

TO: PLANNING COMMISSION

FROM: WARREN FRACE - COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TRACT MAP 3060 - AMENDMENT
THE ELMS – BRIAN MASI
APN: 025-402-022

DATE: AUGUST 9, 2016

Needs: For the Planning Commission to consider the applicant's request to amend Vesting Tentative Tract 3060, to reduce the number of lots created by the subdivision from fourteen (14) lots to seven (7).

Facts:

1. The subject property is located at 1644 Kleck Road. (See attached location map, Attachment 1)
2. The General Plan land use designation is Residential Single Family (RSF) and the zoning is R-1, PD3 (Single Family, Planned Development Overlay with a maximum density of 3 dwelling units to the acre). The project site is located within Sub Area C of the Union/46 Specific Plan Area.
3. On September 9, 2014, the Planning Commission approved Vesting Tentative Tract 3060 subdividing the 6.4-acre site into 14 lots, ranging in size from 12,135 square feet to 22,285 square feet.
4. The applicant indicates in the attached Project Description (Attachment 2) that as a result of the cost of the construction of the road required between Montebello Oaks Drive and Kleck Road, that he was not able to gain interest in the development of the 14 lot project.
5. The proposed 7-lot design proposes to access Lots 1-4 by a private driveway accessed from Montebello Oaks Drive.
6. Lots 5-7 and the existing house located at 1646 Kleck Road would be accessed from a new private driveway off of Kleck Road. The existing driveways serving 1640 and 1650 would remain as is. Since there is a portion of the road that would serve more than four houses prior to it branching off into separate driveways, the portion of the road would need to meet a City Standard design.

7. There is an existing overhead electrical pole line that must be undergrounded consistent with General Plan policy LU-2-Action Item 3 and Section 22.24.190 of the City's subdivision ordinance.
8. There are six oak trees located within or near the project boundaries. The lots have been designed so that there are ample areas to build on the site and stay out of the Critical Root Zone (CRZ) of the trees. The house and barn on Lot 6 is currently built within the CRZ of tree No. 3. There is no development proposed on this lot at this time and in the future any development would need to be under the direction of an Arborist.
9. There are no home designs proposed at this time. A condition of approval has been added to the project which would require that site planning, grading and home design go before the Development Review Committee (DRC) on a lot-by-lot basis.
10. An Environmental Initial Study was prepared for the Union 46 Specific Plan in accordance with the California Environmental Quality Act (CEQA). Project level mitigation measures were identified within the study. This project is consistent with the framework of the approved Union/46 Specific Plan for which an Environmental Impact Report was already prepared and certified by the City Council. Pursuant to Section 15182, of the State's Guidelines to Implement CEQA, the project is exempt from additional environmental review.
11. The DRC reviewed this project at their meeting of June 27, 2016. The Committee recommended that the Planning Commission approve the project.

**Analysis
and**

Conclusion:

The seven (7) lot subdivision would allow for larger lots accessed by private driveways, which is consistent with the surrounding development pattern. The Masi property is one of the few properties within the Union 46 Specific Plan yet to develop. The proposed private driveways, lot design and number of lots are consistent with other large lot subdivision in the Specific Plan area, similar to the lots accessed from Lyle Lane. As such, the project would appear to be an acceptable use for the site as anticipated with the General Plan and Union/46 Specific Plan.

There is an existing overhead utility line located along the project southerly boundary. The overhead line segment is roughly 350 feet long and is located between a segment from Kleck Road that was relocated underground with the development of the three lot parcel map to the south (Sylvester) and Tract 2571 to the east (see Utility Line Exhibit, Attachment 4). In accordance with General Plan Policy LU-2-Action Item 3 and Section 22.24.190 of the City's subdivision ordinance, this project has

been conditioned to underground this utility line prior to the recordation of the final map.

North Coast Engineering, on behalf of Mark Masi, has requested that the Planning Commission allow the applicant to enter into an agreement for the formation of an Assessment District that would require future property owners to participate in an underground project in the future.

An assessment district is legally unenforceable and such a condition would essentially be a waiver of the undergrounding requirement. Staff has significant concerns with deferring the undergrounding requirement.

The residential subdivision, with the requirement to underground the utility line prior to the recordation of the Tract Map, would be consistent with General Plan policies for residential development by providing urban single-family residential homes. Since relocation of overhead utilities is required by General Plan policy, the Planning Commission does not have authority to waive this requirement. If the applicant wants to pursue relief, then the item will need to be considered by City Council.

Policy

Reference: General Plan; Union/46 Specific Plan; Municipal / Zoning Code.

Fiscal

Impact: The seven (7) new residential lots that are the incremental increase in land use intensity would be required to join the City Services Community Facilities District to offset the impacts on Police, Fire and other City Services.

By not requiring the utility line to be placed underground by the Developer, it is likely that the City would need to be involved with a future undergrounding project.

Options: After consideration of all public testimony, the Planning Commission should consider the following options:

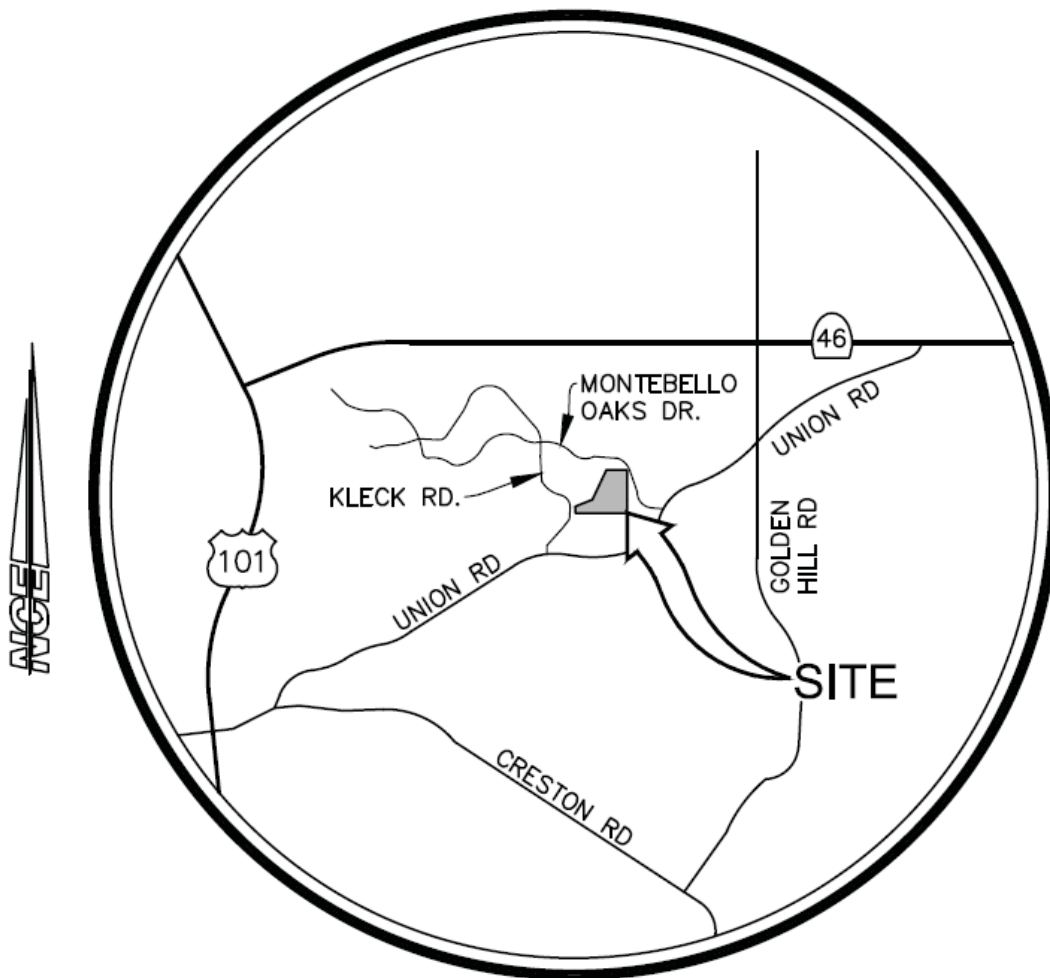
1. Adopt the attached Draft Resolution 'A' granting approval of an amendment to Vesting Tentative Tract Map 3060, subject to standard and site specific development conditions.
2. Amend the above options.
3. Refer back to staff for additional analysis.
4. Deny the project by adopting findings of denial for Draft Resolution A.

Attachments:

1. Vicinity Map
2. Applicant's Project Description
3. Memo from City Engineer
4. Tract Map Exhibit
5. Draft Resolution 'A' approving Tent. Tract 3060 Amendment
6. Newspaper and Mail Notice Affidavits

Attachment 1

Vicinity Map



LOCATION MAP

NO SCALE

Attachment 2

Project Description

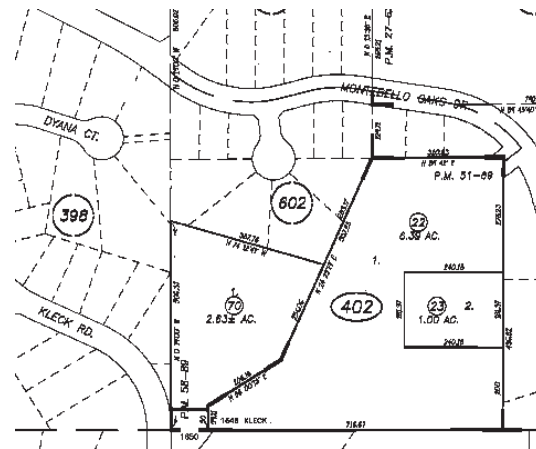
VESTING TENTATIVE MAP, TRACT 3060

~ THE ELMS ~ PROJECT DESCRIPTION

On behalf of property owner Theresa Flores, her son, Mark Masi is pursuing the City's approval to revise the already approved Tract 3060 Vesting Tentative Map from a 14-lot subdivision to a 7-lot subdivision of the 6.4 acre parcel located at 1644 Kleck Road on the east side of Paso Robles. The property is located between the first phase of the Montebello Estates subdivision (Kleck Road) and the Montebello Oaks Drive extension with Tract 2571.



APN: 025-402-022



Existing Approval

Vested Tentative Map 3060 was approved by the Planning Commission on September 9, 2014 (Resolution No. 14-027). Since that time, Mr. Masi has been seeking interested builders or development partners to make the subdivision a reality. Due to the public-through-circulation requirement associated with the number of homes originally proposed, the fiscal obligation associated with the public improvements is too high to draw interest. In addition, communication with the neighbors has revealed that they were somewhat uncomfortable with the number of homes originally proposed and approved.

Mr. Masi and Theresa Flores, the owner of the property, wish to reduce the density of the subdivision by half, to 7 lots. This reduction in lot count will allow for private driveways to serve all of the parcels, reducing the up-front cost associated with creating the parcels, and will maintain a more rural feel, addressing the concerns of the neighbors.

Existing Conditions

The property has one existing home and accessory structures and is currently accessed from a shared private driveway off of Kleck Road. The shared driveway is also used by the neighboring parcels to the north (025-402-070), the east (025-402-023) and the south (025-011-039). The property also has access on Montebello Oaks Drive through a 64' Offer of Dedication from Tract 2571 which is not currently used.

Consistent with the surrounding properties that have been subdivided over the years, this property is zoned R-1, PD3 with a land use designation of RSF3. The property is located within the Union / Hwy 46 Specific Plan and was identified as the "Ottman" property. The average slope of the parcel is 13.9%, allowing 3 DU/acre, or 18 units with a minimum parcel size of 12,500 square feet per City Ordinances with the Specific Plan allowing through a Planned Development process, a minimum and average parcel size of 10,000 and 12,000 square feet, respectively.

The property generally slopes to the northeast from the Kleck Road entrance and flattens out at the northerly and northeast access point on Montebello Oaks Road. There are 5 existing oak trees on the property. Like the original project, the revised subdivision is designed to have minimal or no impacts to the oaks. City water and sewer services are available to the property as well as telephone, cable, and gas.

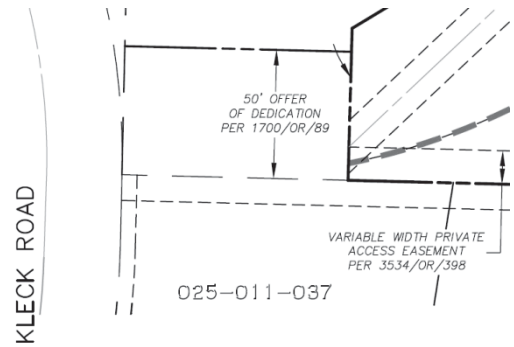
Proposed Revised Project

The proposed revision to the subdivision requests the entitlement to subdivide the property into 7 large parcels, instead of the 14 currently allowed by Resolution No. 14-027 or the 18 allowed by City Ordinances. The average net area (after subtracting access easements) of the parcels is 36,665 sf, or over three quarters of an acre, and far exceeding the minimum requirement.

The grading proposed for the project is consistent with the requirements of the Hillside Grading Ordinance. The only grading will be for the private driveways which are designed to conform to the terrain as much as possible with adjacent contour grading to blend with the existing terrain. Pad grading is not proposed as part of the tract improvements. It is anticipated that the homes will be custom or semi-custom homes built to the terrain. On the flatter lots, conventional slab on grade construction can be utilized.

Project Access and Circulation

The property has the two points of access as previously mentioned, Kleck Road and Montebello Oaks Drive. An existing 50-foot wide offer of dedication provides access to the property from Kleck Road to the west. An existing 64-foot right of way provides the connection to Montebello Oaks Drive on the northeast. As the density of the revised subdivision has been decreased, each of these access locations will provide a private driveway connection to the public streets.



The Montebello Oaks Drive driveway will connect within a 64' wide existing right of way. As discussed in the original application, the City of Paso Robles has accepted that a "restrictive condition" method of sight distance analysis at this location is acceptable. With the reduction in density, this driveway will provide access only to four homes, instead of installing the public street intersection for a through-street connection to Kleck.

Each of the private driveways will be designed to a 16-foot paved width with 1-foot shoulders. The private driveway off of Kleck Road, serving lots 5, 6, 7, and existing

parcel 025-402-023 (not a part of the project) will be narrowed to 12 feet wide just east of the driveway turn-off to lot 5. This reduction is to better protect and preserve the existing 23-inch oak tree (#4) located immediately south of and adjacent to the existing paved driveway.

Attachment 3

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: Amended Tentative Tract 3060
DATE: July 21, 2016

Streets

The property is located east of Kleck Road and south of Montebello Oaks Drive. The tentative map has been amended to eliminate a connecting street between Montebello Oaks Drive and Kleck Road.

The average slope of the land in the subdivision is approximately 14%. The applicant proposes custom building.

The access from Kleck Road serves six lots. In accordance with City Public Works Standard Specifications, this access should be a public road, developed to City Standard Specifications and assigned a new street name; at least to the extent that it serves more than four lots.

Relocation of Overhead Utilities

Overhead utility lines run adjacent to the property on its south boundary. In accordance with General Plan and City Council policy, these lines should be relocated underground. This condition reflects the similar condition placed upon the parcel map to the south.

Sewer and Water

Sewer is available to the project from an 8-inch line in Montebello Oaks Drive. Water is available to the project from a 10-inch main in Kleck Road and a 12-inch line in Montebello Oaks Drive.

Lots 5, 6 and 7 are higher in elevation than the Main Pressure Zone. The Kleck Road water booster station will need to be their main water source.

The existing home on the property is served by a well and a septic system. The well must be abandoned and the house must be connected to City water as a condition of recordation of the subdivision map.

Sewer will be extended to Lot 6 with the subdivision. Connection should be made to the existing residence prior to recordation of the final map.

Stormwater Management

The applicant has submitted a Stormwater Control Plan in compliance with the City's Stormwater Management Ordinance. The Stormwater Control Plan provides the plan for mitigation of the construction of access roads from Kleck Road and Montebello Oaks Drive. Each new home will be obligated to provide stormwater management on-site at the time of its construction.

Site Specific Conditions of Approval

New driveways and street intersections at Montebello Oaks Drive and at Kleck Road shall be improved in accordance with plans approved by the City Engineer.

The existing well on Lot 6 shall be abandoned and the home shall be connected to City water prior to recordation of the final map.

The existing septic system on Lot 6 shall be abandoned and the home shall be connected to City sewer prior to recordation of the final map.

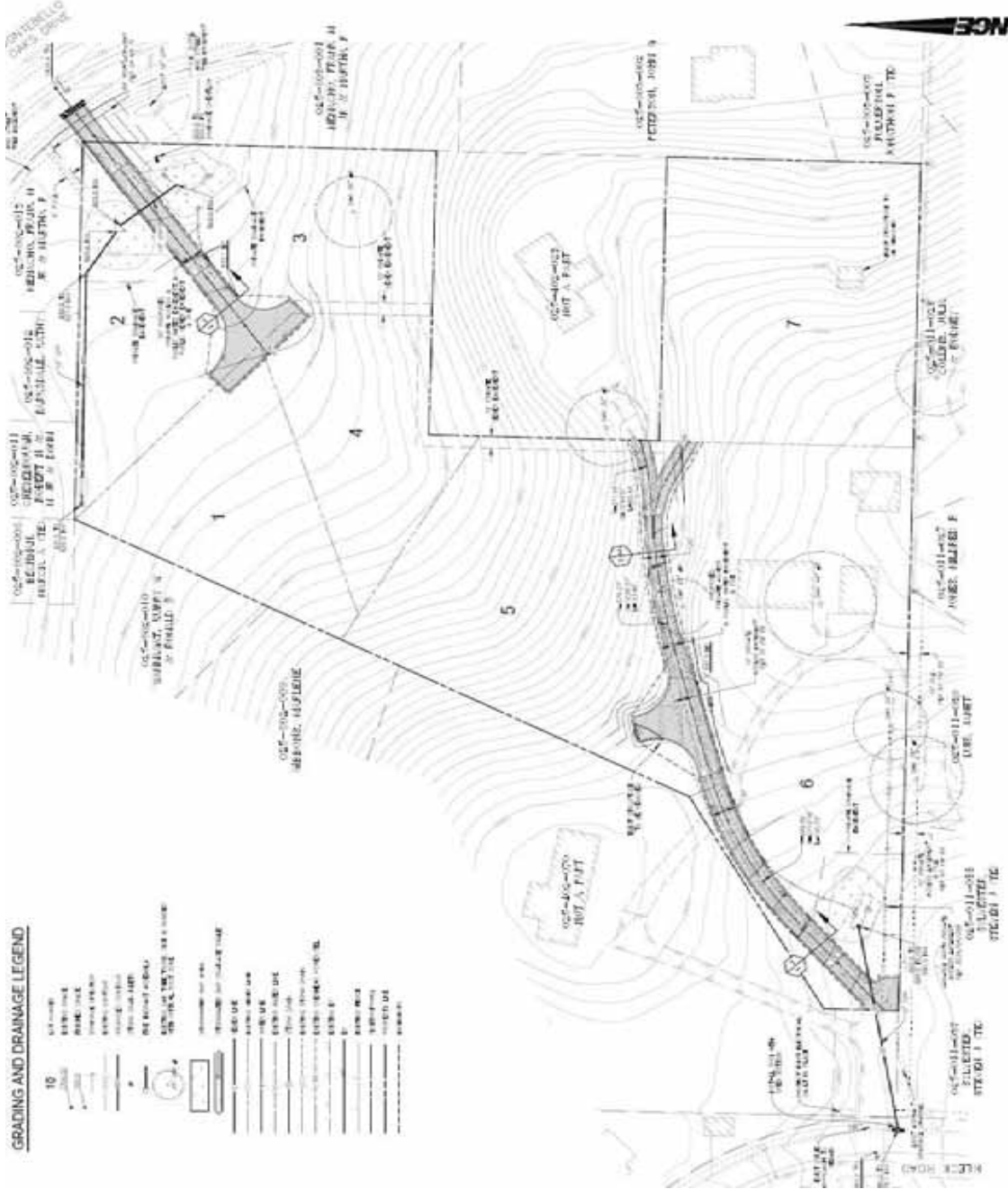
The applicant shall relocate the existing overhead utility lines along the southerly boundary of the tract underground prior to recordation of the final map.

The improvements for Tract 3060 shall incorporate stormwater control measures as outlined in the Stormwater Control Plan.

Attachment 4 - Tract Map Amendment

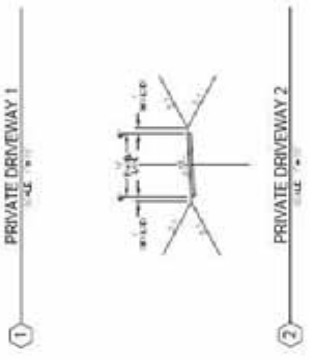
GRADING AND DRAINAGE LEGEND

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NOTES

1. THE PROPOSED GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA ENGINEERING REGULATIONS AND THE LATEST EDITION OF THE CALIFORNIA SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
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7. THE PROPOSED GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA ENGINEERING REGULATIONS AND THE LATEST EDITION OF THE CALIFORNIA SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
8. THE PROPOSED GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA ENGINEERING REGULATIONS AND THE LATEST EDITION OF THE CALIFORNIA SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
9. THE PROPOSED GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA ENGINEERING REGULATIONS AND THE LATEST EDITION OF THE CALIFORNIA SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
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**THE ELMS
PRELIMINARY GRADING &
DRAINAGE
TRACT 3060**



Attachment 5

DRAFT RESOLUTION 'A'

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT AN AMENDMENT TO
VESTING TENTATIVE MAP APPROVAL FOR TRACT 3060
(MARK MASI)
APN: 025-402-022**

WHEREAS, on September 9, 2014, the Planning Commission approved Vesting Tentative Tract 3060 allowing the subdividing of the 6.4-acre site into 14 lots, ranging in size from 12,135 square feet to 22,285 square feet; and

WHEREAS, North Coast Engineering on behalf of Mark Masi has filed an amendment to Tract 3060, that would reduce the number of lots in the tract from 14 to 7; and

WHEREAS, the site is located at 1644 Kleck Road; and

WHEREAS, the project site is located within Sub Area C of the Union/46 Specific Plan area; and

WHEREAS, Section 15182 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA) exempts projects from additional environmental review when it can be determined that the subject project(s) is consistent with the adopted Specific Plan of which it is a part; and

WHEREAS, a public hearing was conducted by the Planning Commission on August 9, 2016, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision; and

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

1. As conditioned, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles by providing urban single-family residential neighborhoods; and

2. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan, Zoning Ordinance and the Union 46 Specific plan; and
3. The site is physically suitable for the type of development proposed; and
4. The site is physically suitable for the proposed density of development by exceeding the Union-46 Specific Plan requirements of 10,000 square foot minimum lot size with an average of 12,000 square feet lot size; and
5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems; and
7. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision; and
8. The project is consistent with the Environmental Impact Report approved for the Union 46 Specific Plan in accordance with the California Environmental Quality Act (CEQA) therefore no additional environmental review is required.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant an amendment to the tentative map approval for Tract 3060 subject to the following conditions of this resolution:

STANDARD CONDITIONS:

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

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

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

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions
B	Vesting Tentative Tract Map
C	Preliminary Grading and Drainage
D	Preliminary Underground Design

3. Vesting Tentative Tract Map 3060 and authorizes the subdivision of approximately 6.39-acres into a maximum of seven (7) single family residential lots, ranging from approximately 20,526 square feet to 1.7 acres in size.
4. The maximum number of residential lots permitted within this subdivision/development plan shall be seven (7).
5. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map, and preliminary grading plan (Exhibits B & C), reductions attached; full size copies are on file in the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.
6. Prior to the issuance of a grading permit for each lot, grading plans, site plans, architectural elevations, colors/materials, fencing plans and landscaping plans shall be submitted to the Development Review Committee (DRC). At a minimum, all elevations visible from the public street shall have window trim such consistent with that of the front elevation.
7. The Union/46 Specific Plan recommends that when possible the more healthy almond trees be retained on subdivided parcels to preserve their aesthetic and historical value.
8. For projects with areas of disturbance exceeding 4 acres, the SLOAPCD requires implementation of the following mitigation measures to minimize nuisance impacts and to significantly reduce fugitive dust emissions:
 - a. Reduce the amount of the disturbed area where possible;

- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
 - c. All dirt stock pile areas should be sprayed daily as needed;
 - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
 - e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
 - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
 - g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
 - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
 - j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
 - k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
 - l. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and
 - m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.
9. In the event that buried or otherwise hidden cultural resources are discovered during construction work in the area of the find, work should be temporarily suspended and

the City of Paso Robles should be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.

ENGINEERING SITE SPECIFIC CONDITIONS

10. New driveways and street intersections at Montebello Oaks Drive and at Kleck Road shall be improved in accordance with plans approved by the City Engineer.
11. The existing well on Lot 6 shall be abandoned and the home shall be connected to City water prior to recordation of the final map.
12. The existing septic system on Lot 6 shall be abandoned and the home shall be connected to City sewer prior to recordation of the final map.
13. The applicant shall relocate the existing overhead utility lines along the southerly boundary of the tract underground prior to recordation of the final map.
14. The improvements for Tract 3060 shall incorporate stormwater control measures as outlined in the Stormwater Control Plan.

PASSED AND ADOPTED THIS 9th Day of August, 2016 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

BOB ROLLINS, CHAIRMAN

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A	Standard Conditions
Exhibit B	Vesting Tentative Tract Map
Exhibit C	Preliminary Grading and Drainage
Exhibit D	Preliminary Underground Design

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

Planned Development _____ Conditional Use Permit _____
 Tentative Parcel Map _____ Tentative Tract Map _____
Approval Body: Planning Commission Date of Approval: Aug. 9, 2016
Applicant: Mark Masi - NCE Location: 1644 Kleck Road
APN: 025-402-022

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 August 9, 2016 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 (**Conditional Use Permit**) may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.

(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.

(Adopted by Planning Commission Resolution _____)

- 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- 21. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other:

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) 3060 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:

(Adopted by Planning Commission Resolution _____)

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.
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- 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 _____ along the frontage of the project.
- 8. The applicant shall install all utilities underground. 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

(Adopted by Planning Commission Resolution _____)

gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

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

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

G. GENERAL CONDITIONS

- 1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.

- 2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

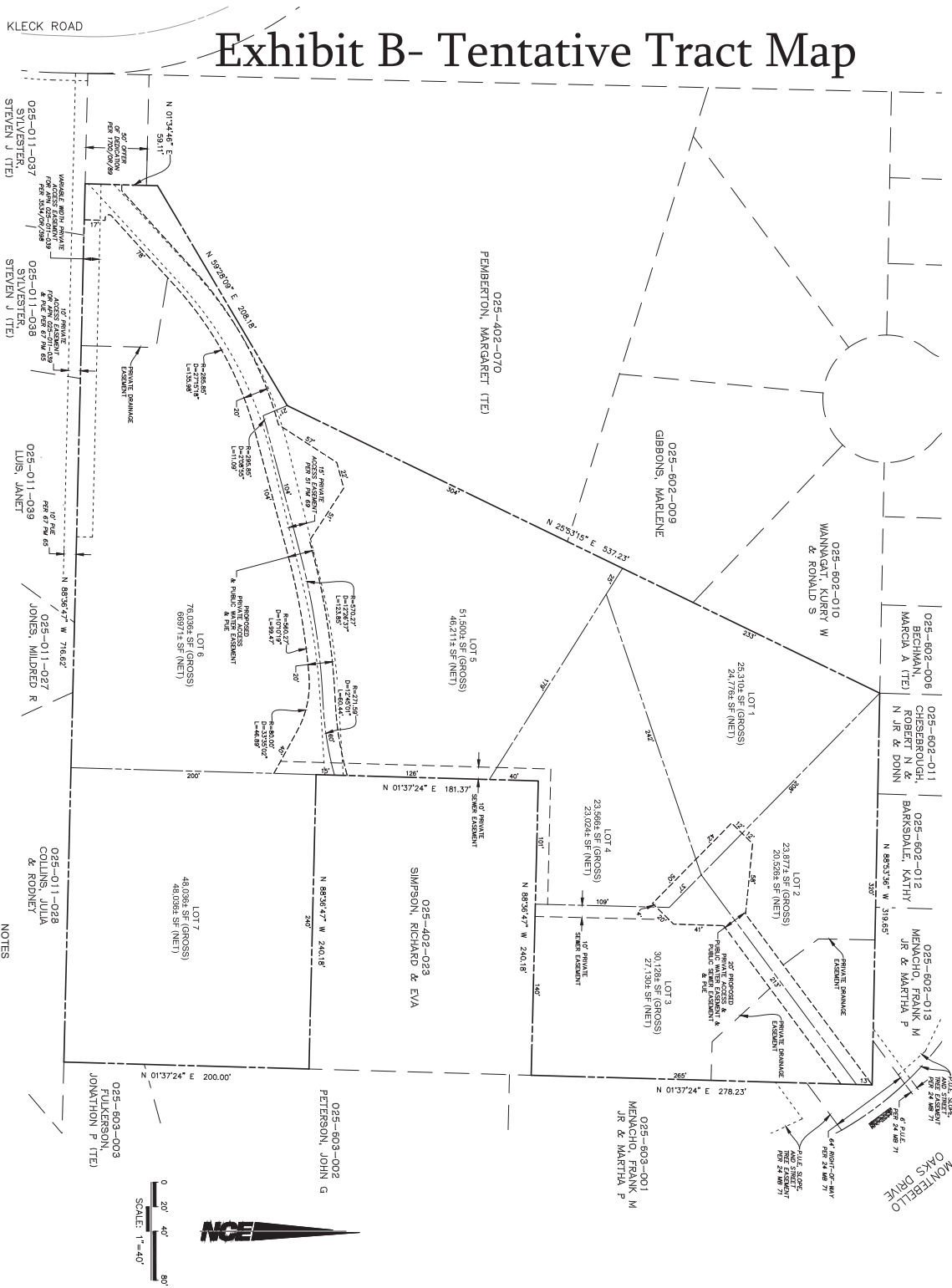
- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

(Adopted by Planning Commission Resolution _____)

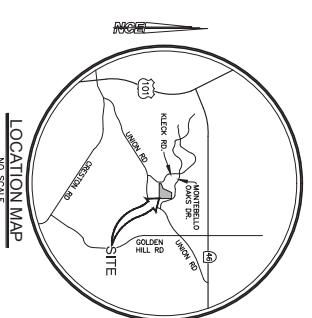
4. If required by the Fire Chief, provide on the address side of the building if applicable:
- Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.
5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7. Prior to the issuance of Certificate of Occupancy:
- Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - Final inspections shall be completed on all buildings.

(Adopted by Planning Commission Resolution _____)

Exhibit B- Tentative Tract Map



- NOTES**
1. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON RECORD DATA PER S.F. PM 69.
 2. THIS SUBDIVISION IS BEING PROPOSED ON A PARCEL WITH AN AVERAGE LOT AREA OF 48,036 SQ. FT. (NET). THE PROPOSED SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER OF EACH PARCEL TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND CURRENT STORMWATER REGULATIONS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STORMWATER CONTROL SYSTEM TO PROTECT THE HOME AND MEET THE MITIGATION CRITERIA OUTLINED IN THE PROJECT STORMWATER CONTROL PLAN.



SITE STATISTICS - OVERVIEW

TOTAL AREA	6.39 ACRES (276,460.6 SQ.FT.)
TOTAL LOTS	7
ZONING DESIGNATION:	R-1, PD3
LAND USE DESIGNATION:	RSF-3
SPECIFIC PLAN OVERLAY:	UNIONHLS SPECIFIC PLAN
RECORD OWNER:	THERESA M FLORES PASO ROBLES, CA 93446
APPLICANT:	MARK WMSI WOODLAND HILLS, CA 91364
ENGINEER:	NORTH COAST ENGINEERING, INC. 220 CRESTWOOD, STE. B PASO ROBLES, CA 93446
REGISTERED PROFESSIONAL ENGINEER:	RCE 6627 CHRISTY GABLER (650) 238-9127

PROPOSED USE OF PROPERTY
RESIDENTIAL

A.P.N.: 025-402-022



SHEET INDEX

1. VESTING TENTATIVE MAP
2. PRELIMINARY GRADING & DRAINAGE
3. PRELIMINARY UNDERGROUND DESIGN

THE ELMS VESTING TENTATIVE MAP TRACT 3060

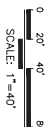
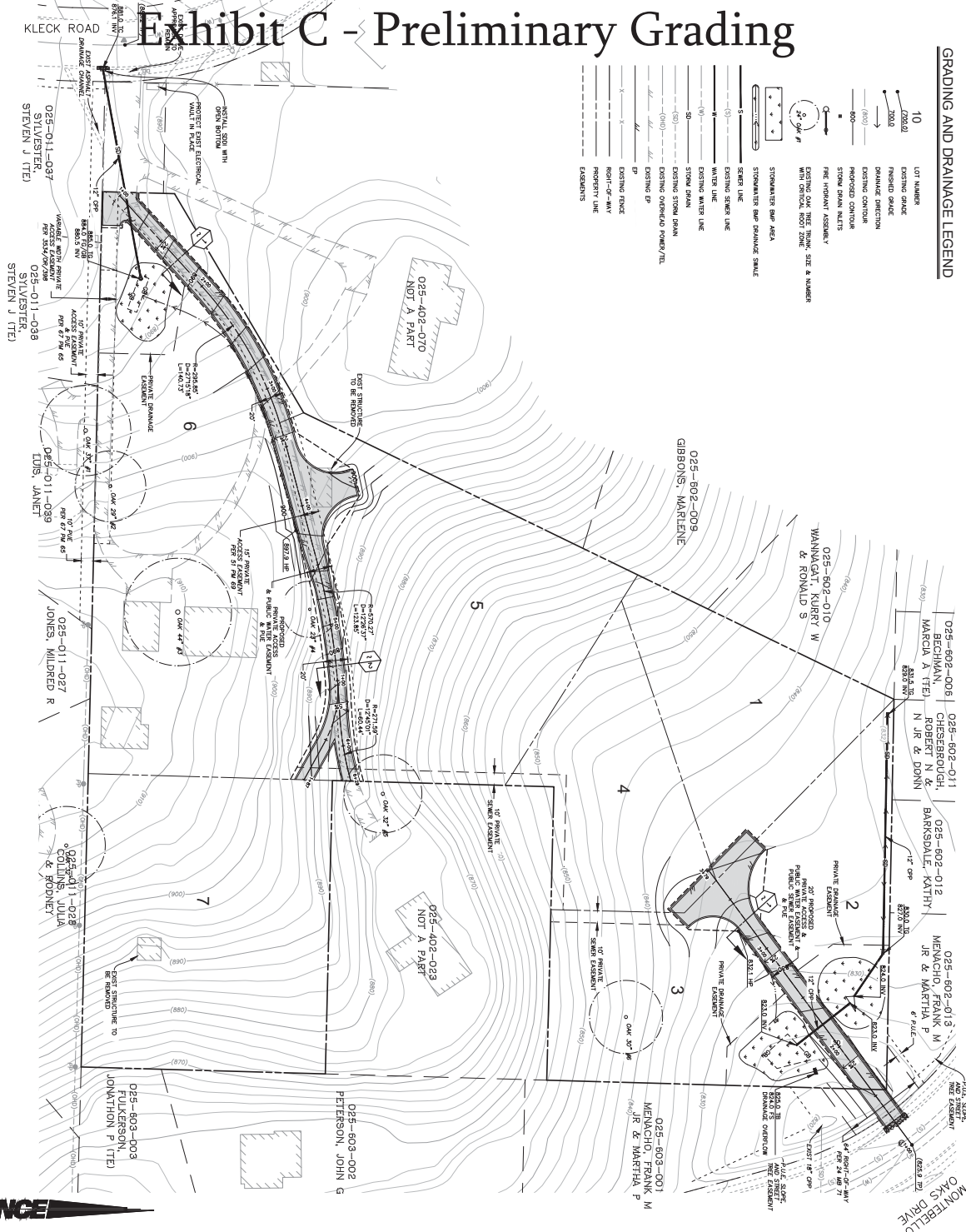
IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCEL 11 IN BLOCK 45 OF MAP 90-151 ACCORDING TO MAP RECORD 11 IN BOOK 45 OF MAPS, AT PAGE 69 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



Exhibit C - Preliminary Grading

GRADING AND DRAINAGE LEGEND

10	LOT NUMBER
(---)	EXISTING GRADE
(---)	PROPOSED GRADE
(---)	DRAINAGE DIRECTION
(---)	PROPOSED CONTROL
(---)	PROPOSED CONTROL
(---)	STEEL DRAIN ALLEYS
(---)	FIRE INSTANT ASSEMBLY
(---)	POSTING ONE TREE TRUNK SIZE & NUMBER WITH ORIGINAL ROOT ZONE
(---)	STORMWATER SWP AREA
(---)	STORMWATER SWP DRAINAGE SCALE
(---)	SECRET LANE
(---)	EXISTING STREET LANE
(---)	WATER LANE
(---)	EXISTING WATER LANE
(---)	STORM DRAIN
(---)	EXISTING STORM DRAIN
(---)	EXISTING OVERHEAD POWER/TEL
(---)	EXISTING EP
(---)	EXISTING SP
(---)	EXISTING FENCE
(---)	EXISTING PROPERTY LINE
(---)	PROPERTY LINE
(---)	EXISTING 3"
(---)	EXISTING 3"



NGE NORTH COAST ENGINEERING, INC.
255 Chestnut Hill, Suite 50, Reno, Nevada, 89509-2397

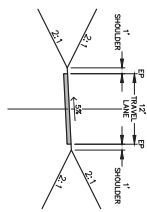
2

THE ELMS PRELIMINARY GRADING & DRAINAGE TRACT 3060

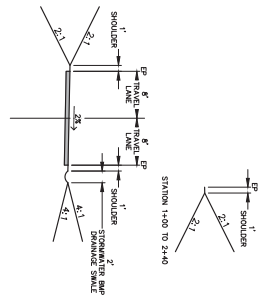
NOTES

1. THIS PROPERTY IS LOCATED WITHIN THE HILLSIDE DEVELOPMENT RECORDED TO BE CONSISTENT WITH CITY MUNICIPAL CODE SECTION 21.06.140, THE UNIFORM SPECIFIC PLAN AND THE PROJECT STORMWATER CONTROL PLAN.
2. THIS SUBDIVISION IS BEING PROPOSED ON A PARCEL WITH AN DEVELOPER'S STORMWATER AND OVERHEAD STORMWATER DRAINAGE SYSTEMS NOT PROPOSED ASSOCIATED WITH ORIGINAL SITE IMPROVEMENTS TO PREVENT OR REDUCE CROSS-LOT DRAINAGE OF EACH PARCEL. TO DESIGN THE HOME SITE, ESTABLISH FINISH TOP OF FINISH GRADE, AND SPECIFIC NOT DRAINAGE TO REDUCE THE PROJECT STORMWATER CONTROL PLAN.

PRIVATE DRIVEWAY 2



PRIVATE DRIVEWAY 1



CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, August 9, 2016, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

Tract 3060 Amendment, a request filed by North Coast Engineering on behalf of Mark Masi, to amend Vesting Tentative Tract Map 3060 to reduce the number of lots from thirteen (13) lots to seven (7) lots. The project is located at 1644 Kleck Road, (APN: 025-402-022).

Pursuant to Section 15182, of the State's Guidelines to Implement CEQA, the project is exempt from additional environmental review when it can be determined that the subject project(s) is consistent with the adopted Specific Plan of which it is a part.

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 or emailed to planning@prcity.com, 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.

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

Please publish once on 7/29/16