

TO: Planning Commission
FROM: Susan DeCarli, City Planner
SUBJECT: River Oaks II - Large Lot Tentative Tract Map 3097 (Borkey Area Specific Plan)
Applicant – River Oaks II, LLC, APN: 025-390-009
DATE: September 27, 2016

Needs: For the Planning Commission to consider an application filed by RRM Design Group on behalf of River Oaks, LLC, requesting approval of proposed Tentative Tract Map (TTM) 3097 for a large-lot subdivision of six (6) parcels on approximately 131 acres, to facilitate phasing for future project development.

- Facts:**
1. The project, known as River Oaks II, is located in the northeastern area of the City of Paso Robles, within the Borkey Area Specific Plan area (Subarea A), north of State Route 46 East, west of Buena Vista Drive, and east of the Salinas River. See Attachment 1 – Project Location Map.
 2. The City Council approved a General Plan Amendment, Borkey Area Specific Plan Amendment, Rezone, and a Master Development Plan in June 2016. The amendments designated and zoned the property primarily for 271 residential units, with certain areas to be maintained as Agriculture and/or Parks and Open Space.
 3. The 6-lot map will facilitate the phasing of the proposed development of a future expansion of the River Oaks neighborhood.
 4. Approval of the 2016 Master Development Plan (MDP) entitlement includes approval of Conditions of Approval that apply to the proposed TTM 3097. These conditions are detailed below.

**Analysis
and**

Conclusion:

The applicant anticipated bringing this proposed large-lot subdivision forward when the entitlements were approved to facilitate phasing for financing and development purposes of the various subareas within the project boundary. The lot configuration is consistent with the approved Master Development Plan. No changes to zoning, land use designation or improvements are proposed with this application.

The applicant intends to initially pursue development of Lots 1 and 2 (the Traditions neighborhood), and then subsequently proceed with development of the other proposed parcels eastward on the property. Lot 5 will be dedicated to the City for park purposes, and Lot 6 is not intended for further development.

All proposed lots comply with applicable development standards, as well as the three (3) Master Development Plan, Conditions of Approval #1, #2, and #12 of City Council Resolution No. 16-084. The conditions require future tract maps to be consistent with the Master Site Development Plan. They also require (as noted above) that property located between the Salinas River waterway and North River Road owned by the

applicant be dedicated to the City concurrently with recordation of the first final map. (The dedication will occur with the recordation of the Final Map for this application for TTM 3097.) The condition also stipulates that the applicant will be granted 100% credit towards the Parks and Recreation Development Impact Fee, in effect at the time of issuance, for every single-family residential building permit issued. The last applicable condition is that a large lot tentative/final map, without conditions for improvements, may be submitted and approved for phasing and financing purposes in compliance with the River Oaks II Expansion Design Manual, and that the map may be submitted for Planning Commission approval at any time.

Policy

Reference: General Plan Land Use Element, Zoning Code, Borkey Area Specific Plan, and Economic Strategy.

Fiscal

Impact: The proposed subdivision is projected to be revenue neutral to the City.

Options: After opening the public hearing and taking public testimony, the Planning Commission may take one of the four options listed below:

1. Approve the proposed Tentative Tract Map 3097, by approving the Draft Resolution A. (Attachment A)
2. Amend the foregoing option.
3. Refer the project back to staff for additional analysis.
4. Deny Tentative Tract Map 3097 with findings.

Attachments:

1. Project Location Map
2. Proposed Tentative Tract Map 3097
3. Draft Resolution A – Approval of Tentative Tract Map 3097
4. Mailing Affidavit

Attachment 1- Project Location Map

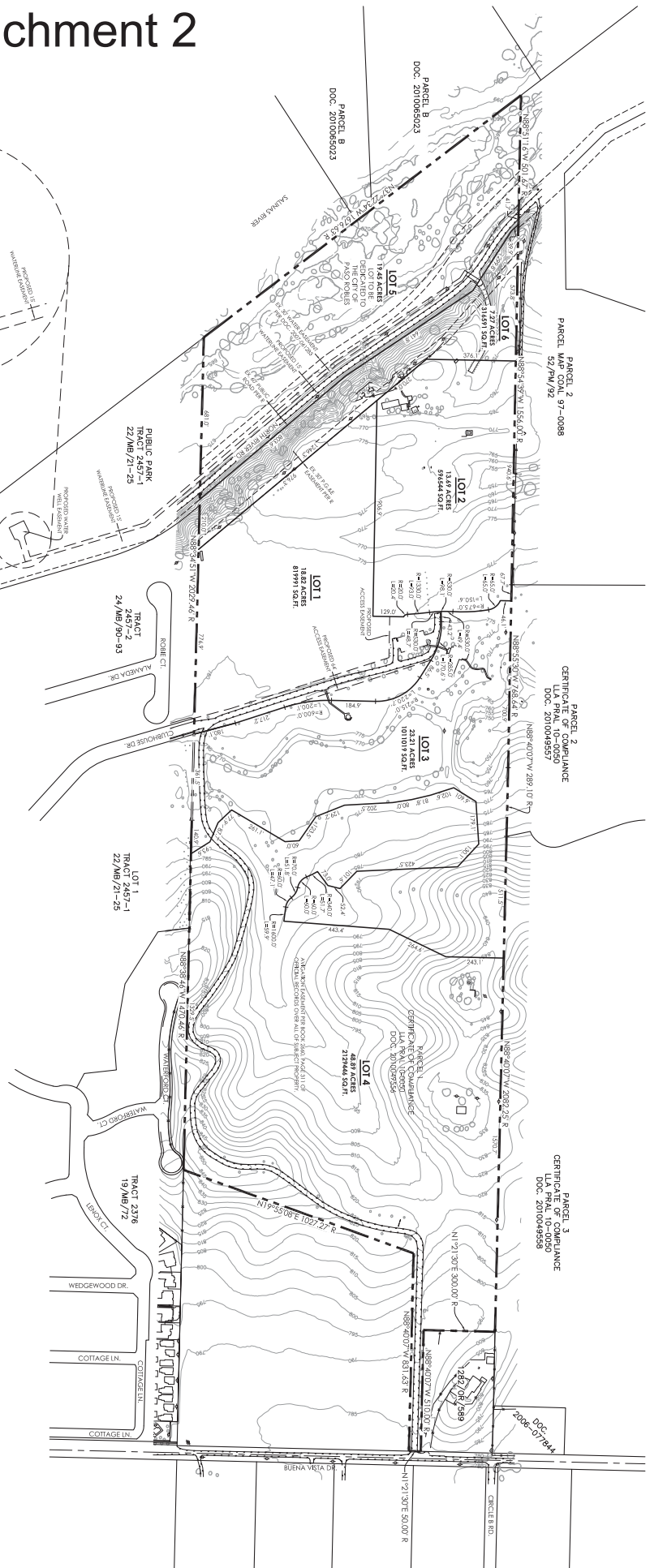
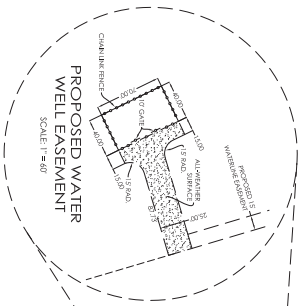
Project Location

The Project is located in the northeastern portion of the City of Paso Robles, in San Luis Obispo County, California (Exhibits 1 and 2). The proposed project site is part of the Borkey Area Specific Plan north of SR 46, east of the Salinas River, and along Buena Vista Drive and South of Circle B Road. Agricultural land borders the site to the north and two existing River Oaks residential neighborhoods are located to the south.



Exhibit 1 - Project Location Map

Attachment 2



rm design group
 3745 S. HIGHERA ST., STE. 102
 SAN JUAN BAPTIST CA 92041
 PH (858) 548-1794
 WWW.RMDESIGN.COM

MAP PREPARED BY:
 SERGE WINTER, LS 2841
 RRW DESIGN GROUP
 3745 S. HIGHERA ST., STE. 102
 SAN JUAN BAPTIST CA 92041
 PH (858) 548-1794

VICINITY MAP
 N.T.S.

PROJECT DESCRIPTION:
 THE SUBDIVISION OF AN EXISTING 139.4-ACRE PARCEL CREATING LARGER PARCELS, RANGING FROM 8.2 ACRES TO 48.4 ACRES, FOR THE IMPROVED FUTURE IMPLEMENTATION OF THE RIVER OAKS II SPECIFIC PLAN DEVELOPMENT AREAS. THE SUBMITTED LARGE LOT MAP IS PROPOSED TO SUBDIVIDE THE PROPERTY ALONG THE RIVER PHASE OF THE RIVER OAKS II SPECIFIC PLAN AND MASTER SITE DEVELOPMENT PLAN. NO ZONING CHANGES, LAND USE CHANGES OR IMPROVEMENTS ARE PROPOSED WITH THIS SUBDIVISION.

PROPERTY INFORMATION:
 ADDRESS: 3720 NORTH RIVER ROAD, PASO ROBLES, CA
 APN: 025-396-009
 ZONE: RS-4 (RESIDENTIAL, SUBURBAN) & ROS (PARK & OPEN SPACE)
 SPECIFIC PLAN: RIVER OAKS II AREA

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS BEING PARCEL 1 OF MAP FILED IN BOOK 104 OF RECORD OF SURVEYS AT PAGE 28 IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN JUAN BAPTIST, STATE OF CALIFORNIA.
 R 104/R57/28

OWNER/APPLICANT:
 RRW DESIGN GROUP
 P.O. BOX 4280
 PASO ROBLES, CA 93447-4280
 PH (805) 238-1031

REPRESENTATIVE:
 RRW DESIGN GROUP
 3745 S. HIGHERA ST., STE. 102
 SAN JUAN BAPTIST CA 92041
 PH (858) 548-1794

TENTATIVE TRACT MAP NO. 3097

IN THE CITY OF PASO ROBLES
 BEING A SUBDIVISION OF PARCEL 1 AS DESCRIBED IN CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 7, 2010 IN DOCUMENT NO. 20083520 IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN JUAN BAPTIST, STATE OF CALIFORNIA.
 JULY, 2014

DRAFT RESOLUTION A
RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING TENTATIVE TRACT MAP 3097
APN: 025-390-009
APPLICANT: RIVER OAKS, LLC

WHEREAS, Tentative Tract Map 3097, an application filed by River Oaks, LLC to subdivide approximately 131.34 acres of land into six (6) lots: Lot 1 – 18.82 acres; Lot 2 - 13.69 acres; Lot 3 - 23.21 acres; Lot 4 - 48.89 acres; Lot 5 - 19.45 acres, and Lot 6 – 7.27 acres; and

WHEREAS, the property is located within the Borkey Specific Plan Area, Subarea A, north of State Route 46 East, east of River Road, and west of Buena Vista Road; and

WHEREAS, the property is designated in the General Plan, Land Use Element as partially Residential Single Family (RSF-4) 85 acres, Parks and Open Space (POS) 18 acres, and Agriculture (AG) 26 acres, and it is zoned with compatible zoning districts of Residential Single Family (R-1) - 85 acres, Agriculture (AG) - 26 acres, and Parks and Open Space (POS) - 18 acres; and

WHEREAS, the Tentative Tract Map is consistent with the applicable General Plan Land Use Designations, Borkey Area Specific Plan - Subarea A, and Zoning; and

WHEREAS, the Tentative Tract Map is consistent with the applicable 2016 Master Development Plan and associated Conditions of Approval; and

WHEREAS, since the proposed Tentative Tract Map is consistent with the Borkey Area Specific Plan, as amended, which was previously the subject of an environmental review and a Mitigated Negative Declaration, it is exempt from further environmental review under the California Environmental Quality Act (CEQA); and

Section 1 – Findings:

Based upon the facts and analysis presented in the staff report, public testimony received the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

1. The proposed Tentative Tract 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 six (6) lots are consistent with the General Plan and Zoning Ordinance;
3. The site is physically suitable for proposed subdivision which is intended for phasing and financing purposes only;
4. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

5. The land division proposed is not likely to cause serious public health problems;
6. 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;

Section 2 – CEQA Exemption:

In accordance with Public Resources Code, CEQA Statutes Section 21068.5 (Tiering), this project is exempt from further environmental review.

Section 3 – Decision:

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant approval of Tentative Tract Map 3097, as shown on Exhibit A – Conditions of Approval and Exhibit B - Tentative Tract Map 3097.

PASSED AND ADOPTED THIS 27th day of September, 2016 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

BOB ROLLINS, CHAIRMAN

ATTEST:

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

Exhibit A – Conditions of Approval

Exhibit B – TTM 3097

Exhibit A
Conditions of Approval

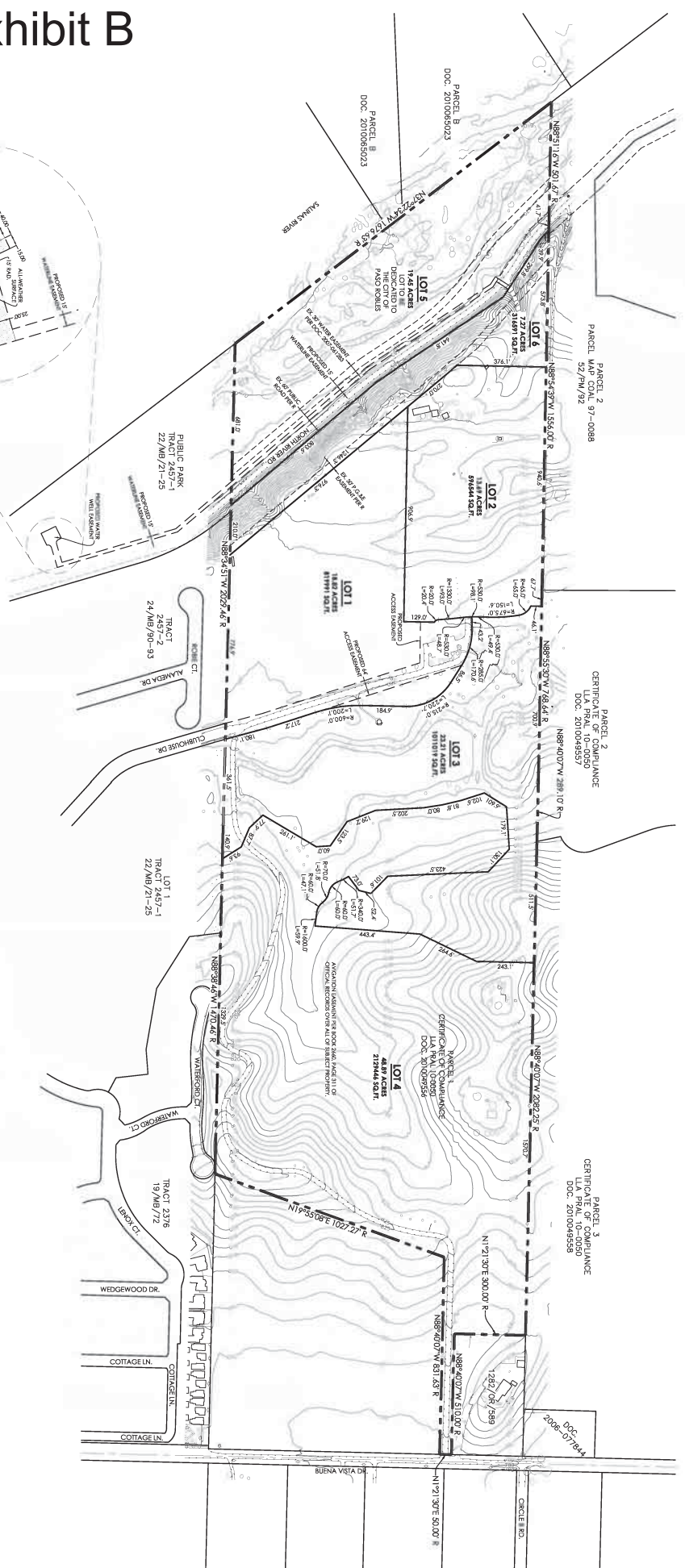
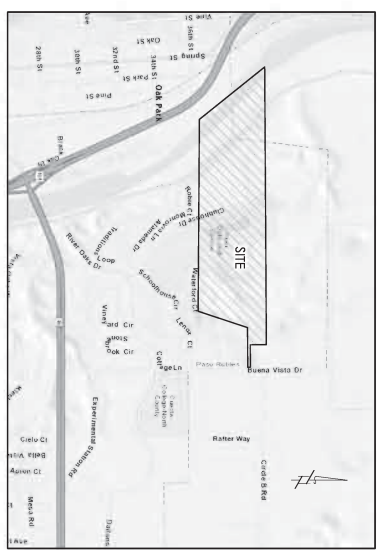
Tentative Tract Map 3097 is approved subject to the following conditions:

1. This subdivision will expire in 2 years from September 27, 2018, if a parcel map or certificate of compliance have not been recorded to finalize this approval, or if a time extension has not been requested, with appropriate fees paid, prior to the expiration date.
2. The Final Map shall be in substantial compliance with the attached Exhibit A. All conditions shall be complied with in a manner subject to approval of the City of Paso Robles.
3. A licensed land surveyor shall prepare the Final Map.
4. All new property corners shall be installed.
5. Prior to recordation of a Final Parcel Map or certificates of compliance, the applicant shall provide a digital copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application in PDF format for electronic archiving.
6. Lot 5 shall be dedicated to the City of Paso Robles at time of final map. Concurrently with recordation final map the City will execute an agreement granted 100% credit towards the Parks and Recreation Development Impact Fee, in effect at the time of issuance, for a maximum of 271 single-family residential building permits.

Exhibit B



MAP PREPARED BY:
BRIAN DEGENER GROUP
3745 S. HIGUEA ST., STE. 102
SAN LUIS OBISPO, CA 95001
PH (805) 543-1794



PROJECT DESCRIPTION:
SUBDIVISION OF AN EXISTING 189.4-ACRE PARCEL CREATING TENTATIVE TRACTS 2376 AND 2377, 1.06 ACRES, BEING PARCELS 1 AND 2, RANGING FROM 0.48 ACRES FOR THE PURPOSE OF FUTURE IMPLEMENTATION OF THE RIVER OAKS II SPECIFIC PLAN DEVELOPMENT AREAS. THE SUBMITTED LARGE LOT MAP IS PROPOSED TO SUBDIVIDE THE PROPERTY ALONG THE R/O II PHASE BOUNDARY TO CONDUCE TO THE CONVERSION OF APPROXIMATE 100% OF THE APPROVED RIVER OAKS II PHASE BOUNDARY TO A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. LAND USE CHANGES OR IMPROVEMENTS ARE PROPOSED WITH THIS SUBDIVISION.

PROPERTY INFORMATION:
ADDRESS: 3720 NORTH RIVER ROAD, PASO ROBLES, CA
APN: 025-395-009
ZONE: S21 (RESIDENTIAL SINGLE-FAMILY) & ROS (PARK & OPEN SPACE)
SPECIFIC PLAN: RIVER OAKS I AREA
R 104/165/28

BASIS OF REARINGS:
THE BASIS OF REARINGS BEING PARCEL 1 OF MAP FILED IN BOOK 104 OF RECORD OF SAVERS AT PAGE 88 IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.
R 104/165/28

TENTATIVE TRACT MAP NO. 3097

IN THE CITY OF PASO ROBLES
BEING A SUBDIVISION OF PARCEL 1 AS DESCRIBED IN CERTIFICATE OF COMPLIANCE RECORDED
OCTOBER 7, 2010 IN DOCUMENT NO. 2010049558 IN THE OFFICE OF THE COUNTY RECORDER,
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.
JULY 2016

OWNER/APPLICANT:
BRIAN DEGENER GROUP
P.O. BOX 4280
PASO ROBLES, CA 95447-4280
PH (805) 238-1031

REPRESENTATIVE:
BRIAN DEGENER GROUP
3745 S. HIGUEA ST., STE. 102
SAN LUIS OBISPO, CA 95001
PH (805) 543-1794

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Susan DeCarli, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for River Oaks II, TTM 3097 request on this 15th day of September, 2016.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Susan DeCarli
Susan DeCarli