

**TO:** HONORABLE CHAIRMAN AND PLANNING COMMISSION

**FROM:** WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** REZONE 15-003, PLANNED DEVELOPMENT 15-006, VESTING TENTATIVE PARCEL MAP 15-0058, and OAK TREE REMOVAL 15-006.  
(TRI-WEST DEVELOPMENT - APN 025-403-032)

**DATE:** OCTOBER 27, 2015

**Needs:** For the Planning Commission to make a recommendation to the City Council to consider approval of the following applications filed by North Coast Engineering, on behalf of Tri-West Development:

- **Rezone 15-003:** add Planned Development (PD) Overlay zoning over the existing R-1B3 zone to allow for flexibility in lot size and building setbacks;
- **PD 15-006:** request modifications from the R1-B3 zoning requirements to allow for lots to be less than the 20,000 square foot minimum, lot widths less than 100 feet, and allow reduced side yard setbacks from 10-feet on each side to 10 feet on one side, and 5 feet on the other side;
- **Vesting Tentative Parcel Map PR 15-0058:** request to subdivide a 1.94 acre lot into four lots ranging in size from 33,000 square feet to 17,000 square feet;
- **Oak Tree Removal 15-006:** request to remove 2 native white oak trees (one 11-inch and one 13-inch).

**Facts:**

1. The project is located at 2025 Union Road, see Vicinity Map, Attachment 1.
2. The site is currently developed with one single family home, with multiple detached accessory buildings (i.e. utility shed & carport). The existing structures would be removed to accommodate the proposed development.
3. The General Plan designation is RSF-2 (Residential Single Family, 2 units to the acre). The current zoning designation is R1-B3 (Residential Single Family, 20,000 square foot lots).
4. The subdivision of the 1.94 acre lot into four parcels would be consistent with the RSF-2 and R1-B3 regulations. However, in the case of this project the applicants are requesting adding PD Overlay zoning over the R1-B3 zoning, to allow flexibility to the minimum lot size, lot dimensions, and side yard setbacks.

5. As described in the applicants Project Description, Attachment 2, the intent of the flexibility for the lot modifications mentioned above, is primarily to allow for proposed Parcel 1 to be larger (31,600 square feet), which would provide for a house location that would be further away from Union Road and be situated on a flatter area on the lot.
6. As a result of Parcel 1 being larger, the remaining three parcels would need to be less than the 20,000 square foot lot sized and 100 foot lot width required by the R1-B3 zoning. Parcels 2 and 3 would be 19,000 square feet, and Parcel 4 would be 15,000 square feet. Additionally as a result of the smaller lots, Parcels 2-4 would be less than the required 100 foot width dimension.
7. As a result of the reduced lot widths, the request is also being made to allow side yard setbacks to be 5 feet on one side and 10 feet on the opposite side. For R1-B3 zoning, 10 foot setback is typically required on both sides.
8. Chapter 21.16A, Planned Development District, allows for the Planning Commission to approve a Development Plan with different development standards than are required for the underlying zoning district, to provide for innovation and flexibility in design of residential, as long as a finding can be made that it would result in better design or greater public benefit. Planned Development district cannot be used to increase density.
9. There is no development proposed with the approval of this subdivision request. The intent is for the subdivision of the site for the development of four single family homes, one home on each parcel. The review of the future single family homes can be done at a staff level, at the time of the processing of the home plans through building plan check.
10. There are two native white oak trees located on the lot, adjacent to Union Road. The applicant is requesting the removal of the two trees to accommodate the conventional installation of curb, gutter, and sidewalk.
11. City Staff is recommending that the oak trees be preserved. This would require an alternative alignment of the frontage improvements and sidewalk on to the site, around the trees. See further discussion on this matter in the City Engineer memo, Attachment 3.
12. The DRC reviewed the project on September 28, 2015. The applicants, along with the design team, presented the project to the DRC. The presentation included a discussion on the proposed lot size and setback modifications. The DRC recommended that the Planning Commission make a recommendation to the City Council to approve the project.

13. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study and Negative Declaration (ND) was prepared and circulated for public review and comment. The ND indicates that there is no substantial evidence that this project would have significant adverse effects on the environment.

## **Analysis and**

### **Conclusion:**

Lot Sizes: by applying PD Overlay over the property which would result in a zoning designation of R1-B3 PD, would allow for the ability to have lots less than the 20,000 square foot minimum. The applicants are proposing that Lot 1, which is adjacent to Union Road, be 31,600 sf to allow for the proposed single family home to be placed further back from the road, which would allow additional buffer from the road way, as well as utilize the flatter portion of the lot to place the home. By providing a larger lot for Lot 1, there would be the need to reduce the size of lots 2-4 to less than 20,000sf (Lot 2: 19,016 - Lot 3: 19,005 and Lot 4: 14,996).

Setbacks: The Zoning Code requires interior side setbacks for lots within the R1-B3 zone to have a minimum of 10-feet on each side. The applicants are requesting the ability to have one side be 5-feet and the other side yard setback to be 10-feet, similar to the setback requirements for a standard R-1 zone. The 5-foot reduction would allow the ability to place a wider home on the lots.

Oak Trees: There are two oak trees located along Union Road. The applicants are requesting that the trees be removed to allow for the conventional installation of curb, gutter, and sidewalk to be located adjacent to Union Road. In order for the oak trees to remain, the alignment of sidewalk would need to be designed in a manner that it meanderers around the oak trees, and because of topographic challenges, the redesign of a portion of the existing sidewalk to the west may be necessary. The City Engineer finds this to be a reasonable and feasible modification. It will be up to the City Council to determine if the trees warrant removal. If the Council does not approve removal, the curb, gutter, and sidewalk would be required to be installed in a manner that protects the oak trees. (see photo below)



**Conclusion:**

The subdivision, along with the request for PD Overlay zoning would seem reasonable for this site, and result in a project that would be consistent with other residential neighborhoods in the vicinity of this project. The resulting setback of the house closest to Union Road would be approximately 30 to 50 feet back from Union Road which is similar to other residential setbacks along Union Road. The resulting lot sizes for the four parcels along with the lot widths and side yard setbacks would also be similar to other R-1 lots in the area.

The location of the frontage improvements of the site will depend on whether the City Council allows for the removal of the two oak trees. If the Council does not allow tree removal, the improvements will need to be designed to protect the trees, also similar to other improvement situations along Union Road, and other roads in the City.

**Policy**

**Reference:** General Plan, Zoning Code, and Economic Strategy.

**Fiscal**

**Impact:** There are no specific fiscal impacts identified with approval of this Planned Development.

**Options:** After consideration of all public testimony, that the Planning Commission makes a recommendation to the City Council to choose one of the following options:

- A.
  - 1. Adopt a Draft Resolution A recommending certification of a Negative Declaration for the project;
  - 2. Adopt a Draft Resolution B recommending approval of an Ordinance for Rezone 15-003, creating a PD Overlay zoning to the existing R1B3 zoning;
  - 3. Adopt a Draft Resolution C recommending Planned Development 15-006 (Development Plan) allowing for reduced lot sizes, widths and setbacks, and Vesting Tentative Parcel Map PR 15-0058, subject to standard and site-specific conditions of approval, and denial of Oak Tree Removal 15-005;
- B. Amend, modify, or reject the above-listed action.

**Attachments:**

- 1. Vicinity Map
- 2. Project Description
- 3. Proposed Parcel Map
- 4. Proposed Development Plan
- 5. City Engineer’s Memo
- 6. Draft Resolution A recommending to adopt a Negative Declaration
- 7. Draft Resolution B, recommending applying PD Overlay Zoning
- 8. Draft Resolution C to adopt PD 15-006, PR 15-0058 & OTR 15-006
- 9. Arborist Report
- 10. Mail and Newspaper Affidavits





SITE

Attachment 1  
Vicinity Map  
(Tri-West Development)  
2025 Union Road

RECEIVED

JUL 27 2015

City of Pocatello  
Community Development Dept

Project Description  
2025 Union Road

The property owner is proposing to subdivide an existing 1.94 ac, 84,659 sf lot located at 2025 Union road into 4 lots and to request a PD overlay for the property. The General Plan designation for the property is RSF2 and the Zoning designation is R1 B3. It is west of but not included in the Union 46 Specific Plan area. The property to the west is zoned C3, Commercial and is vacant. The property to the north is zoned residential and is vacant. The property to the west is zoned residential and has been developed into lots of approximately 20,000 sf. There are homes constructed on the lots. The lots face onto Prospect Avenue and back on to this property. Union Road is located to the south of the project and is designated as a Two Lane Divided Arterial in the Circulation Element.

The property currently has an older home located on the property. It is intended that the existing home and the other buildings, paving and driveway will be removed.

The property is very flat for about the back two thirds of the property and is the ideal location to construct new homes. The property fronting Union road is sloping down to the road and generally slopes at about 8%.

The applicants are requesting to have a PD Overlay applied to the property in the same manner that all of the residential properties to the east have. The properties to the east are in the Union/46 Specific Plan and the PD overlay was used to provide flexibility in lot sizes and dimensions to better craft lots to fit the terrain. It does not allow modifications to density.

The request for the PD overlay is to modify the lot sizes to avoid building close to Union Road, an arterial road with a speed limit of 40 MPH. By making the three lots slightly smaller in the back the front home can be moved to a flatter area further away from the traffic noise and visual impacts of the road. The minimum lot size in the zone is 20,000 sf. The applicants are proposing to make the 3 lots in the back 17,000 sf (Roughly 85'x 200') and the front lot would be approximately 30,700 sf. This would allow for a setback of the home on the front lot of 80' to over 100' from Union Road. The benefits are both for the occupants of the house but also for the visual quality of the Union Road Corridor, a primary entrance into town from the Hwy 46/Golden Hill Road intersection.

The lots are proposed to be accessed by a private 20' wide driveway located on the east side of the property adjacent to the commercially zoned parcel. It is the desire to preserve as many trees along the easterly property line as well as the westerly property line to screen existing and future uses. The front lot will be landscaped to screen the home from the street and the street from the home.

There will be generally little grading in terms of volumes as the lots are currently flat. There will be grading on each individual lot to accommodate the requirements of a Stormwater Control Plan which will be prepared with the construction of the first home. It is intended to do all of the site improvements and public improvements with the construction of the first home. Each lot will handle the stormwater mitigation associated with that lot.

Sewer will be served by providing a sewer easement through an existing lot on the corner of Prospect Avenue and Union Road. There is no other way to provide practical sewer services to the site. The owners of the property at the corner of Prospect and Union Road have indicated that they are agreeable

**Attachment 2**

**Project Description**

(Tri-West Development)

2025 Union Road



to the easement through their property and the construction of the sewer line through their property. An easement would have to be provided by this property owner. The route of the easement would be through the backyard of the property and would be located below an existing oak tree on the property. The route of the sewer line was reviewed on site with arborist Chip Tamagni and underground contractor MGE. It was determined that the sewer could be bored under the oak tree with minimal impacts to the tree and minimal disruption to the existing property. An arborist report has been prepared to confirm the minimal impact to the existing oak.

There are two existing oak trees which will end up in the City Right of Way as a result of the required Offer of Dedication for Union Road. The existing oaks on Union Road are located very close to the existing edge of pavement and would require unconventional approvals by the City to extend the curb, gutter and sidewalk improvement into existing Union Road. It is recommended that the oaks be removed by the Arborist.

Stormwater Compliance is intended to be on a lot by lot basis. The Preliminary Grading and Drainage Plan show schematically how the lots would be developed to comply with stormwater requirements. Until the actual house plans are developed it is not possible to develop a Stormwater Control Plan. It is requested that the project be conditioned to provide a Stormwater Control Plan and a Final Grading and Drainage Plan for all 4 lots with the building permit for the first home to be constructed.





**LOCATION MAP**  
NO SCALE

**SITE STATISTICS - OVERVIEW**

TOTAL AREA 1.94 ACRES (84,697 SQ FT)  
TOTAL LOTS 4

RECORD OWNER: BLAKE OVEREND, OMER WANER  
1727 COVILLE AVE  
LOS ANGELES, CA 90008

APPLICANT: NCE ENGINEERING, OMER WANER  
1727 COVILLE AVE  
LOS ANGELES, CA 90008

ENGINEER: NORTH COAST ENGINEERING, INC.  
725 CRESTON RD, STE. B  
LOS ANGELES, CA 90046  
R.C.E. 50320  
CITY OF PASADENA  
REG. NO. 10000  
REG. NO. 2019-1127

A.P.N. 025-403-032

PROPOSED USE OF PROPERTY: RESIDENTIAL



**RECEIVED**  
OCT 12 2015  
City of Paso Robles  
Community Development Dept.

**SHEET INDEX**

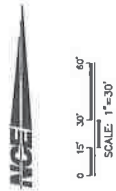
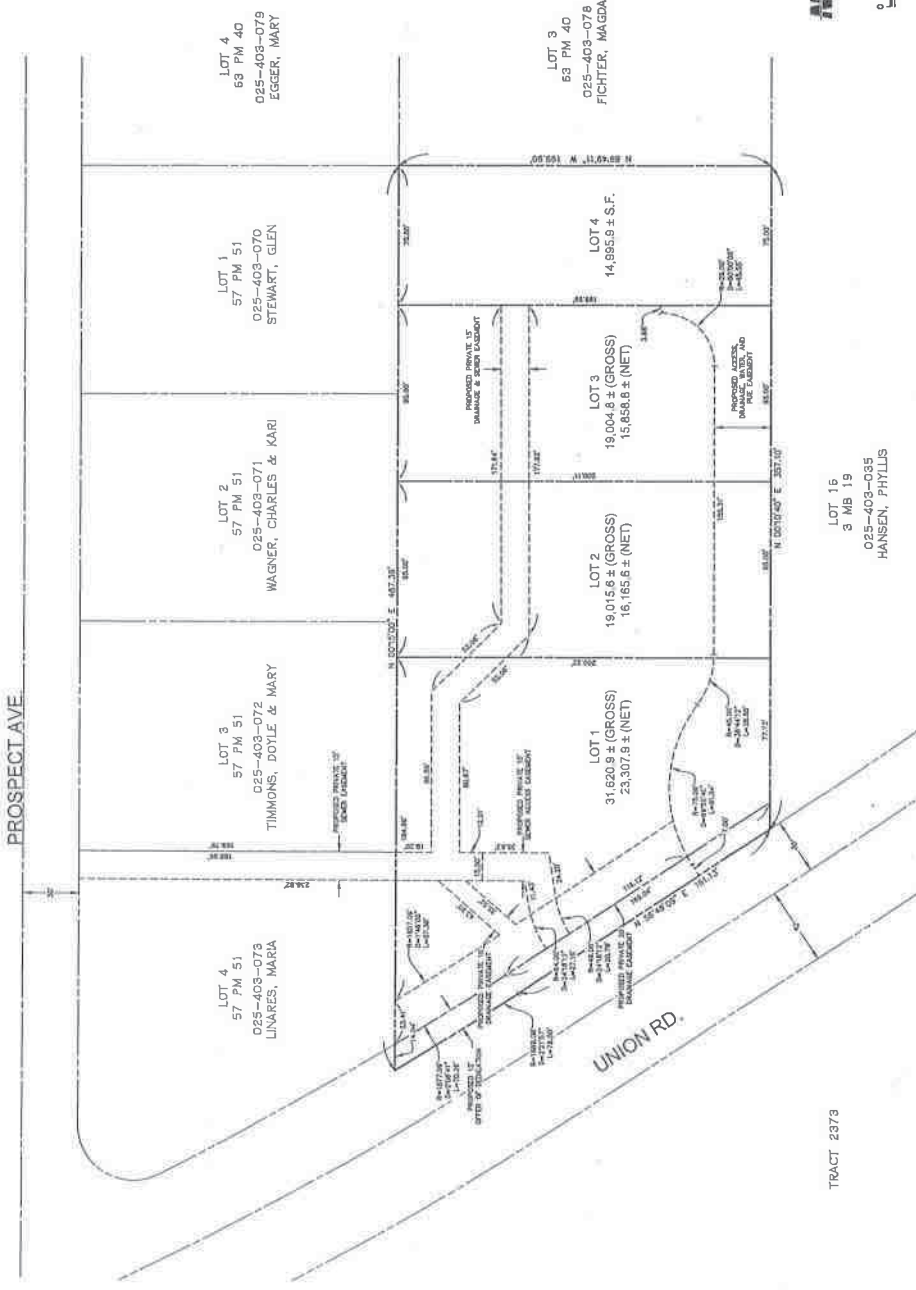
- 1. VESTING TENTATIVE MAP
- 2. PRELIMINARY GRADING & DRAINAGE & UTILITY PLAN

**VESTING TENTATIVE MAP**  
**PARCEL MAP PR 15-0058**

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF LOT 30 OF PROSPECT HEIGHTS, ACCORDING TO THE MAP RECORDED IN BOOK 3 OF MAPS, AT PAGE 19 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



DATE SUBMITTED: JUN 24, 2015



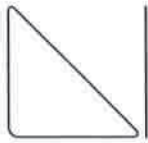
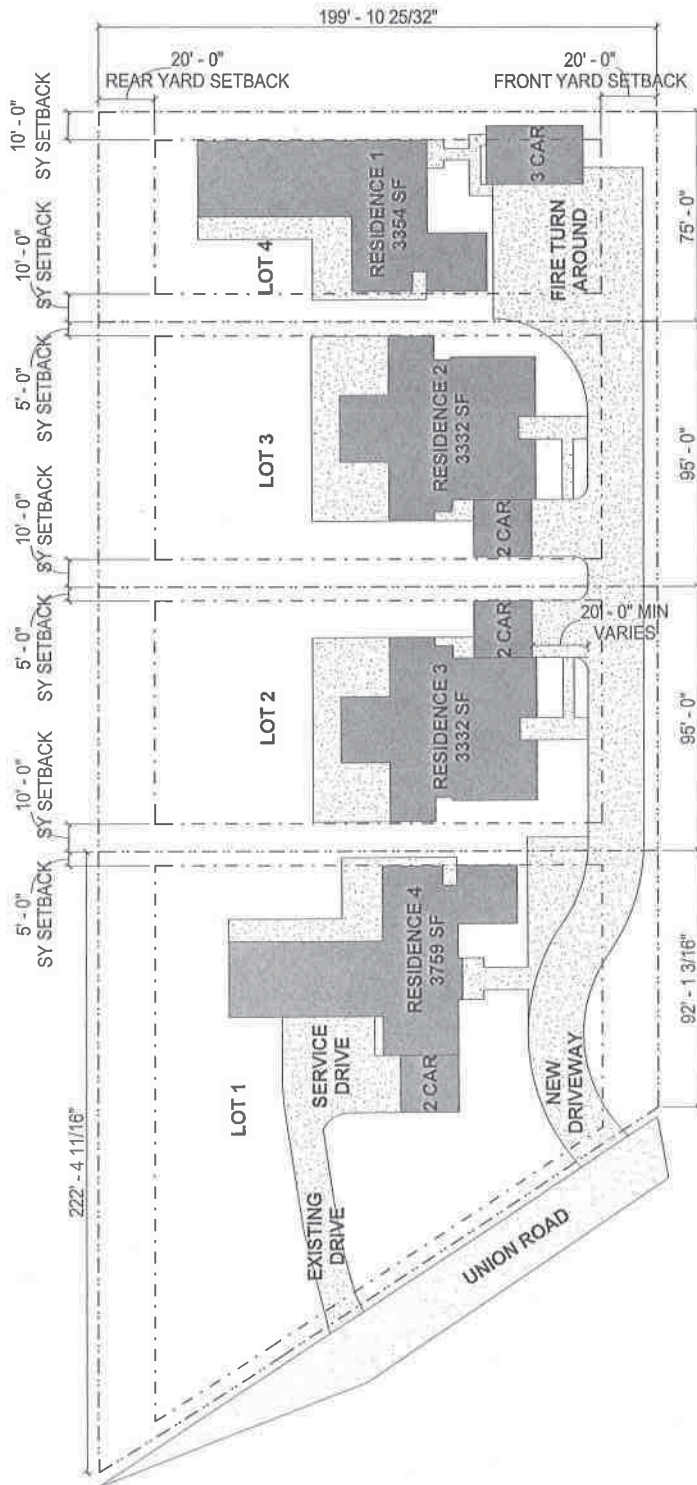
**NOTES**

- 1. THE BOUNDARY INFORMATION SHOWN HEREON IS THE PROPERTY OF NCE ENGINEERING, INC.

**LEGEND**

- DOTTED LINE OF PROPERTY
- HYPHENATED BOUNDARY OF PROPERTY
- PROPOSED PRIVATE UTILITY LINE
- EXISTING UTILITY LINE

**Attachment 3**  
**PR 15-0058**  
**(Tri-West Development)**  
**2025 Union Road**



UNION HOMES  
PLOT PLAN  
10/01/15  
1" = 20'-0"

**Attachment 4**  
Proposed Development Plan  
(Tri-West Development)  
2025 Union Road

## MEMORANDUM

**TO:** Darren Nash  
**FROM:** John Falkenstien  
**SUBJECT:** Tentative Parcel Map PR 15-0058, Overend-Ivanir  
**DATE:** September 21, 2015

### Streets

The subject property fronts on Union Road. Union Road is classified as a two-lane divided arterial in the Circulation Element of the General Plan. Improvements to the frontage of Union Road will be designed to accommodate this three lane concept, including bike lanes. Curb, gutter, sidewalk and paving will be required in accordance with plans approved by the City Engineer.

The applicant has determined that a conventional curb and sidewalk design will conflict with the existing oak trees near the west boundary of the property. While the base grade of the oak trees is higher than Union Road, it appears that Union Road is wide enough to accommodate both the Circulation Element design criteria and the oak trees. It appears that a design involving some sidewalk reconstruction adjacent to the frontage of the adjacent property at a higher grade can lead to a path around the rear of the existing trees that meets ADA requirements and saves the trees.

### Sewer and Water

Water is available to the property from a 12-inch water main in Union Road.

Sewer is proposed to be extended to the property in an easement from Prospect Avenue. This will require a public sewer main extension. A public easement will be required on the adjacent property as well as on the subject property to access a new sewer manhole.

### Conditions

Prior to recordation of the final map, the existing residence on the property shall be demolished and any well on the property shall be abandoned in accordance with the requirements of the County Health Department.

Prior to occupancy of any building permit, Union Road shall be improved along the frontage of the property with curb, gutter, sidewalk and paving in accordance with plans approved by the City Engineer. Paving improvements shall include grind and overlay of existing pavement to centerline.

Prior to occupancy of any building permit, a sewer main shall be extended from Prospect Avenue in accordance with plans approved by the City Engineer. A 15-foot wide public sewer easement shall be provided on the property west of the subject property to accommodate the sewer main extension.

Prior to occupancy of any building permit, the existing overhead utility line across the property shall be relocated underground.

DRAFT RESOLUTION A  
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES  
RECOMMENDING THAT THE CITY COUNCIL APPROVE  
A NEGATIVE DECLARATION FOR  
RZ 15-003, PD 15-006, PR 15-0058, OTR 15-006  
(TRI-WEST DEVELOPMENT, INC.)

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WHEREAS, North Coast Engineering, on behalf of Tri-West Development, Inc. has filed for the following applications:

- a. **Rezone 15-003:** add Planned Development (PD) Overlay zoning over the existing R-1 zone to allow for flexibility in lot size and building setbacks;
- b. **PD 15-006:** request modifications from the R1-B3 zoning requirements to allow for lots to be less than the 20,000 square foot minimum, lot widths less than 100 feet, and allow reduced side yard setbacks from 10-feet on each side to 10 feet on one side, and 5 feet on the other side;
- c. **Vesting Tentative Parcel Map PR 15-0058:** request to subdivide a 1.94 acre lot into four lots ranging in size from 33,000 square feet to 17,000 square feet;
- d. **Oak Tree Removal 15-006:** request to remove 2 native white oak trees (one 11-inch and one 13-inch);

and;

WHEREAS, the property is located at 2025 Union Road; and

WHEREAS, an Initial Study was prepared for this project (attached as Exhibit A), which concludes that the project as proposed will not have significant impacts on the environment; and

WHEREAS, Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, the circulation period for the Negative Declaration is October 16, 2005 to November 4, 2015, the information contained in the Initial Study prepared for this project, concludes that there is no substantial evidence that this project would have significant adverse effects on the environment and recommends that the City Council approve the Negative Declaration; and

WHEREAS, public hearings were conducted by the Planning Commission on October 27, 2015 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination for the proposed zoning modification; and

WHEREAS, based on General Plan Land Use Designation, the 2003 General Plan Environmental Impact Report, information contained in the Initial Study prepared for this zoning modification, the staff report and testimony received as a result of the public notice, the Planning Commission makes a recommendation to the City Council that the necessary findings be made that there is no substantial evidence that the project would have a significant impact on the environment.



NOW, THEREFORE, BE IT RESOLVED:

1. That the above Recitals are true and correct and incorporated herein by reference.
2. That based on the City's independent judgment, the Planning Commission recommends that the City Council of the City of El Paso de Robles approve a Negative Declaration for Rezone 15-003, Vesting Tentative Parcel Map PR 15-0058, PD 15-002 and OTR 15-006, in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED THIS 27<sup>th</sup> day of October, 2015 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
VINCE VANDERLIP, CHAIRMAN

ATTEST:

\_\_\_\_\_  
WARREN FRACE, COMMISSION SECRETARY

EXHIBIT A  
**ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM**  
**CITY OF PASO ROBLES**

- 1. PROJECT TITLE:** **Tri-West Parcel Map**
- Concurrent Entitlements:** **Vesting Tentative Parcel Map PR 15-0058, Rezone 15-003, and Oak Tree Removal OTR 15-006**
- 2. LEAD AGENCY:** City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446
- Contact:**  
**Phone:** (805) 237-3970  
**Email:**
- 3. PROJECT LOCATION:** 2025 Union Road
- 4. PROJECT PROPONENT:** **North Coast Engineering**
- Contact Person:** **Larry Werner (Representative)**
- Phone:** **(805) 239-3127**  
**Email:** lwerner@northcoastengineering.com
- 5. GENERAL PLAN DESIGNATION:** **RSF-2 (Res Single Family, 2 units/acre)**
- 6. ZONING:** **R1-B3 (Res Single Family, 20,000sf lots)**
- 7. PROJECT DESCRIPTION:**

Request to subdivide a 1.94 acre lot into four lots ranging in size from 33,000 square feet to 17,000 square feet and add Planned Development (PD) Overlay zoning over the existing R1-B3 zone to allow for flexibility in lot size and building setbacks. The project will include the removal of 2 native white oak trees (one 11-inch and one 13-inch).

Lot Sizes: by applying PD Overlay over the property which would result in a zoning designation of R1-B3 PD, would allow for the ability to have lots less than the 20,000 square foot minimum. The applicants are proposing that Lot 1, which is adjacent to Union Road, be 32,000 sf to allow for the proposed single family home to be placed further back from the road, which would allow additional buffer from the road way, as well as utilize the flatter portion of the lot to place the home. By providing a larger lot for Lot 1, there would be the need to reduce the size of lots 2-4 to less than 20,000sf (Lot 2: 19,000 - Lot 3: 19,000 and Lot 4: 14,500).

Setbacks: The Zoning Code requires interior side setbacks for lots within the R1-B3 zone to have a minimum of 10-feet. The applicants are requesting the ability to have one side be 5-feet and the other side yard setback to be 10-feet, similar to the setback requirements for a standard R-1 zone. The 5-foot reduction would allow the ability to place a wider home on the lots.

Oak Trees: There are two oak trees located along Union Road. The applicants are requesting that the trees be removed to allow for the curb, gutter, and sidewalk to be located adjacent to Union Road. In order for the oak trees to remain, the alignment of the curb, gutter, and sidewalk would need to be designed in a manner that it meanderers around the oak trees and because of topographic challengers, the redesign of a portion of the existing sidewalk to the west may be necessary. While this environmental review will acknowledge the removal of the oak trees, it will be up to the City Council to decide if the trees warrant removal. If the Council does not approve removal, the curb, gutter, and sidewalk would be required to be installed in a manner that protects the oak trees.

8. **ENVIRONMENTAL SETTING:** there is an existing single family home located on the site along with multiple accessory buildings (shed and carport). Besides the foot print of the structures and the paved access driveway, the majority of the site is left natural. A small portion of the lot frontage along Union Road slopes to the north, otherwise the majority of site is relatively flat. Besides the two oak trees mentioned above, the site is covered with native grasses and landscape shrubs and trees planted by previous residents. The perimeter of the site is fenced with residential style fencing.

9. **OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED):** None.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils                     |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities / Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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Signature:

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Date



## **EVALUATION OF ENVIRONMENTAL IMPACTS:**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question; and
  - b. the mitigation measure identified, if any, to reduce the impact to less than significance

|  | Potentially<br>Significant<br>Impact | Less Than<br>Significant with<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact |
|--|--------------------------------------|---|------------------------------------|--------------|
|--|--------------------------------------|---|------------------------------------|--------------|

**I. AESTHETICS:** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not located within a scenic vista.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is not considered a scenic resource and is not located along a state scenic highway, and there are no historic buildings located on this site.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: A single family residence currently exists on the site. The request is to subdivide the parcel into four lots for the construction of four new homes. The homes along with the new lots would be consistent with the type of home and lot size that currently exists for the surrounding residential neighborhoods. Since the homes and lots that would be developed would be similar to those in the area, impacts to visual character and quality would be less than significant.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Any new exterior lighting will be required to be shielded so that it does not produce off-site glare.

**II. AGRICULTURE AND FOREST RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located on agriculturally zoned land and there are no agricultural activities taking place on the site.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion section for Section II.a.

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| c. Conflict with existing zoning for, or cause rezoning of, forest, land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 5114(g))? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| Discussion: The project is not located on agriculturally zoned land and there are no agricultural activities taking place on the site.   |                                |  |                              |                                     |
| d. Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| Discussion: The project is not located on land zoned for forest purposes.  |                                |  |                              |                                     |
| e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| Discussion: This project would not result in the conversion of farmland or forest land.  |                                |  |                              |                                     |

**III. AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11)  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Discussion (a-d) besides the short term impacts from the demolition of the existing house and the grading necessary for the development of each lot. The contractor will be required to get clearance from the APCD prior to receiving a demolition permit, and follow the standard dust control measures related to grading. The impacts to air quality created by the subdivision of the land and the construction of four homes would be less than significant. |                                |  |                                     |                                     |
| e. Create objectionable odors affecting a substantial number of people? (Source: 11)   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Discussion: the subdivision of the land and the construction of four single family homes will not create impacts to this environmental factor.   |                                |  |                                     |                                     |

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**IV. BIOLOGICAL RESOURCES:** Would the project:

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-d): since the site does not provide for habitat, or have riparian habitat, wetlands, or contain wildlife corridors, the subdivision of the land and the construction of four single family homes will not create impacts to these environmental factors.



|   | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b>     |
|---|---|---|---|--------------------------|
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/>                      | <input type="checkbox"/>  | <input checked="" type="checkbox"/>         | <input type="checkbox"/> |

Discussion (e): there are two oak trees located on the site, adjacent to Union Road. The applicants are requesting that the trees be removed to allow for the construction of curb, gutter, and sidewalk to be located adjacent to Union Road. In order for the oak trees to remain, the alignment of the curb, gutter, and sidewalk would need to be designed in a manner that meanders around the oak trees. While this environmental review will acknowledge the removal of the oak trees, it will be up to the City Council to decide if the trees warrant removal. If the Council does not approve removal, the curb, gutter, and sidewalk would be required to be installed in a manner that protects the oak trees.

The City's Oak Tree Preservation Ordinance provides a process for property owners to apply for removing oak trees. The review and approval of oak tree removals associated with new development requires approval by the City Council. The two oak trees on this site will either be allowed to be removed by the City Council, or required to be protected, therefore conflicts related to the City's Oak Tree Preservation Ordinance is less than significant.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion (a-f):

There are no conservation plans associated with this parcel.

**V. CULTURAL RESOURCES:** Would the project:

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-d):

There are no historic resources located on this site. Given the location and size of this parcel and since it is surrounded by existing residential development, it is not anticipated that there will be any cultural impacts with the development of this site.

In the event that buried or otherwise unknown cultural resources are discovered during construction work in the area of the find, work shall be suspended and the City of Paso Robles should be contacted immediately,

|   |   |   |                      |
|---|---|---|----------------------|
| <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b> |
|---|---|---|----------------------|

and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.

**VI. GEOLOGY AND SOILS:** Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, & 3)

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

*Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of the Salinas Rivers valley. The Rinconada Fault system runs on the west side of the valley, and grazes the City on its western boundary. The San Andreas Fault is on the east side of the valley and is situated about 30 miles east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils and geotechnical reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. There are no Alquist-Priolo Earthquake Fault Zones within City limits.*

ii. Strong seismic ground shaking? (Sources: 1, 2, & 3)

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

*Discussion: The proposed project will be constructed to current CBC codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that will be incorporated into the design of this project including adequate structural design and not constructing over active or potentially active faults.*

iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3)

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

*Discussion: Per the General Plan EIR, the project site is located in an area with soil conditions that have a potential for liquefaction or other type of ground failure due to seismic events and soil conditions. To implement the EIR's mitigation measures to reduce this potential impact, the City has a standard condition to require submittal of soils and geotechnical reports, which include site-specific analysis of liquefaction potential for all building permits for new construction, and incorporation of the recommendations of said reports into the design of the project*

iv. Landslides?

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

|  | Potentially<br>Significant<br>Impact | Less Than<br>Significant with<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact |
|--|--------------------------------------|---|------------------------------------|--------------|
|--|--------------------------------------|---|------------------------------------|--------------|

Discussion: See discussions above.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

*Discussion: Per the General Plan EIR the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated. A geotechnical/ soils analysis will be required prior to issuance of building permits that will evaluate the site specific soil stability and suitability of grading and retaining walls proposed. This study will determine the necessary grading techniques that will ensure that potential impacts due to soil stability will not occur. An erosion control plan shall be required to be approved by the City Engineer prior to commencement of site grading.*

- |  |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|

*Discussion: See response to item a.iii, above.*

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

*Discussion: See response to item a.iii, above.*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The future development of homes on the parcels would be required to be hooked up to the City's sanitary sewer system, therefore there is no impact.

**VII. GREENHOUSE GAS EMISSIONS:** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion (a-b): Since the proposed subdivision would comply with General Plan and Zoning regulations, impacts as a result of greenhouse gas emissions will be less than significant.

**VIII. HAZARDS AND HAZARDOUS MATERIALS:** Would the project:

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-d): The development of the four lot parcel map for single family residential use would not create a hazard, or use/produce hazardous materials.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion (e): The project is not located with the airport influence area, therefore this project would not result in a safety hazard for people residing in the area.



|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?<br>Discussion (f): There are no know private air strips in the vicinity of the project site, therefore there is no impact.   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?<br>Discussion (g,h):<br>The development of the subdivision will not expose people to wildland fires, and is not adjacent to wildlands, therefore there will not be an impact. | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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**IX. HYDROLOGY AND WATER QUALITY:** Would the project:

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Violate any water quality standards or waste discharge requirements?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)?<br>Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| site? (Source: 10)   |                                |  |                                     |                                     |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 10) | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 10)   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f. Otherwise substantially degrade water quality?<br>Discussion:   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j. Inundation by mudflow?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| l. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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|---|---|---|----------------------|
| <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b> |
|---|---|---|----------------------|

Discussion (a-1): The subdivision of the 1.94 acre lot into four parcels for the development of single family homes is consistent with the City General Plan and Zoning regulations. The project will be required to hook up to City water and sewer. Prior to the issuance of a grading permit, the City Engineering Department will review the plans to insure that all the necessary requirements for compliance with City codes related to grading, drainage and storm water are provided, therefore there are no impacts from this project on hydrology and water quality.

**X. LAND USE AND PLANNING:** Would the project:

- a. Physically divide an established community?

Discussion: the 1.94 acre site is surrounded by existing residential development, and subdividing the parcel into four parcels for single family homes would be consistent with the surrounding residential neighborhoods, and would not divide an established community, therefore there is no impact.

- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Discussion:

The development of this 1.9 acre site into four lots for single family development is consistent with the R1-B3 zoning and RSF-4 land use designations. The request to add PD Overlay zoning over the site is to allow for the lot sizes to be below the 20,000 square foot threshold that the R1-B3 zoning requires. For this project the reduction in lot size would provide for the lots to be 14,995, 19,004, 19,015 and 31,620. The residential lots in the area are typically an average of 10,000 square feet. Based on the project complying with the General Plan and Zoning requirements, and that the proposed PD Overlay zoning would allow for the lots to be reduced in a manner that would be larger than the typical single family zoned lots in the area, impacts from this project on Land Use and Planning would be less than significant.

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion: There are no habitat conservation plans or natural community conservation plans established in this area of the City. Therefore there is no impact.

**XI. MINERAL RESOURCES:** Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?      
(Source: 1)

Discussion: There are no known mineral resources at this project site.

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1) | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| Discussion: There are no known mineral resources at this project site.  |                                |  |                              |                                     |

**XII. NOISE:** Would the project result in:

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: A single family residence currently exists on the site. The request is to subdivide the parcel into four lots for the construction of four new homes. The homes along with the new lots would be consistent with the type of home and lot size that currently exists for the surrounding residential neighborhoods. Since the homes and lots that would be developed would be similar to those in the area, there would not be impacts to noise as a result of this project.

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: There may be temporary vibrations related to the grading and compaction of the site in preparation for construction. The construction phase of the project will be required to comply with the City's noise level requirements, including hours of construction activity, and as a result of these standard construction requirements, impacts from vibrations as a result of construction activity will be less than significant.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See section XIIIa

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See section XIIIb

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

|   |   |   |                      |
|---|---|---|----------------------|
| <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b> |
|---|---|---|----------------------|

(Sources: 1, 4)

Discussion: The project is not located in an Airport influence area.

**XIII. POPULATION AND HOUSING:** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-c):

A single family residence currently exists on the site. The request is to subdivide the parcel into four lots for the construction of four new homes complies with the densities established by the land use and zoning regulations, therefore this project would not have an impact on population and housing.

**XIV. PUBLIC SERVICES:** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Fire protection? (Sources: 1,10)         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Police protection? (Sources: 1,10)       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Schools?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Parks?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Other public facilities? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion (a-e):

A single family residence currently exists on the site. The request is to subdivide the parcel into four lots for the construction of four new homes complies with the densities established by the land use and zoning regulations, therefore impacts related to public services would be less than significant.



|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

**XV. RECREATION**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion (a&b):

The project will not impact recreational facilities.

**XVI. TRANSPORTATION/TRAFFIC:** Would the project:

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with an applicable plan, ordinance or policy establishing measures or effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| e. Result in inadequate emergency access?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Discussion (a-f):

A single family residence currently exists on the site. The request is to subdivide the parcel into four lots for the construction of four new homes. The homes along with the new lots would be consistent with the type of home and lot size that currently exists for the surrounding residential neighborhoods and consistent with the current City land use and zoning requirements. Since the proposed project would comply with the land use and zoning requirements, it is consistent with the City's Circulation Element, and therefore this project impacts on traffic and circulations would be less than significant.

**XVII. UTILITIES AND SERVICE SYSTEMS:** Would the project:

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|  | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b>     |
|--|---|---|---|--------------------------|
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/>                      | <input type="checkbox"/>  | <input checked="" type="checkbox"/>         | <input type="checkbox"/> |
| g. Comply with federal, state, and local statutes and regulations related to solid waste?                              | <input type="checkbox"/>                      | <input type="checkbox"/>  | <input checked="" type="checkbox"/>         | <input type="checkbox"/> |

Discussion (a-g):

A single family residence currently exists on the site. The request is to subdivide the parcel into four lots for the construction of four new homes. The homes along with the new lots would be consistent with the type of home and lot size that currently exists for the surrounding residential neighborhoods and consistent with the current City land use and zoning requirements. Since the proposed project would comply with the land use and zoning requirements, it is consistent with the City's General Plan, and therefore this project impacts on utilities and service systems would be less than significant.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The 1.9 acre site is surrounded by development on all sides, except for an approximate 2 acre lot adjacent to the east. Based on the relatively small lot size, and that there is no visual evidence of fish or wildlife habitat, it is anticipated that this projects impact on fish, wildlife or plants is less than significant.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The request is to subdivide the parcel into four lots for the construction of four new homes. The homes along with the new lots would be consistent with the type of home and lot size that currently exists for the surrounding residential neighborhoods and consistent with the current City land use and zoning requirements. Since the proposed project would comply with the land use and zoning requirements, it is consistent with the City's General Plan, and therefore the project would not have impacts that would be considered individually limited, but cumulatively considerable.

**Potentially  
Significant  
Impact**

**Less Than  
Significant with  
Mitigation  
Incorporated**

**Less Than  
Significant  
Impact**

**No  
Impact**

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

Discussion: Since the proposed project would comply with the land use and zoning requirements, and is consistent with the City's General Plan, there would not be an adverse effect on human beings.

**EARLIER ANALYSIS AND BACKGROUND MATERIALS.**

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

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

| <b><u>Reference #</u></b> | <b><u>Document Title</u></b>  | <b><u>Available for Review at:</u></b>   |
|---------------------------|---|--|
| 1                         | City of Paso Robles General Plan  | City of Paso Robles Community Development Department<br>1000 Spring Street<br>Paso Robles, CA 93446    |
| 2                         | City of Paso Robles Zoning Code   | Same as above  |
| 3                         | City of Paso Robles Environmental Impact Report for General Plan Update                         | Same as above  |
| 4                         | 2005 Airport Land Use Plan  | Same as above  |
| 5                         | City of Paso Robles Municipal Code  | Same as above  |
| 6                         | City of Paso Robles Water Master Plan   | Same as above  |
| 7                         | City of Paso Robles Urban Water Management Plan 2005  | Same as above  |
| 8                         | City of Paso Robles Sewer Master Plan   | Same as above  |
| 9                         | City of Paso Robles Housing Element   | Same as above  |
| 10                        | City of Paso Robles Standard Conditions of Approval for New Development                         | Same as above  |
| 11                        | San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds          | APCD<br>3433 Roberto Court<br>San Luis Obispo, CA 93401  |
| 12                        | San Luis Obispo County – Land Use Element   | San Luis Obispo County Department of Planning<br>County Government Center<br>San Luis Obispo, CA 93408 |
| 13                        | USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983 | Soil Conservation Offices<br>Paso Robles, Ca 93446   |



DRAFT RESOLUTION B

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
RECOMMENDING THAT THE CITY COUNCIL APPROVE AN  
AMENDMENT TO THE ZONING MAP ESTABLISHED BY REFERENCE  
IN SECTION 21.12.020 OF THE ZONING CODE (TITLE 21)  
(REZONE 15-003 – TRI-WEST DEVELOPMENT, INC.)

---

WHEREAS, an application has been filed by North Coast Engineering, on behalf of Tri-West Development, Inc., requesting to amend Section 21.12.020 (Zoning Map) to add Planned Development Overlay Zoning over the existing R1B3 zoning for the property located at 2025 Union Road (APN 025-403-032); and

WHEREAS, the rezone request is in conjunction with the submittal of Vesting Tentative Parcel Map PR 15-0058 and Planned Development PD 15-006, requesting to subdivide the 1.94 acre site into four parcels for the development of single family residential homes; and

WHEREAS, by adding PD Overlay zoning, the applicants are requesting that the City Council allow flexibility in lot size, lot width, and building setbacks associated with the subdivision of the property; and

WHEREAS, Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study and Negative Declaration (ND) was prepared and circulated for public review and comment; and

WHEREAS, the circulation period for the Negative Declaration is October 16, 2005 to November 4, 2015, the information contained in the Initial Study prepared for this project, concludes that there is no substantial evidence that this project would have significant adverse effects on the environment and recommends that the City Council approve the Negative Declaration; and

WHEREAS, at a meeting held on October 27, 2015, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and recommended that the City Council approve the Negative Declaration;
- d. Recommended that the City Council approve the proposed ordinance; and

NOW, THEREFORE, the Planning Commission of the City of El Paso de Robles recommends as follows:

SECTION 1: Findings: that the Planning Commission recommends approval of Rezone 15-003, subject to the following findings:

- a. The modifications to the 1.94 acre parcel as a result of PD Overlay zoning, which would include reduced lot size, lot width, and building setbacks, associated with the subdivision of parcel, would be compatible with the character of the area, and would facilitate reinvestment in underutilized property.

SECTION 2: Amendments. The Zoning Map shall be amended consistent with Exhibit A.

PASSED AND ADOPTED by the Planning Commission of the City of Paso Robles this 27<sup>th</sup> day of October 2015 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Vince Vanderlip, Chairman

ATTEST:

---

Warren Frace, Planning Commission Secretary

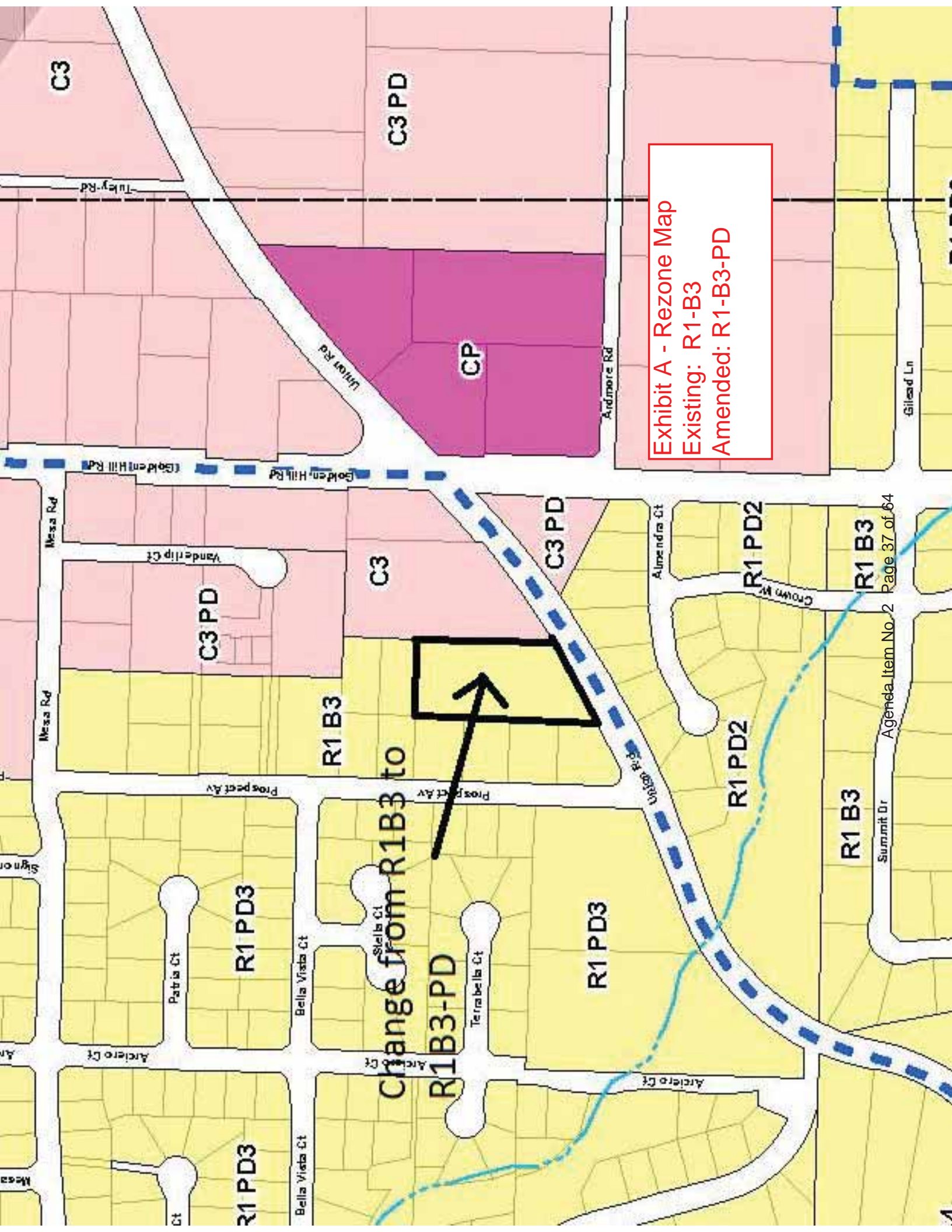


Exhibit A - Rezone Map  
Existing: R1-B3  
Amended: R1-B3-PD

Change from R1B3 to  
R1B3-PD

DRAFT RESOLUTION C

A RESOLUTION OF THE PLANNING COMMISSION  
RECOMMENDING THAT THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
APPROVE PLANNED DEVELOPMENT 15-006  
AND VESTING TENTATIVE PARCEL MAP PR 09-0105  
APN: 025-438-026  
APPLICANT – TRI-WEST DEVELOPMENT, INC.

---

WHEREAS, North Coast Engineering, on behalf of Tri-West Development, Inc. has filed for the following applications:

- a. **Rezone 15-003:** add Planned Development (PD) Overlay zoning over the existing R-1 zone to allow for flexibility in lot size and building setbacks;
- b. **PD 15-006:** request modifications from the R1-B3 zoning requirements to allow for lots to be less than the 20,000 square foot minimum, lot widths less than 100 feet, and allow reduced side yard setbacks from 10-feet on each side to 10 feet on one side, and 5 feet on the other side;
- c. **Vesting Tentative Parcel Map PR 15-0058:** request to subdivide a 1.94 acre lot into four lots ranging in size from 33,000 square feet to 17,000 square feet;
- d. **Oak Tree Removal:** request to remove 2 native white oak trees (one 11-inch and one 13-inch);

and;

WHEREAS, the property is located at 2025 Union Road; and

WHEREAS, the General Plan designation is RSF-2 (Residential Single Family, 2 units to the acre), and the zoning designation is R1-B3 (Residential Single Family, 20,000 square foot lots); and

WHEREAS, by adding PD Overlay zoning, the applicants are requesting that the City Council allow flexibility in lot size, lot width, and building setbacks associated with the subdivision of the property; and

WHEREAS, Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study and Negative Declaration (ND) was prepared and circulated for public review and comment; and

WHEREAS, the circulation period for the Negative Declaration is October 16, 2005 to November 4, 2015, the information contained in the Initial Study prepared for this project, concludes that there is no substantial evidence that this project would have significant adverse effects on the environment and recommends that the City Council approve the Negative Declaration; and

WHEREAS, at a meeting held on October 27, 2015, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and recommended that the City Council approve the Negative Declaration;
- d. Recommended that the City Council approve the proposed Planned Development 15-006, Vesting Tentative Parcel Map PR 15-0058, and Oak Tree Removal 15-006; and

NOW, THEREFORE, the Planning Commission of the City of El Paso de Robles recommends as follows:

SECTION 1: Findings PD: based upon facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole.
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City.



8. The proposed lot size, lot width and setback modifications would result in a project that would be consistent with other residential neighborhoods in the vicinity of this project.

SECTION 2: Findings Map: 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 vesting 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. The proposed Vesting Tentative Parcel Map is consistent with Planned Development 15-006;
3. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
4. The site is physically suitable for the type of development proposed;
5. The site is physically suitable for the proposed density of development;
6. 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;
7. The land division proposed is not likely to cause serious public health problems;
8. The design of the land division will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;
9. The fulfillment of the requirements listed in the Conditions below are a necessary prerequisite to the orderly development of the site and surrounding area.

SECTION 3: Findings Oak Tree Removal: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission finds that makes the following findings:

1. The request to remove the two oak trees is not necessary to allow for the construction of curb, gutter and sidewalk for the projects frontage along Union Road.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby recommend that the City Council grant approval of Planned Development 15-006, development plan (Exhibit A), Vesting Tentative Parcel Map PR 15-0058, subject to the following conditions of approval, and deny OTR 15-006 based on findings in Section 3 of this resolution, and as indicated on attached Exhibit F.



STANDARD CONDITIONS OF APPROVAL:

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

2. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

| <u>EXHIBIT</u> | <u>DESCRIPTION</u>                              |
|----------------|---|
| C              | Vesting Tentative Parcel Map 15-0058            |
| D              | Preliminary Grading, Drainage, and Utility Plan |
| E              | Development Plan                                |
| F              | Oak Tree Exhibit                                |

3. Vesting Tentative Parcel Map PR 15-0058 allows for the subdivision of the 1.9 acre site into four parcels, where Parcel 1 would be 31,621 square feet, Parcel 2 would be 19,016 square feet, Parcel 3 would be 19,005 square feet, and Parcel 4 would be 14,996 square feet, as shown on Exhibit B, Vesting Tentative Parcel Map 15-0058.
4. PD 15-003 would allow for the following modifications:
  - a. Allow for the parcels to be less than the 20,000 square foot lot minimums and less than the 100-foot lot width as required by the R1B3 zoning, as described above in Condition No. 3, and indicated on Exhibit B-D;
  - b. Allow for interior side yard setbacks to be 5-feet on one side and 10-feet on the other side, for one story single family homes, as described in Exhibit D, Site Plan.
5. Prior to the issuance of, or in conjunction with a building permit on each lot, the following final details shall be submitted for Planning Division Staff review:
  - a. Final site plan and architectural elevations;
  - b. Exterior light fixtures;
  - c. Final colors/materials;
  - d. Detailed landscape plan including transformer, backflow and other equipment screening; Note: Landscape plan is subject to the requirements within the LS Ordinance.
  - f. Fencing Plan
6. Prior to recordation of the final map, the existing residence on the property shall be demolished and any well on the property shall be abandoned in accordance with the requirements of the County Health Department.

7. Prior to occupancy of any building permit, Union Road shall be improved along the frontage of the property with curb, gutter, sidewalk and paving in accordance with plans approved by the City Engineer. Paving improvements shall include grind and overlay of existing pavement to centerline.
8. Prior to occupancy of any building permit, a sewer main shall be extended from Prospect Avenue in accordance with plans approved by the City Engineer. A 15-foot wide public sewer easement shall be provided on the property west of the subject property to accommodate the sewer main extension.
9. Prior to occupancy of any building permit, the existing overhead utility line across the property shall be relocated underground.

PASSED AND ADOPTED THIS 27<sup>th</sup> day of October, 2015 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

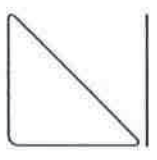
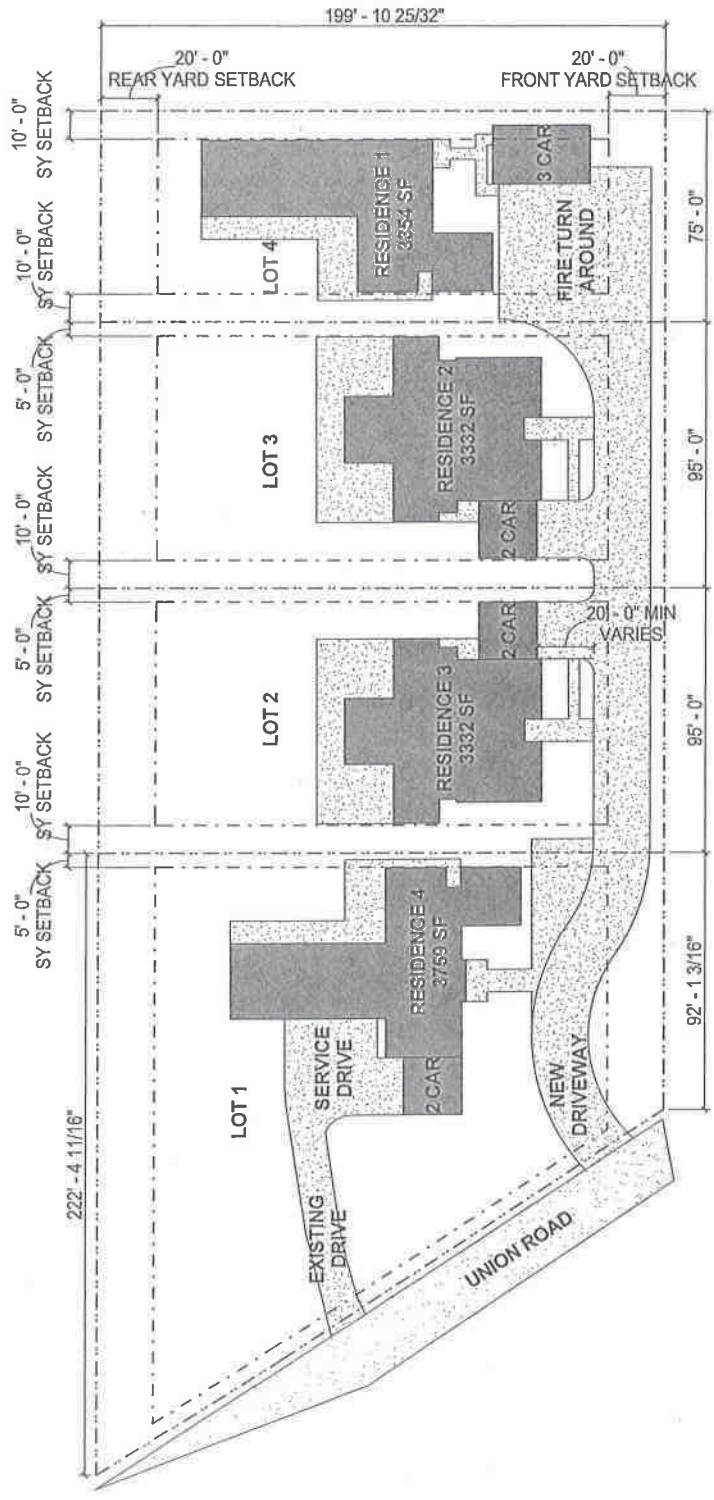
---

VINCE VANDERLIP, CHAIRMAN

ATTEST:

---

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION



UNION HOMES  
 PLOT PLAN  
 10/01/15  
 1" = 20'-0"

**Exhibit A**  
 Development Plan  
 (Tri-West Development)  
 2025 Union Road

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

Planned Development – PD 15-003 \_\_\_\_\_  Conditional Use Permit \_\_\_\_\_

Tentative Parcel Map- PR 15-0058 \_\_\_\_\_  Tentative Tract Map \_\_\_\_\_

Approval Body: City Council \_\_\_\_\_

Date of Approval: \_\_\_\_\_

Applicant: Tri-West \_\_\_\_\_

Location: 2025 Union Rd. \_\_\_\_\_

APN: 025-403-032 \_\_\_\_\_

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 \_\_\_\_\_ 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.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- 4. Any site specific condition imposed by the Planning Commission in approving this project (**Tentative Parcel Map**) 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.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- 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.

(Adopted by Planning Commission Resolution \_\_\_\_\_)



- 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: See PD & Parcel Map Resolution for site specific conditions of approval.

**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) PR 15-0058 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:
 

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(Adopted by Planning Commission Resolution \_\_\_\_\_)

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**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.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- 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:

| 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.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

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.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- 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.

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

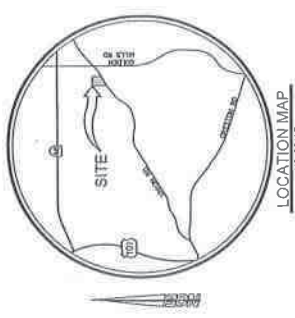
**G. GENERAL CONDITIONS**

- 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.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

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.

(Adopted by Planning Commission Resolution \_\_\_\_\_)



**SITE STATISTICS - OVERVIEW**  
 TOTAL AREA 1.94 ACRES (84,489.7 SQ FT)  
 TOTAL LOTS 4

**RECORD OWNER:** BLAKE OVEREND, OWNER (N/A/R)  
 3127 COOLIDGE AVE  
 LOS ANGELES, CA 90008

**APPLICANT:** BLAKE OVEREND, OWNER (N/A/R)  
 3127 COOLIDGE AVE  
 LOS ANGELES, CA 90008

**ENGINEER:** NORTH COAST ENGINEERING, INC.  
 2700 UNION ROAD  
 PASO ROBLES, CA 94148  
 GREG JAEGER  
 CONTACT: GREG JAEGER  
 (959) 239-3127  
 A.P.N. 025-403-002

PROPOSED USE OF PROPERTY: RESIDENTIAL



**RECEIVED**  
 OCT 12 2015  
 City of Paso Robles  
 Community Development Dept.

**SHEET INDEX**

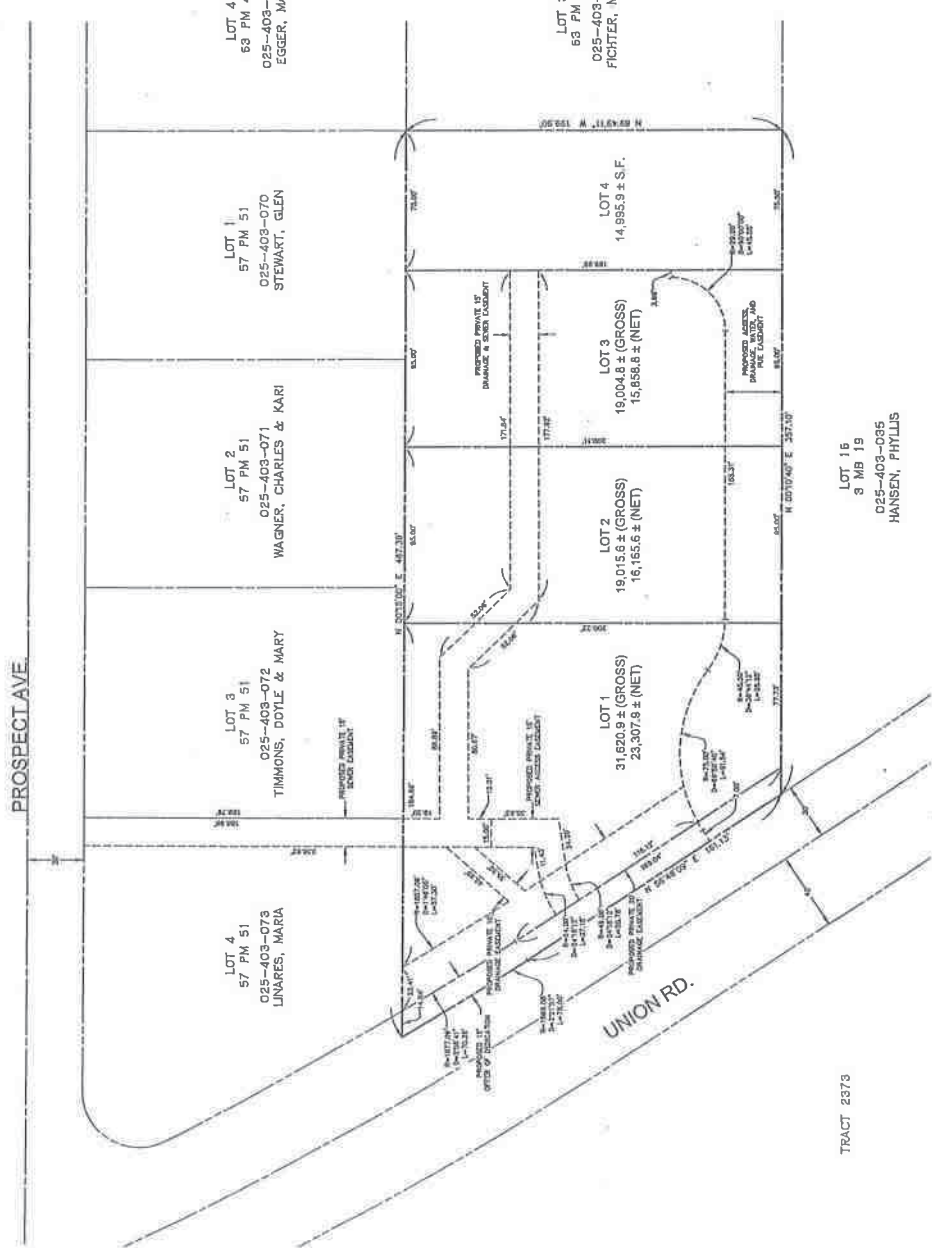
- VESTING TENTATIVE MAP
- PRELIMINARY GRADING & DRAINAGE & UTILITY PLAN

**VESTING TENTATIVE MAP**  
**PARCEL MAP PR 15-0058**

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF LOT 30 OF PROSPECT HEIGHTS, ACCORDING TO THE MAP RECORDED IN BOOK 3 OF MAPS, AT PAGE 19 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



DATE SUBMITTED: JULY 24, 2015  
 PAGE 1 OF 2



**LEGEND**

- THICK BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE

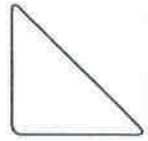
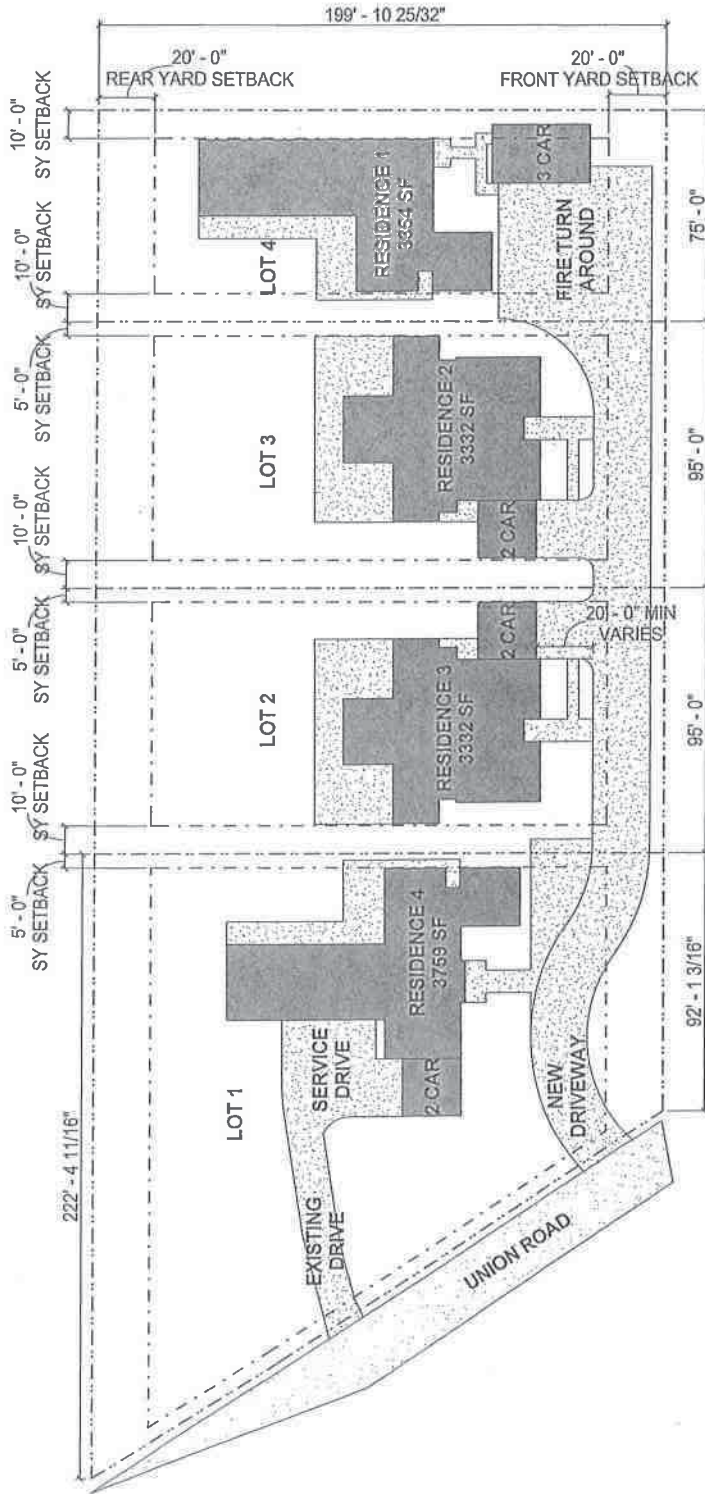
**NOTES**

- THIS SUBDIVISION MAP AND SURVEY IS BASED ON SURVEY IN PROGRESS BY NORTH COAST ENGINEERING.

**Exhibit C**  
 PR 15-0058  
 (Tri-West Development)  
 2025 Union Road







UNION HOMES  
 PLOT PLAN  
 10/01/15  
 1" = 20'-0"

**Exhibit E**  
 Proposed Development Plan  
 (Tri-West Development)  
 2025 Union Road



Oaks to be protected - road improvements to be designed around the trees.

OHD) —  
FIG 2"  
APPLE 2"  
PP

EXIST POWER POLE

SIDEWALK UNDER DRAIN

3' MAX WALL

Tree 855 11-inch DBH Valley Oak

Tree 854 13-inch DBH Valley Oak

OAK 11"

825

OAK 13"

826

827

CONSTRUC NEW MANHOL

828

SID UNI

**Exhibit F**  
Oak Tree Exhibit  
(Tri-West Development)  
Agenda Item No. 2 Page 56 of 64  
2025 Union Road

# **A & T ARBORISTS**

**P.O. BOX 1311 TEMPLETON, CA 93465 (805) 434-0131**



## **Tree Preservation Plan For**

**Parcel Map PR 15-0058**

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

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

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

Tract # \_\_\_\_\_

PD # \_\_\_\_\_

Building Permit # \_\_\_\_\_

**Project Description:** This project is in regard to the lot on the north side of Union Road with a single family home located approximately 500 feet east of the intersection of Prospect Avenue. Plans are to divide the lot into four separate parcels.

There are two valley oak trees (*Quercus lobata*) located along Union Road that are being proposed for removal. Both trees are directly in line with the proposed sidewalk. Currently, the sidewalk approaching from Prospect Avenue dead ends right before the trees. Both trees are on an approximately five foot high natural soil berm. We explored options such as meandering the sidewalk up and around the trees but in order to achieve proper slope, it would require cutting the soil behind the trees leaving them on a mound. As these trees grow, this could create a stability issue in addition to cracking the sidewalk as both of these trees are very young and will grow quite large in the future. The other issue is that almost directly across the street is a large blue oak (*Quercus douglasii*) that required the street to be bulbed out in order to save it. Allowing the valley oaks to grow large in their current location will create a future bottleneck at this location which may not be desired for a busy street. Because the trees are relatively young (10-14 years old), we feel that replacing them with 24" box trees planted in more desirable locations on site is a proper arboricultural practice. The trees are 13 and 11 inches in diameter. The mitigation required would be four 1.5" diameter, 24" box trees. A photograph of the valley oaks is on the last page.

**Specific Mitigations Pertaining to the Project:** The large blue oak that could potentially be impacted by this project is located in an adjacent property owner's yard. The closest available sewer tie in is located on Prospect Avenue. Plans are to bore under this tree at a depth that is below the root plate of the tree. This activity will not damage the tree as long as the boring depth is greater than approximately four feet directly under the tree.

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Trees are numbered on the grading plans and in the field with an aluminum tag (Blue Oak #856 is not tagged). In the field oak trees to be removed have red tape attached to the tag. Both critical root zones and drip lines are outlined on the plans.

### **Tree Rating System**

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

| <u>Rating</u> | <u>Condition</u>  |
|---------------|---|
| 0             | Deceased  |
| 1             | Evidence of massive past failures, extreme disease and is in severe decline.                    |
| 2             | May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.  |
| 3             | Some past failures, some pests or structural defects that may be mitigated by class IV pruning. |



- 4 May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.
- 5 Relatively healthy tree with little visual, structural and/or pest defects and problems.
- 6 Healthy tree that probably can be left in its natural state.
- 7-9 Has had proper arboricultural pruning and attention or have no apparent structural defects.
- 10 Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

Aesthetic quality on the spreadsheet is defined as follows:

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

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

It is the responsibility of the **owner or project manager** to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.

Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed.

**Equipment Operation:** Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas.

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

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

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

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

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

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

Steven G. Alvarez  
Certified Arborist #WC 0511

Chip Tamagni  
Certified Arborist #WE 6436-A







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

I, Monica C Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Parcel Map 15-0058, Rezone 15-003, PD 15-006 and Oak Tree Removal 15-006 on this 16th day of October, 2015.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: *Monica C Hollenbeck*  
Monica C Hollenbeck



THE Newspaper of the Central Coast  
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 9

In The Superior Court of The State of California  
In and for the County of San Luis Obispo  
AFFIDAVIT OF PUBLICATION

AD # 2029587  
CITY OF PASO ROBLES

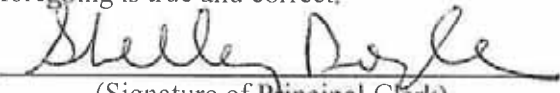
STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; OCTOBER 16, 2015 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

  
(Signature of Principal Clerk)

DATED: OCTOBER 16, 2015  
AD COST: \$228.26

RECEIVED

OCT 20 2015

City of Paso Robles  
Community Development Dept.

CITY OF EL PASO DE ROBLES

**NOTICE OF A PUBLIC HEARING AND NOTICE OF INTENT THAT THE PLANNING COMMISSION WILL CONSIDER MAKING RECOMMENDATIONS TO THE CITY COUNCIL TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR REZONE 15-003, VESTING TENTATIVE PARCEL MAP 15-0058, OAK TREE REMOVAL 15-006, and PLANNED DEVELOPMENT 15-006 2025 UNION ROAD APN 025-403-032**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, October 27, 2015 at 6:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider making a recommendation to the City Council for the following:

Request to subdivide a 1.94 acre lot into four lots ranging in size from 33,000 square feet to 17,000 square feet and add Planned Development (PD) Overlay zoning over the existing R-1 zone to allow for flexibility in lot size and building setbacks. The project will include the removal of 2 native white oak trees (one 11-inch and one 13-inch).

The project is located at 2025 Union Road.

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

Written comments on the project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970 or by email at dnash@prcity.com.

The City Council will be considering approval of a Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA). The public review period for the Mitigated Negative Declaration (MND) is October 16, 2015 through November 4, 2015. The proposed MND may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction. A copy of the MND is also available on the City website at: <http://www.prcity.com/government/departments/commdev/index.asp>.

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

Darren Nash  
Associate Planner  
10/16/15

2029587