eight units per acre), and the existing zoning is R2-PD (Residential Multi-Family, Planned Development Overlay); and

WHEREAS, Planned Development 11-001 has been filed in conjunction with this tentative map request to meet Section 21.16.A.020 of the Zoning Code, which requires Planning Commission approval of a development plan (PD) for projects that have PD Overlay zoning; and

WHEREAS, this application is Categorical 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 June 14, 2011 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 areas, and in this case the project has been designed to orient homes to the street and provide a common, centrally located open space area for all home owners to utilize;

- 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;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 11-001 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 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       | Site Plan                         |
| B       | Site/Fencing Plan                 |
| C       | Preliminary Landscape Plan        |
| D1-D7   | Floor Plan/Elevations – Unit 1- 8 |
| E       | Color Board (on file)             |

- 3. This Planned Development 11-001 coincides with Tentative Tract Map 3034 and authorizes the subdivision of an approximate 1-acre site into a maximum of 8 single-family residential lots.
- 4. Prior to the issuance of a Grading Permit for each lot, site plans, architectural elevations, colors/materials, fencing plans and landscaping plans shall be submitted for review by Staff.
- 5. Prior to the issuance of a grading plan or acceptance of a final map, an Arborist Report needs to be provided that indicates that the use of pervious pavers as proposed is an acceptable method of protection and consistent with the Oak Tree Ordinance. Arborist monitoring of the driveway construction is also required including a statement from the Arborist at the end of construction indicating that the driveway was installed to his or her satisfaction. If the Arborist determines that the driveway needs to be moved further away from the tree, the site plan would need to be redesigned accordingly.

6. All fences located in the front yard area of the homes on Lots 1 & 2 (area between the house and Creston Road) shall be no taller than 3-feet and subject to DRC approval.
7. There shall be no storage or parking of vehicles or placement of storage sheds in the area between the homes on Lots 1 & 2 and Creston Road.
8. A condition of approval shall be added to the CCRs for the Tract that indicates that all landscaping adjacent to Creston Road, including the front yards of units 1 & 2 shall be maintained by the Home Owners Association. Additionally the common area and areas that are not in the immediate private front, side or rear yard of the homes shall also be maintained by the Home Owners Association. Prior to or concurrent with the recordation of the final map an exhibit shall be prepared for review and approval by the City indicating the landscape areas to be maintained by the Association.

PASSED AND ADOPTED THIS 14<sup>th</sup> day of June, 2011 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN STEVE GREGORY

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY

darren\Tract\ 2796\pd res



PROJECT DATA  
 8 UNIT PUD  
 ADDRESS = 935 CRESTON ROAD  
 APN = 007-41-002  
 LOT AREA = 4253 SQ.FT.  
 PAVED AREA = 1334 SQ.FT.  
 BUILDING COVER = 13,441 SQ.FT. 32%  
 LANDSCAPE AREA = 11,315 SQ.FT. 4%

THERE ARE NO EXISTING OAK TREES ON THE PROPERTY.



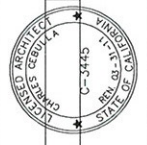
**SITE PLAN**  
 SCALE 1"=20'

**Exhibit A**  
 Site Plan  
 Tent. Tract 3034 & PD 11-001  
 935 Creston Road  
 (Ferguson)



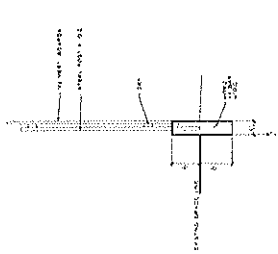
**CEBULLA ASSOCIATES**  
 P.O. BOX 42  
 PISMO BEACH, CA 93448  
 TEL: (805) 772-2222  
 FAX: (805) 772-8203  
 www.cebullaassociates.net  
 Architect: CHARLES CEBULLA  
 Designer: MATT CEBULLA

**PROJECT:**  
 8 UNIT PUD  
 935 CRESTON ROAD  
 PISMO BEACH, CA 93448  
**OWNER:**  
 JOHN FERGUSON  
 2001 FERGUSON DR.  
 SAN LUIS OBISPO, CA 95401  
 805-461-2304

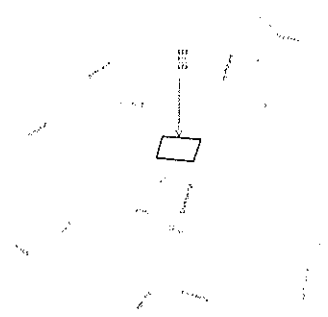


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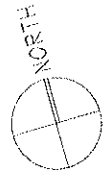
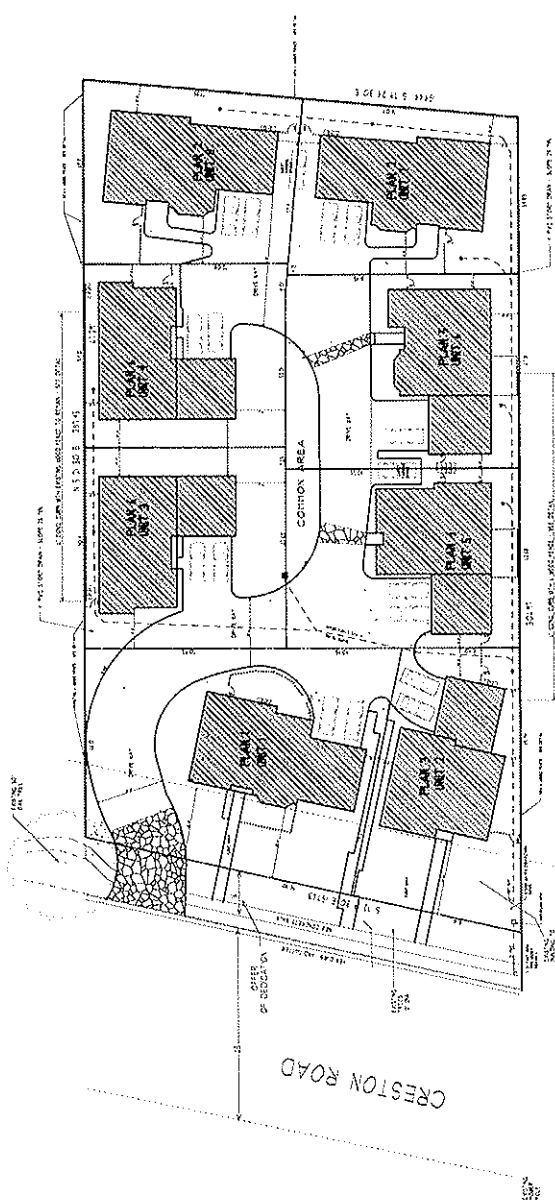
JOB # 104  
 DATE: 01-02-10  
**SHEET NO**  
**C**



TYPICAL 4' WOOD FENCE DETAIL 1



VICINITY MAP



SITE PLAN / FENCE PLAN

T = 20

LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING PAVED DRIVE
- EXISTING DRIVE
- EXISTING DRIVE
- EXISTING DRIVE

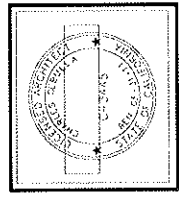
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 ADDRESS : 935 CRESTON ROAD  
 APN : 091-45-002  
 LOT AREA : 4135 SQ FT  
 PAVED AREA : 1344 SQ FT  
 BUILDING COVER : 1344 SQ FT, 52%  
 LANDSCAPE AREA : 1344 SQ FT, 5%

THERE ARE NO EXISTING OAK TREES ON THE PROPERTY

Cebulla ASSOCIATES

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 PLEASANTON, CALIFORNIA  
 PH: (925) 433-1268  
 FAX: (925) 473-8203  
 www.cebullaassociates.com  
 Architect: CHARLES CEBULLA  
 Designer: MATT CEBULLA

PROJECT  
 3 UNIT BLDG  
 935 CRESTON ROAD  
 PLEASANTON, CA 94546  
 OWNER  
 JOMA FERGUSON  
 24 CRESTON ROAD, SUITE 100  
 PLEASANTON, CA 94546

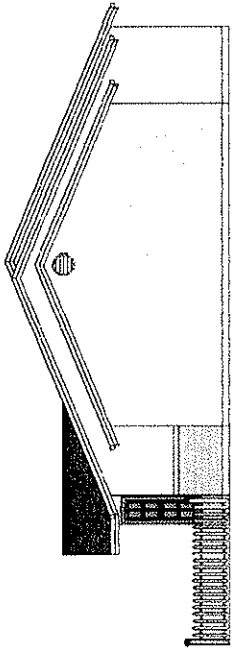


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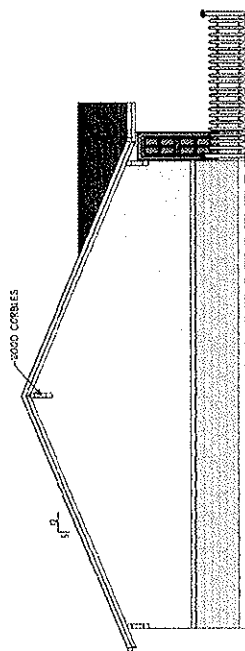
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Exhibit B  
 Site Plan/Fencing  
 Tent. Tract 3034 & PD 11-001  
 935 Creston Road  
 (Ferguson)

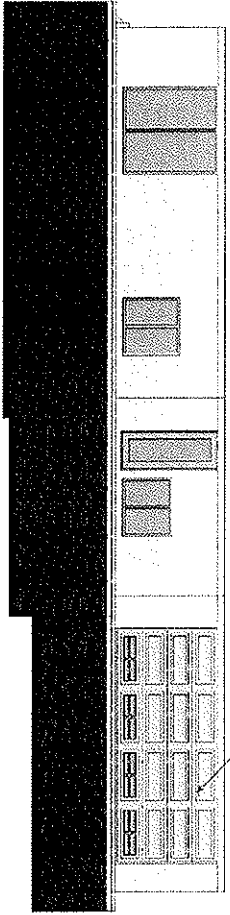




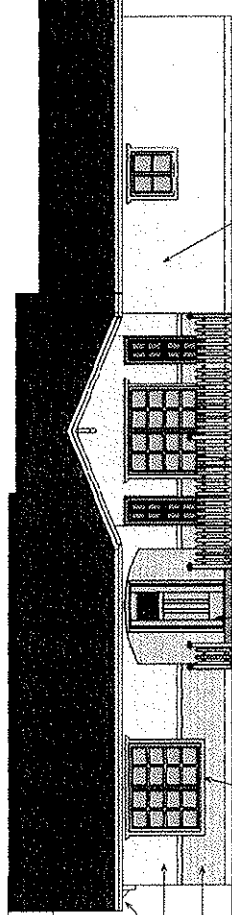
UNIT I EAST ELEVATION



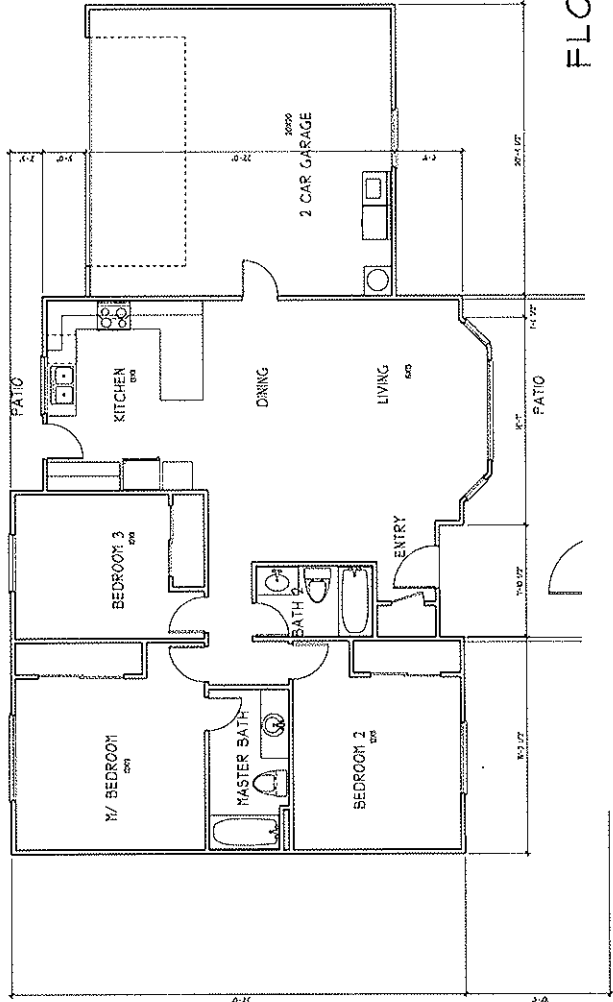
UNIT I WEST ELEVATION



UNIT I NORTH ELEVATION



UNIT I SOUTH ELEVATION



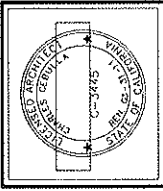
AREA / UNIT  
LIVING SPACE = 1230 SQ/FT.  
GARAGE = 4505 SQ/FT.

FLOOR PLAN UNIT I  
PLAN I  
SCALE: 1/8" = 1'-0"



**CEBULLA ASSOCIATES**  
P.O. BOX 42  
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TEL: (805) 433-2000  
FAX: (805) 433-2023  
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Architect: CHARLES CEBULLA  
Designer: AMY CEBULLA

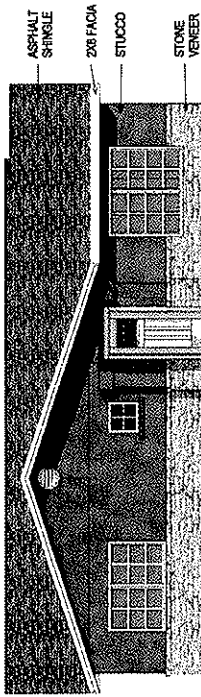
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# UNIT: PD  
# FLOOR: 1  
# GARAGE: 2  
PISMO BEACH, CA 93449  
OWNER:  
APRIS PLANNING, LLC  
5441 US HIGHWAY 101, SUITE 100  
PISMO BEACH, CA 93449  
805-433-3301



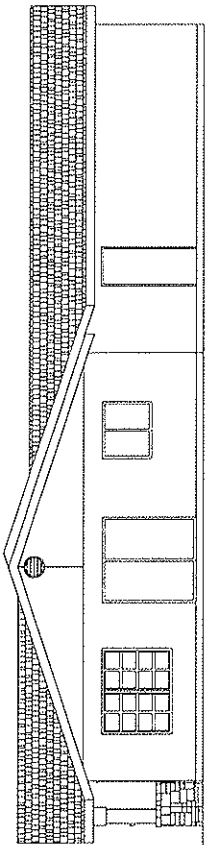
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DATE: 01-20-10  
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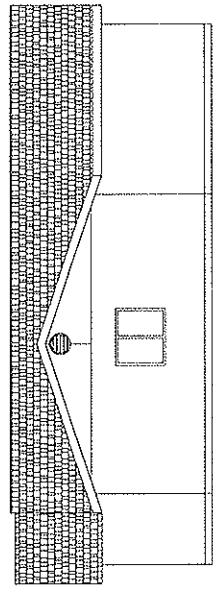
**Exhibit D-1**  
Floor Plan/Elevation Unit 1  
PD 11-003 & Tract 3034  
(Ferguson)



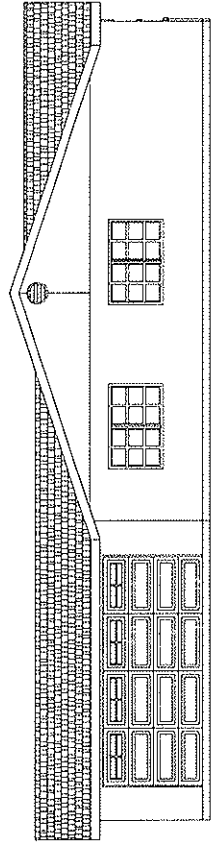
**SOUTH ELEVATION**



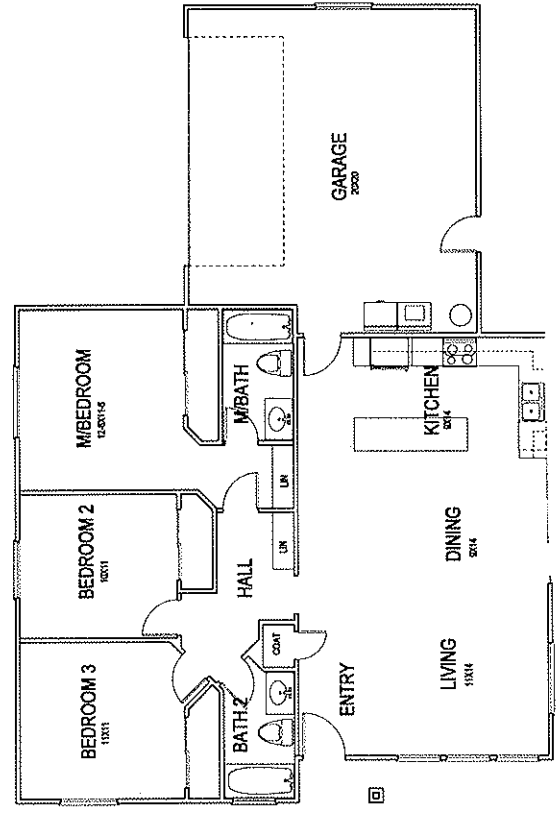
**EAST ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



1240 SF.  
PLAN 3  
UNIT 2

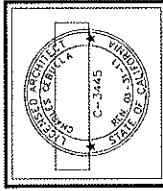
**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**Exhibit D-2**  
Floor Plan/Elevation Unit 2  
PD 11-003 & Tract 3034  
(Ferguson)



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PH: (805) 475-1228  
FAX: (805) 475-8653  
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Architect: CHARLES CERULLA  
Designer: MATT CERULLA

PROJECT:  
6, 007, 002  
155 CREATION ROAD  
PASO ROBLES, CA 93141  
OWNER:  
JOHN FERGUSON  
PT. CONSTITUTION DR.  
PASO ROBLES, CA 93105  
805-475-1304



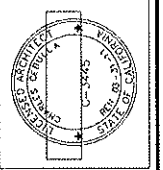
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**3**



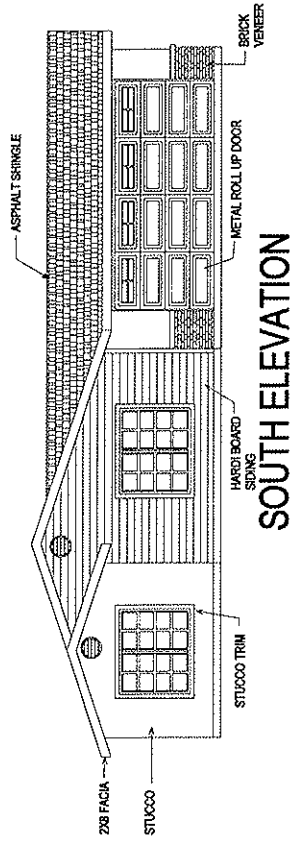
**CERULLA ASSOCIATES**  
 P.O. BOX 42  
 PISMO BEACH, CA 92368  
 TEL (805) 773-3200  
 FAX (805) 473-8203  
 www.cerullaassociates.com  
 ARCHITECT: CHARLES CERULLA  
 Designer: NAIT CERULLA

PROJECT:  
 1 DET. PD.  
 1 DET. PD. ON ROAD  
 PISMO BEACH, CA 92368  
 OWNER:  
 THE FERGUSON GROUP, INC.  
 541 LOS OSOS DR.  
 P.O. BOX 25800  
 SAN JOSE, CA 95128  
 408-141-3404

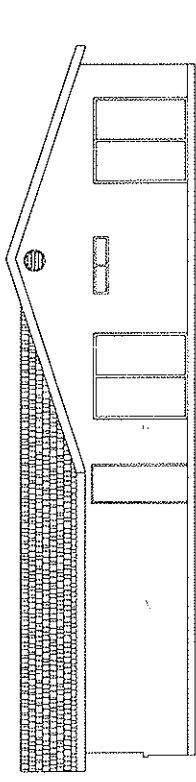


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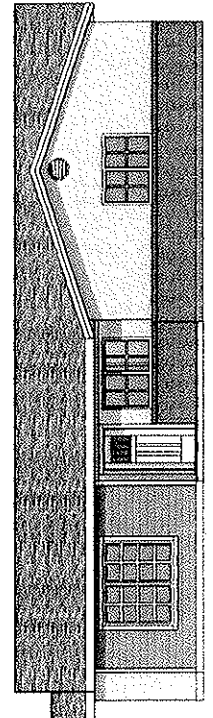
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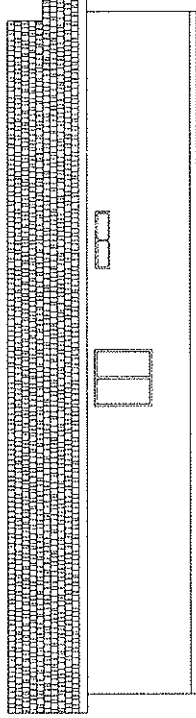
**SOUTH ELEVATION**



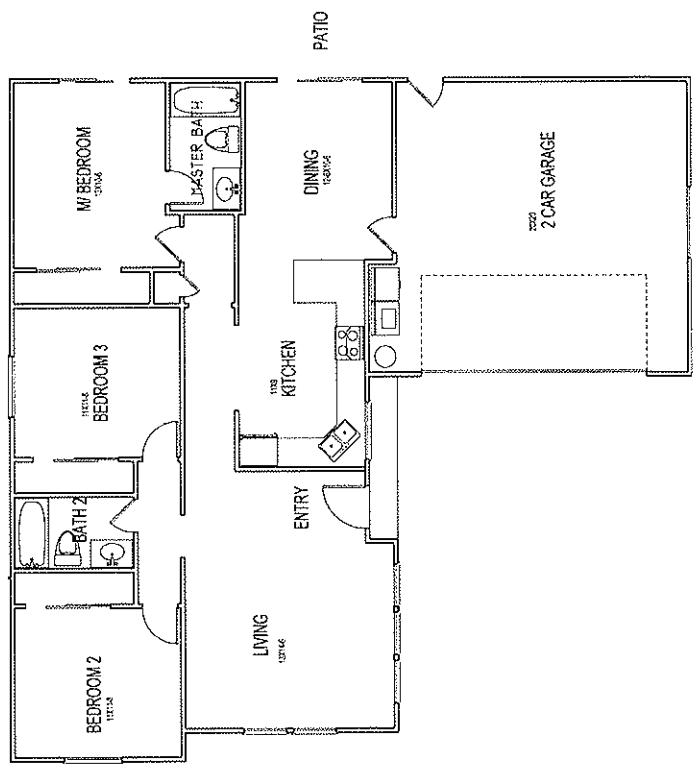
**NORTH ELEVATION**  
 SCALE 1/4" = 1'-0"



**EAST ELEVATION**



**WEST ELEVATION**



**1215 SF.**  
**PLAN 6**  
**UNIT 3**  
**UNIT 4**

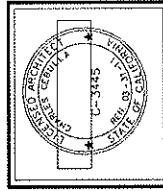
**FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

**Exhibit D-3**  
 Floor Plan/Elevation Unit 3 & 4  
 PD 11-003 & Tract 3034  
 (Ferguson)

**Cebulla**  
ASSOCIATES

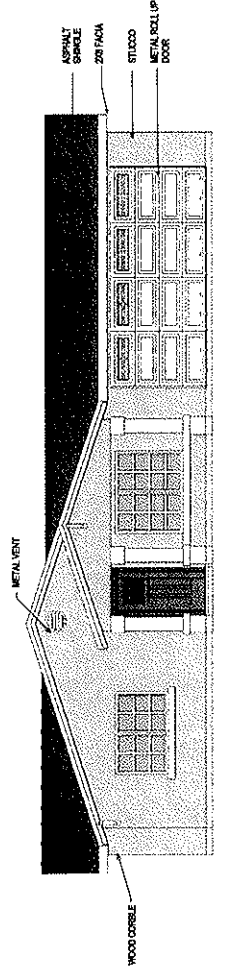
**CEBULLA ASSOCIATES**  
P.O. BOX 42  
PISMO BEACH, CA 93448  
TEL: (805) 741-2200  
FAX: (805) 743-8200  
www.cebullaassociates.com  
Architect: CHARLES CEBULLA  
Designer: HAITI CEBULLA

**PROJECT:**  
4 UNIT PUD  
33 CREATOR ROAD  
PISMO BEACH, CA 93448  
**OWNER:**  
JOHN FERGUSON  
SAN LUIS OBISPO, CA 93405  
805-451-2509

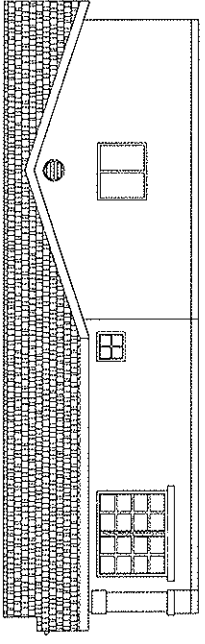


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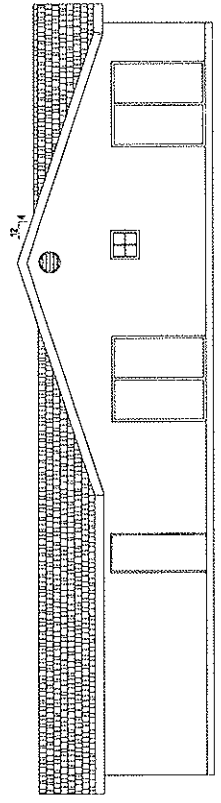
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**SHEET NO**  
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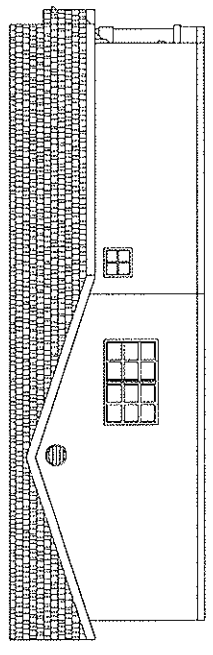
**West Elevation**  
SCALE 1/4" = 1'-0"



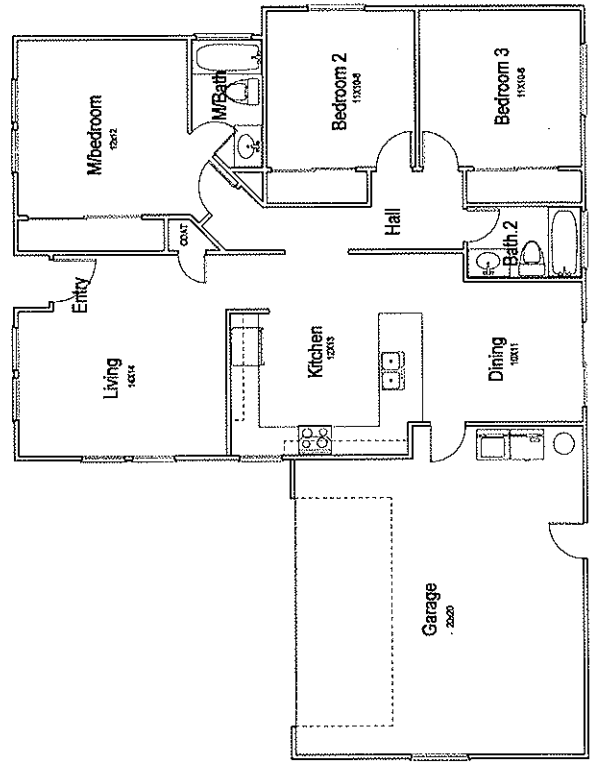
**South Elevation**



**East Elevation**



**North Elevation**



**1230 SF.**  
**PLAN 4**  
**UNIT 5**

**FLOOR PLAN**  
SCALE 1/4" = 1'-0"

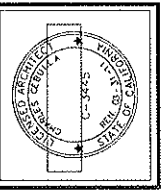
**Exhibit D-4**  
Floor Plan/Elevation Unit 5  
PD 11-003 & Tract 3034  
(Ferguson)



**CEBULLA ASSOCIATES**  
 P.O. BOX 42  
 PASADENA, CA 91348  
 TEL: (661) 792-8228  
 FAX: (661) 792-8223  
 www.cebullaassociates.com  
 ARCHITECT: CHARLES CEBULLA  
 Designer: MATT CEBULLA

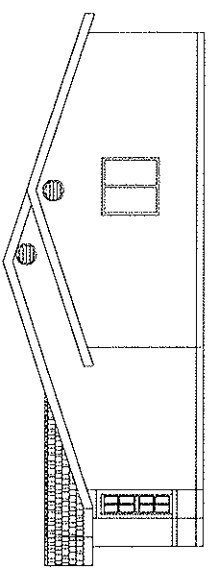
**PROJECT:**  
 1 UNIT PUD  
 11500 W. 15TH AVE.  
 PASADENA, CA 91344

**OWNER:**  
 THE TRINITY GROUP  
 10700 COASTWAY CLUB DR.  
 SAN LUIS OBISPO, CA 95060  
 805-461-3304

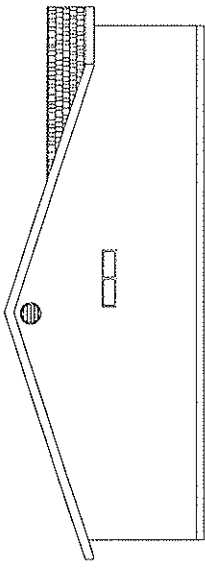


REVISIONS

JOB # 1074  
 DATE: 01-02-10  
**SHEET NO**  
**6**



**SOUTH ELEVATION**

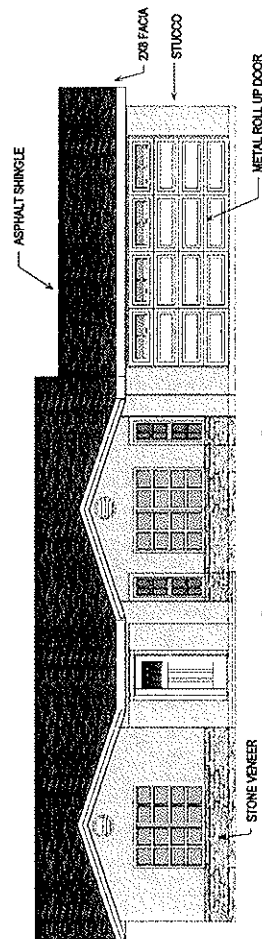


**NORTH ELEVATION**

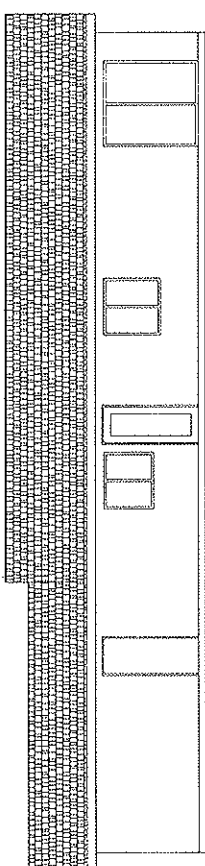
SCALE 1/4" = 1'-0"

**1252 SF.**  
**PLAN 5**  
**UNIT 6**

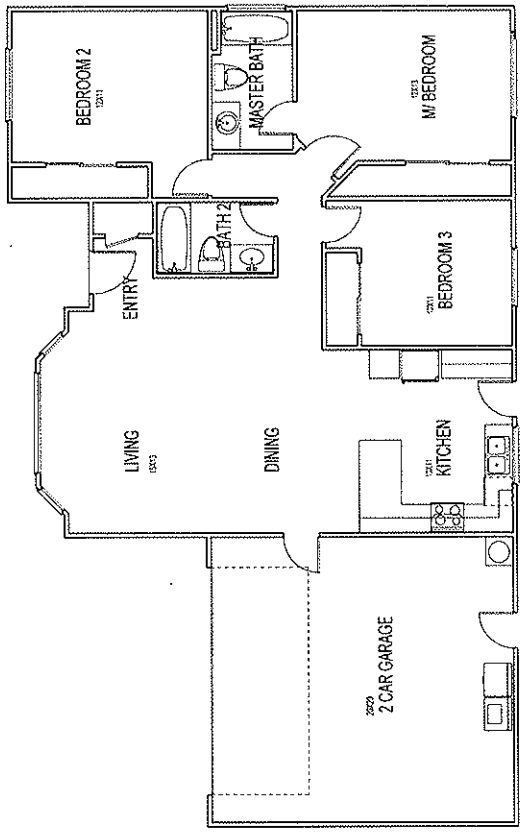
**FLOOR PLAN**  
 SCALE 1/4" = 1'-0"



**WEST ELEVATION**

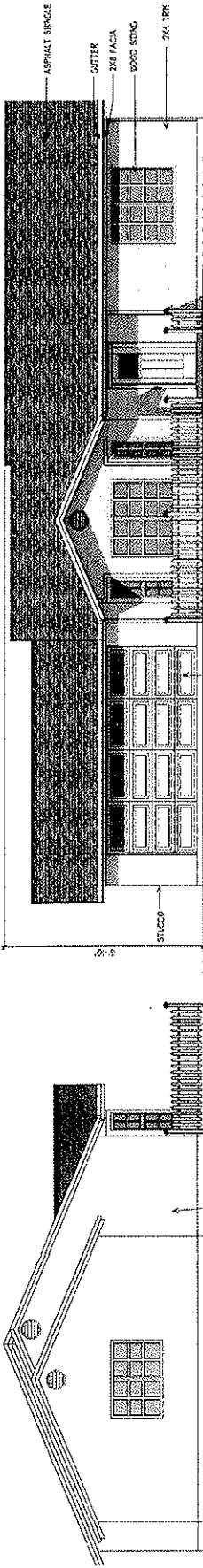


**EAST ELEVATION**



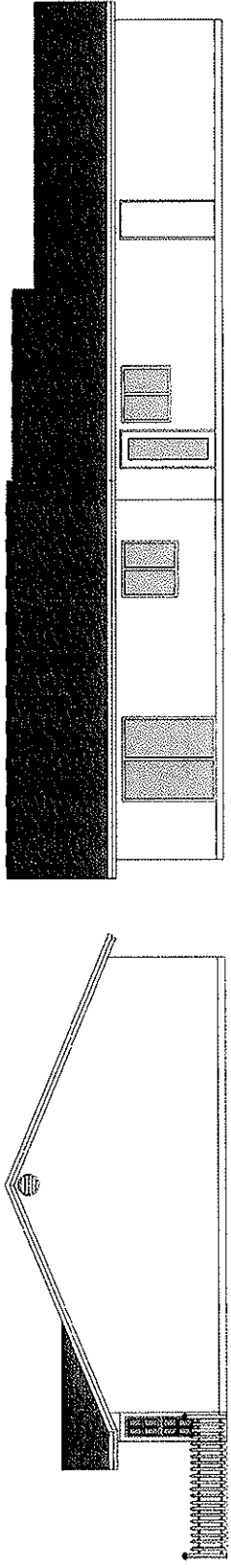
**Exhibit D-5**  
 Floor Plan/Elevation Unit 6  
 PD 11-003 & Tract 3034  
 (Ferguson)





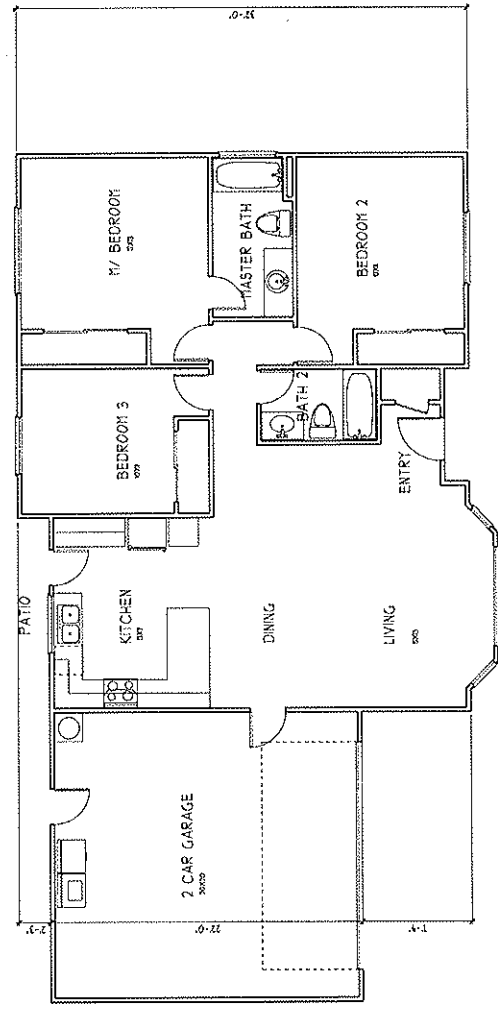
UNIT 1 SOUTH WEST ELEVATION

UNIT 1 NORTH WEST ELEVATION



UNIT 1 SOUTH EAST ELEVATION

UNIT 1 NORTH EAST ELEVATION



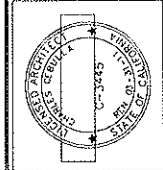
AREA  
LIVING SPACE - 1020 SQ.FT.  
GARAGE - 4503 SQ.FT.

FLOOR PLAN  
PLAN 2  
UNIT . 1  
SCALE - 1/8" = 1'-0"



CERULLA ASSOCIATES  
1515 10TH ST.  
POMONA BEACH, CA 92448  
PH: (909) 425-1298  
FAX: (909) 472-8883  
www.cerullaassociates.com  
ARCHITECT: CHARLES CERULLA  
DESIGNER: MATT CERULLA

PROJECT:  
8 UNIT PHD  
135 CRESTON ROAD  
PASO ROBLES, CA 93441  
OWNER:  
JOHN FERGUSON  
214 E LOS OSOS BLVD, CA 93107  
408-974-2309



REVISIONS:

ASB 1 10/14  
DATE: 04-02-10  
SHEET NO  
7

Exhibit D-6  
Floor Plan/Elevation Unit 7  
PD 11-003 & Tract 3034  
(Ferguson)

# 935 Creston Rd. Paso Robles, Ca.

Units 1 & 8

Stucco - Fallbrook

Siding - Mossy Gold

Units 2 & 6

Stucco - French Vanilla

Siding - Anjou Pear

Units 4 & 7

Stucco - Trabuco

Shingles - Jute Brown

Units 3 & 5

Stucco - Alamo

Stone - Caramel Drystack LedgeStone

All Units

Trim - Extra White

Roof - Copper Canyon

Gutters - Low Gloss White

Door Style - Arts and Crafts Style Fiberglass

Materials

Paint - Sherwin - Williams

Stucco - La Habra

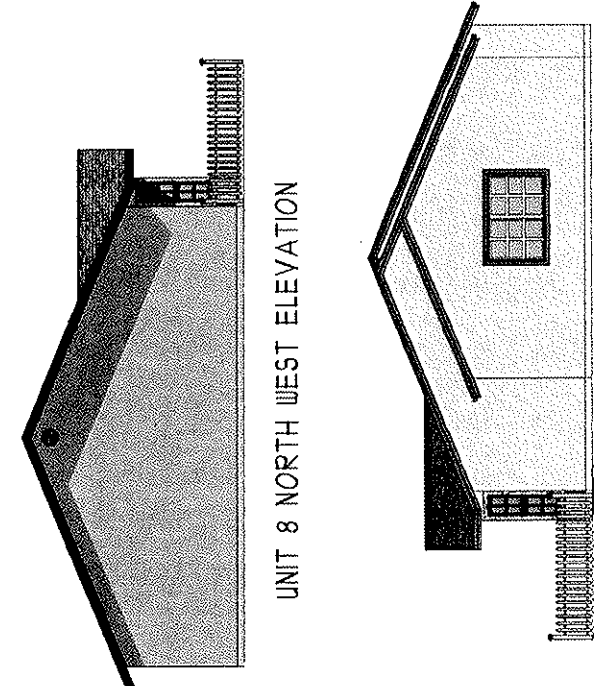
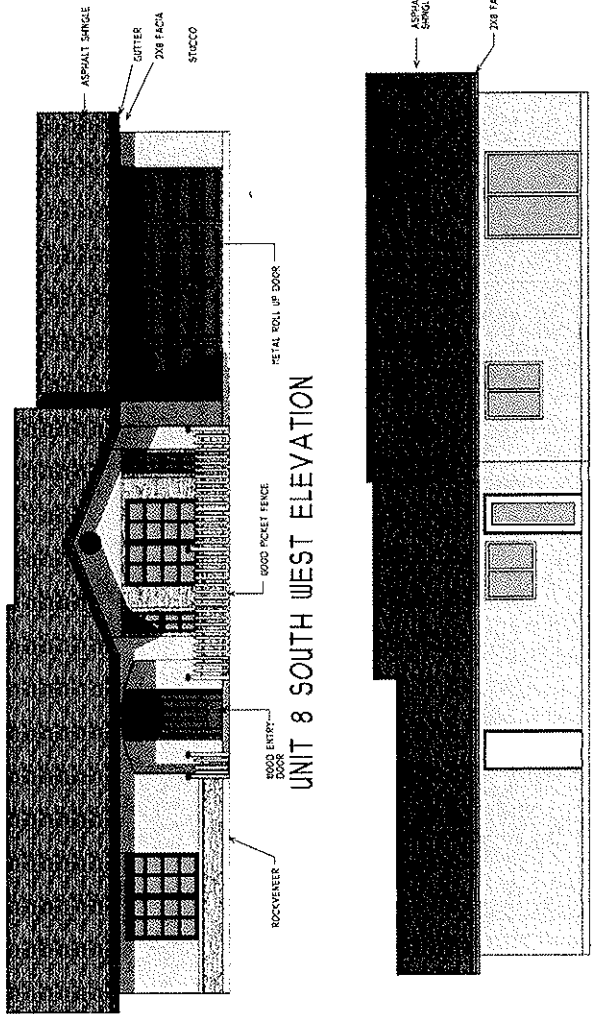
Stone - Cultured Stone

Roof - Timberline

Gutters - R G S

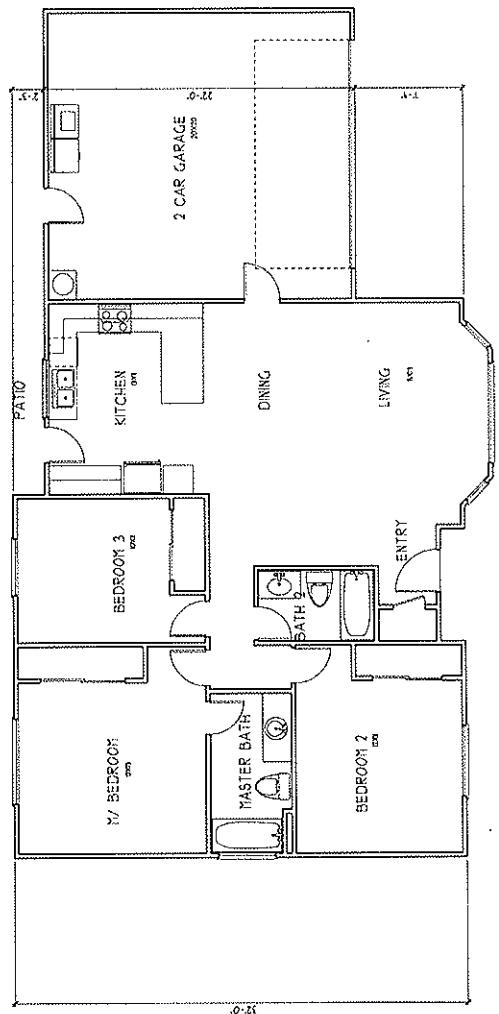
Door - undecided

Exhibit D7- Unit 8  
Floor Plan/Elevations  
Tent. Tract 3034 & PD 11-001  
935 Creston Road  
(Ferguson)



UNIT 8 NORTH EAST ELEVATION

UNIT 8 SOUTH EAST ELEVATION



AREA  
LIVING SPACE = 1230 SQ/FT.  
GARAGE = 450 SQ/FT.

**FLOOR PLAN**  
**PLAN 2**  
**UNIT 8**  
SCALE = 1/4" = 1'-0"

**Exhibit E**  
Color & Material List  
PD 11-003 & Tract 3034  
(Ferguson)

RESOLUTION NO.  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TENTATIVE TRACT MAP  
(FERGUSON)  
APN: 008-641-002

WHEREAS, Tentative Tract 3034 has been filed by John Ferguson to subdivide an approximate 1 acre site into 8 single family residential lots for the construction of 8 single family residential homes; and

WHEREAS, the site is located at 935 Creston Road; and

WHEREAS, the existing General Plan Land Use designation of the site is RMF-8 (Residential Multi-Family, eight units per acre), and the existing zoning is R2-PD (Residential Multi-Family, Planned Development Overlay); and

WHEREAS, Planned Development 11-001 has been filed in conjunction with this tentative map request to meet Section 21.16A.020 of the Zoning Code, which requires Planning Commission approval of a development plan (PD) for projects that have PD Overlay zoning; and

WHEREAS, this application 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 June 14, 2011 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, and

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

1. As conditioned, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles by providing urban single-family residential neighborhoods;
2. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
3. The site is physically suitable for the type of development proposed as shown on the tentative tract map (Exhibits B to this resolution);
4. The site is physically suitable for the proposed density of development by meeting the General Plan and Zoning requirements;
5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems;

7. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;
8. The use of one private driveway to serve the 8 lots as proposed with this subdivision would reduce the amount of driveways on to the adjacent streets and thereby reduce the opportunity for traffic hazards on the adjacent street.

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 subject to the following conditions of this resolution:

**STANDARD CONDITIONS:**

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

**COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:**

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

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

| <u>EXHIBIT</u> | <u>DESCRIPTION</u>        |
|----------------|---------------------------|
| A              | Standard Conditions       |
| B              | Tentative Tract Map       |
| C              | Utility/Easement Plan     |
| D              | Grading and Drainage Plan |

3. Tentative Tract Map coincides with Planned Development 11-001 and authorizes the subdivision of approximately 1-acre site into a maximum of 8 single-family residential lots ranging from approximately 4,611 square feet to 6,571 square feet in size.
4. The maximum number of residential lots permitted within this subdivision/development plan shall be 8. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
5. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map, preliminary grading plan (Exhibits A&B, reductions attached; full size copies are on file in the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.

6. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 11-001 and its exhibits.
7. In the event that buried or otherwise hidden cultural resources are discovered during construction work in the area of the find, work should be temporarily suspended and the City of Paso Robles should be contacted immediately, and appropriate mitigation measures shall be developed by a qualified archeologist or historian if necessary, at the developer's expense.
8. Prior to the recordation of the Final Map, a landscape and irrigation plan for the right of way area along Creston Road, shall be submitted for review and approval by City Staff including the Public Works Department.
9. A condition of approval shall be added to the CCRs for the Tract that indicates that all landscaping adjacent to Creston Road, including the front yards of units 1 & 2 shall be maintained by the Home Owners Association. Additionally the common area and areas that are not in the immediate private front, side or rear yard of the homes shall also be maintained by the Home Owners Association. Prior to or concurrent with the recordation of the final map an exhibit shall be prepared for review and approval by the City indicating the landscape areas to be maintained by the Association.
10. Prior to the issuance of a grading plan or acceptance of a final map, an Arborist Report needs to be provided that indicates that the use of pervious pavers as proposed is an acceptable method of protection and consistent with the Oak Tree Ordinance. Arborist monitoring of the driveway construction is also required including a statement from the Arborist at the end of construction indicating that the driveway was installed to his or her satisfaction. If the Arborist determines that the driveway needs to be moved further away from the tree, the site plan would need to be redesigned accordingly.

### **ENGINEERING SITE SPECIFIC CONDITIONS**

11. The grading design will be subject to the City's Interim Low Impact Development Guidelines for Tier 3 projects.
12. Street improvements shall be completed on Creston Road including curb, gutter, sidewalk and pavement widening in accordance with plans approved by the City Engineer.
13. Existing overhead utilities serving the property from the south side of Creston Road shall be relocated underground in accordance with plans approved by the City Engineer.
14. Due to the potential number and extent of new utility trenches, it may be necessary to overlay the paving on the north half of Creston Road along the frontage of the property in accordance with the City's pavement management program. The paving will be completed in accordance with plans approved by the City Engineer.

PASSED AND ADOPTED THIS 14<sup>th</sup> Day of June, 2011 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN STEVE GREGORY

ATTEST:

---

RON WHISENAND, PLANNING COMMISSION SECRETARY

H:\darren\Ferguson \Tract Reso

EXHIBIT A OF RESOLUTION  
CITY OF EL PASO DE ROBLES  
STANDARD DEVELOPMENT CONDITIONS

Planned Development \_\_\_\_\_  Conditional Use Permit \_\_\_\_\_

Tentative Parcel Map \_\_\_\_\_  Tentative Tract Map \_\_\_\_\_

Approval Body: Planning Commission \_\_\_\_\_ Date of Approval: June 14, 2011 \_\_\_\_\_

Applicant: John Ferguson \_\_\_\_\_ Location: 935 Creston Road \_\_\_\_\_

APN:009-641-002 \_\_\_\_\_

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 Community Development Department, (805) 237-3970, for compliance with the following conditions:**

**A. GENERAL CONDITIONS – PD/CUP:**

- 1. This project approval shall expire on June 14, 2014 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied 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 shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.



- 4. Any site specific condition imposed by the Planning Commission in approving this project **(Conditional Use Permit)** may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 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 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.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of **turf**. The irrigation plan shall utilize drip irrigation and limit the use of spray **irrigation**. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.

- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 14. 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 shall be subject to approval by the Community Development Director or his designee.
- 15. 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.
- 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., 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 removal.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 20. 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 prior to the issuance of building permits.

- 21. 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 site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
    - b. A detailed landscape plan;
    - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
    - d. Other: Landscape plans

**B. GENERAL CONDITIONS – TRACT/PARCEL MAP:**

- 1. 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.
- 2. 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.
- 3. The owner shall petition to annex residential Tract (or Parcel Map)\_\_\_\_\_ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:  
Interior Common Open Space, all common driveway areas, any necessary utility and drainage areas.

\*\*\*\*\*

**ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:**

All conditions marked are applicable to the above referenced project for the phase indicated.

**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 ISSUANCE OF A GRADING PERMIT:**

- 1. Prior to approval of a grading plan, 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.
- 2. 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.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

**E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- 1. All off-site public 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 the Public Works Department Standards and Specifications.

- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

**F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:**

**The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.**

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:
 

|              |               |                      |
|--------------|---------------|----------------------|
| Creston Road | Arterial      |                      |
| Street Name  | City Standard | Standard Drawing No. |
- 4. If, at the time of approval of the final 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.

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

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

- 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on Vine Street along the frontage of the project.
- 8. The applicant shall install all utilities. 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.
- 9. 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.
- 10. 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/open space landscaping;
  - c. Wall maintenance in conjunction with landscaping;
  - d. Graffiti abatement;
  - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- 12. All final property corners shall be installed.
- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

\*\*\*\*\*

**PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:**

**G. GENERAL CONDITIONS**

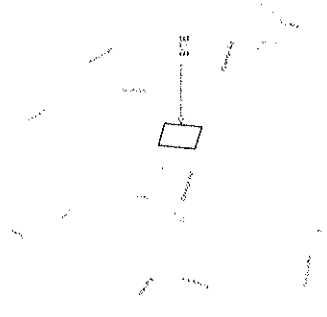
- 1.  Prior to the start of construction:
  - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
  - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
  - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
  - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
  - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
  
- 2.  Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
  
- 3.  Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  
- 4.  If required by the Fire Chief, provide on the address side of the building if applicable:
  - Fire alarm annunciator panel in weatherproof case.
  - Knox box key entry box or system.
  - Fire department connection to fire sprinkler system.

5.  Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6.  Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7.  Prior to the issuance of Certificate of Occupancy:
  - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
  - Final inspections shall be completed on all buildings.





REVISIONS



**VICINITY MAP**

**PROPERTY INFORMATION**  
APN: 009-241-002  
SITE ADDRESS: 935 CRESTON ROAD  
PASO ROBLES, CA 93446  
OWNER: JOHN FERGUSON  
PHONE: 805-429-2609  
ADDRESS: 31200 COUNTRY CLUB DRIVE  
SAN LUIS OBISPO, CA 93401

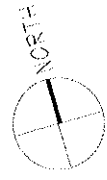
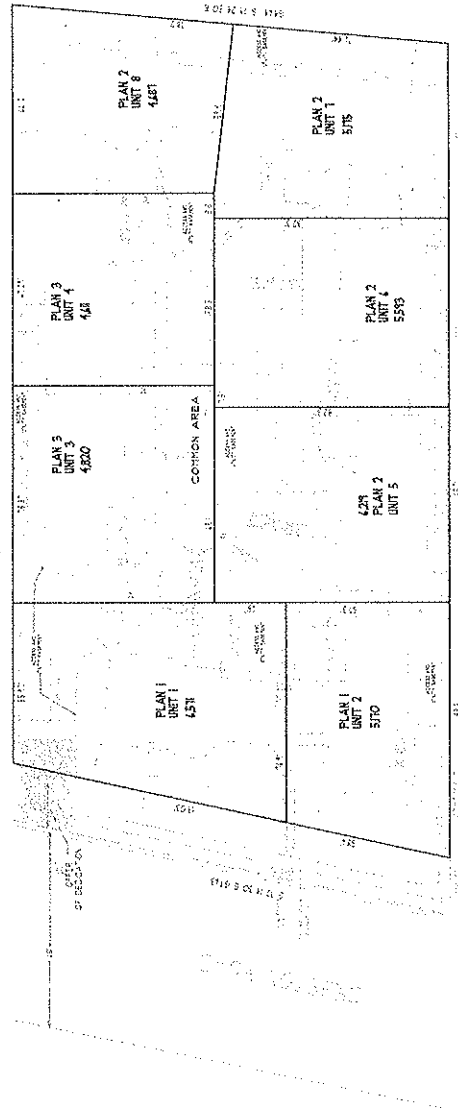
**LEGAL DESCRIPTION**  
REAL PROPERTY IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:  
LOT 408 OF ASSOCIATED ALMOND GROVES ORCHARD BANGALOW TRACT, V. THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS BEING THE RECORDED OFFICE OF THE COUNTY REGISTER OF SAID COUNTY, APN: 009-241-002

**TENTATIVE TRACT MAP 3034**

A PROPOSED 8 LOT 1/4 AC. PUD SUBDIVISION OF LOT 408 OF ASSOCIATED ALMOND GROVES ORCHARD BANGALOW TRACT, V. THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS BEING THE RECORDED OFFICE OF THE COUNTY REGISTER OF SAID COUNTY, APN: 009-241-002

**OWNER'S STATEMENT:**  
I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: JOHN FERGUSON  
BY:



**Exhibit B**  
Tentative Tract Map  
Tent. Tract 3034 & PD 11-001  
935 Creston Road  
(Ferguson)



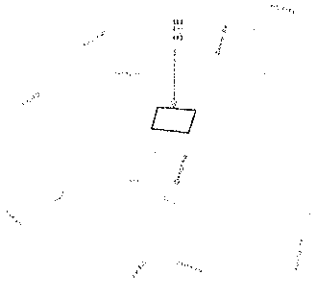
**CEBULLA ASSOCIATES**  
 P.O. BOX 14  
 PO BOX 14  
 PALM BEACH, CA 92448  
 FAX (805) 472-8203  
 www.cebullaassociates.net  
 ARCHITECT: CHARLES CEBULLA  
 DESIGNER: MATT CEBULLA

PROJECT  
 11/17/10  
 11/17/10  
 PALM BEACH, CA 92448  
 OWNER  
 CRESTON RD.  
 935 CRESTON RD. DR.  
 541, 11.15 05810 CA 940  
 101-451-1321



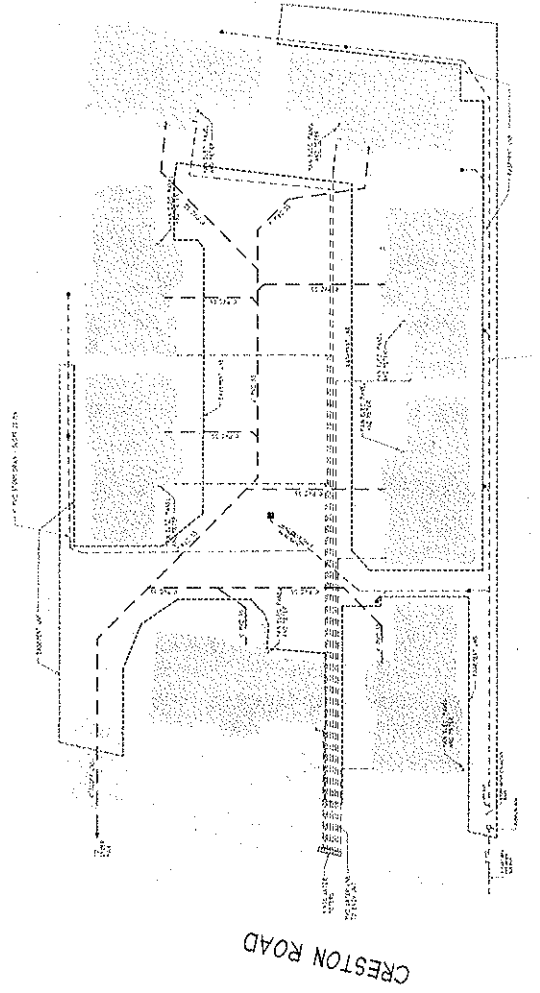
REVISION

JOB NO. 04  
 DATE 05-05-10  
**SHEET NO**  
 1.1



VICINITY MAP

REVISION  
 DATE 05-05-10  
 JOB NO. 04



**UTILITY AND EASEMENT PLAN**

1" = 20'

**Exhibit C**  
 Utility/Easement Map  
 Tent. Tract 3034 & PD 11-001  
 935 Creston Road  
 (Ferguson)



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

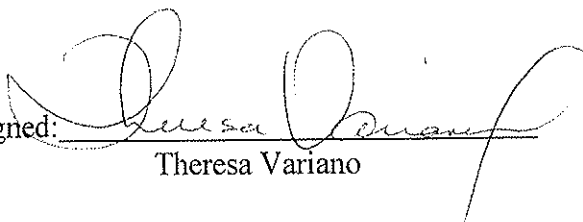
Newspaper: Tribune

Date of  
Publication: June 3, 2011

Hearing  
Date: June 14, 2011  
(Planning Commission)

Project: PD 11-001 and Tentative Tract Map 3034  
(Ferguson)

I, Theresa Variano, 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:   
Theresa Variano

forms/newsaffi.691

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider an application filed by John Ferguson, for Planned Development 11-001 along with a Tentative Tract Map 3034. The project proposes to subdivide a 1-acre parcel into 8 lots for the construction of 8 single family residential houses. The site is located at 935 Creston Road. (APN: 009-641-002).

This 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, June 14, 2011, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15302 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed Planned Development and Tentative Tract Map 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.

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

Darren R. Nash, Associate Planner  
June 3, 2011 6944502

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Theresa Variano, 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 11-001 and Tentative Tract Map 3034 (Ferguson) on this 1st day of June, 2011.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: \_\_\_\_\_

Theresa Variano

forms\mailaffi.691