



## City of Paso Robles Planning Commission Agenda Report

From: Darcy Delgado, Assistant Planner

Subject: Tract Map 3098 and Planned Development (PD) 16-009 – Union Road LLC applicant  
To consider a request to subdivide an approximate 3.13-acre site into 9 single-family residential lots, within the Union/46 Specific Plan Area.

Date: January 24, 2017

---

### **Facts**

1. The proposed subdivision is located at the northwest corner of Union Road and Prospect Avenue. See Vicinity Map, Attachment 1.
2. The existing property is approximately 3.13-acres, and is currently vacant. The proposed subdivision would create nine parcels ranging in size from approximately 10,000 square feet to 21,095 square feet.
3. The General Plan land use designation is Residential Single Family (RSF) and the zoning is R-1, PD 3 (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.
4. The Union/46 Specific Plan adopted a framework of development for Sub Area C that included: residential density distribution, minimum lot size criteria, a circulation framework with specific street sections, a utility infrastructure framework, and the designation of both a public park and school site at the northeast portion of the Sub Area.
5. The project has been designed to maintain the anticipated density and the Specific Plan requirement of 12,000 square feet average lot size, with a 10,000 square foot minimum lot size.
6. The applicant proposes to record and develop the 9 lot subdivision in one (1) phase.
7. The development will be accessed by a new public street that would enter off of Prospect Avenue. A “hammer-head” turn around will be constructed at the western boundary of the tract.
8. The site has an average slope of less than 10-percent, and is proposed to be “pad-graded” as allowed by the Grading Ordinance.
9. There are four oak trees located within the project boundaries. There is a 13-inch Valley Oak located parallel to Union Road which requires project mitigation prior to grading activities for future road improvements. The other three trees are located on proposed Lot 5 and include a 17-inch, 7-inch, and 18-inch Valley Oaks. These three trees are not anticipated to be impacted by the development of Lot 5, since the lot has been designed to provide a building envelope outside of the tree critical root zones. All four trees will be preserved and protected during construction. The Arborist Report by A & T Arborist is attached to this Staff Report (Attachment 2, Arborist Report)

## Agenda Item 2

10. As allowed for by the Zoning Code (Section 21.16A. Planned Development District) the applicant is requesting deviations from the required lot widths in order to accommodate development out of the critical root zones of the oak trees for Lot 5. The applicant is requesting to allow reduced widths for Lots 6-9 from 80-feet to 65-feet.
11. The 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 (Residential Projects Pursuant to a Specific Plan), of the State's Guidelines to Implement CEQA, the project is exempt from additional environmental review.
12. The DRC reviewed this project at their meeting on January 17, 2017. The Committee recommended that the Planning Commission approve the project along with the reduction in lot widths for Lots 6-9 as requested.

### **Options**

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

1. Approval of the project as follows:
  - a) Approve draft Resolution A; approving a finding of consistency with the approved Union/46 Specific Plan and its associated environmental documents in consideration of Tentative Tract 3098 and Planned Development 16-009; and
  - b) Approve draft Resolution B; approving Planned Development 16-009, subject to site specific conditions of approval; and
  - c) Approve draft Resolution C; approving Tract 3098, subject to site specific conditions of approval;
2. Amend the above noted options;
3. Continue the item by referring it back to staff for additional analysis;
4. Deny the project by adopting findings of denial for draft Resolution A, draft Resolution B, and draft Resolution C.

### **Analysis and Conclusions**

The subdivision of the 3.13-acre lot into nine parcels is consistent with the General Plan, Zoning Code and Union-46 Specific Plan policies for residential development by providing urban single-family residential neighborhoods and is consistent with the existing residential character in this area of the City. Individual lot development plans will be required to be submitted on a lot by lot basis to the DRC for review and approval. Conditions requiring architectural elements to be provided on all homes with elevations visible from a street and the use of tile roofs or similar architectural composition roofs will be required for the homes.

Environmental mitigation measures have been incorporated into the project to reduce potential impacts to oak trees to a less than significant level. All oak trees will be protected and preserved during the construction of this tract. The adopted Union Road plan line has been designed to preserve the oak trees along Union Road.

## Agenda Item 2

### Project Summary

For the Planning Commission to consider an application to subdivide an approximately 3.13-acre parcel into nine parcels ranging in size from approximately 10,000 square feet to 20,000 square feet, located within the Union/46 Specific Plan Area.

### General Plan / Zoning Consistency

The residential subdivision and associated planned development are consistent with General Plan, Zoning Code and Union-46 Specific Plan policies for residential development by providing urban single-family residential neighborhoods consistent with the existing residential character in this area of the City. This subdivision would be a continuation of a residential development pattern that is established for the area.

### Neighborhood Compatibility / Site Design Issues

The Union/46 Specific Plan adopted a framework of development for Sub Area C that included residential density distribution and minimum lot size criteria. The project has been designed to maintain the anticipated density and the Specific Plan requirement of 12,000 square feet average lot size, with a 10,000 square foot minimum lot size, making it compatible with the surrounding residential development in the Specific Plan Area. The applicant is also requesting to allow reduced widths for Lots 6-9 from 80-feet to 65-feet in order to accommodate development out of the critical root zones of the oak trees for Lot 5.

### Architecture and Appearance

There are no house plans for the lots at this time. A condition of approval has been added so that future development be approved by the Development Review Committee (DRC). Development review approval will include detailed building elevations of all structures indicating roof materials, colors and architectural treatments

Additionally, the applicant has proposed a decorative 6-foot tall masonry pilaster/wood fence to be located along Union Road and continue along the side yards of Lots 4 and 9 on Prospect Avenue. The fencing plan will enhance the parkway along Union Road and provide uniformity for the subdivision since the fencing theme is continuous through Lot 4.

### CEQA issues

The 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 (Residential Projects Pursuant to a Specific Plan), of the State's Guidelines to Implement CEQA, the project is exempt from additional environmental review

### Options

Option 1. Approval of the project is consistent with the residential pattern established in the area, the RSF land use designation, R1 PD 3 zoning designation, as well as the Union / 46 Specific Plan.

Option 2. Option 2 takes into account the potential for the Planning Commission to recommend the reduced widths for Lots 6-9 be increased for consistency within the subdivision. However, since the Planned Development Overlay provides flexibility in the design of subdivision, the current proposal takes into account the significant natural resources such as the oak trees located on Lot 5.

Option 3. Continuing the item to a future Planning Commission meeting would allow staff to work with the applicant and further review the projects' design around the existing oak trees.

## Agenda Item 2

### **Fiscal Impact**

The subdivision of this property will not have a fiscal impact to the City due to the City's standard condition B-3 to annex into the Community Facilities District prior to final map recordation and to fund landscape and street maintenance costs.

### **Recommendation**

Option 1 – Recommending approval of the subdivision of the property consistent with the development pattern in neighborhood, and consistent with the RSF land use designation, and the R1 PD 3 zoning designation by the following actions:

- a. Approve draft Resolution A; approving a finding of consistency with the approved Union/ 46 Specific Plan and its associated environmental documents in consideration of Tentative Tract 3098 and Planned Development 16-009; and
- b. Approve draft Resolution B; approving Planned Development 16-009, subject to site specific conditions of approval; and
- c. Approve draft Resolution C; approving Tract 3098, subject to site specific conditions of approval;

### **Attachments**

1. Vicinity Map
2. Arborist Report
3. Draft Resolution A
4. Draft Resolution B
5. Draft Resolution C
6. Mail affidavit
7. Newspaper affidavit

# Attachment 1

## Vicinity Map



Project Site  
Northwest corner of Union Road  
and Prospect Avenue

<p><b>A &amp; T ARBORISTS</b> P.O. BOX 1311 TEMPLETON, CA 93465 (805) 434-0131</p>	
--	--

---

---

**Tree Preservation Plan  
For  
Berry  
Tract 3098, Union and Prospect**

**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 involves the street improvements to Union Road for tract 3098. Improvements include curb, gutter and sidewalk and an iron gated wall. There were two valley oaks (*Quercus lobata*) and one blue oak (*Quercus douglasii*) located parallel to Union Road that would have been potentially be impacted by the improvements. Since the original tree plan was completed many years ago, the 50” valley oak and the 12 inch blue oak along Union Road have died. The valley oak was cut up and hauled off but the blue oak remains in place. There are three other oak trees located on lot #5 that will not be impacted by the improvements as long as the critical root setback are observed. We have not received any building footprint plans at this time for lot #5, therefore, any potential mitigation will have to be completed in a supplemental report.

Specific Mitigations Pertaining to the Project: Grading near the oak tree for the sidewalk improvements shall be limited to 6 inches below the original existing grade. Any required canopy raising shall be completed prior to any grading within the critical root zone. The plans show the sidewalk arcing around the tree. The tree fencing shall be erected within one foot of the line of encroachment. A certified arborist shall be present during all grading and trenching within the critical root zone. There are no utilities shown on the plans that exist within the critical root zone. If any changes require critical root zone trenching, it must be approved by a certified arborist and monitored.

The term “critical root zone” or CRZ is an imaginary circle around each tree. The radius of this circle (in feet) is equal to the diameter (in inches) of the tree. For example, a 10 inch diameter tree has a critical root zone with a ten foot radius from the tree. Working within the CRZ usually requires mitigations and/or monitoring by a certified arborist.

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. Tree protection fencing is shown on the grading plan. In the field oak trees to be saved have yellow tape and trees to be removed have red tape attached to the tag (none for this project). Both critical root zones and drip lines are outlined on the plans.

If pruning is necessary for building, road or driveway clearance, removal of limbs larger than 6 inches in diameter will require a city approved permit along with a deposit paid in advance (to the City of Paso Robles). The city will send out a representative to approve or deny the permit. Only 25% of the live crown may be removed.

**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.

**Fencing:** The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize



the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

**Tree Protection Zone**  
 No personnel, equipment, materials, and vehicles are allowed  
 Do not remove or re-position this fence without calling:  
 A & T Arborists  
 434-0131

**Soil Aeration Methods:** Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.

**Chip Mulch:** All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

**Trenching Within Critical Root Rone:** All trenching within the critical root zone of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading contractor(s) must take place prior to work start.

**Grading Within The Critical Root Zone:** Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

**Exposed Roots:** Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.

**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. All areas behind fencing are off limits unless pre-approved by the arborist.

**Existing Surfaces:** The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, 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.

**Arborist Monitoring:** An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the **owner(s) or their designee** to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.

- pre-construction fence placement inspection
- all grading and trenching (trees #1 and #2) identified on the spreadsheet
- any other encroachment the arborist feels necessary

**Pre-Construction Meeting:** An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall 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.

**Pruning** Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

**Landscape:** All landscape within the critical root zone (greenbelt area) shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. Preferably, only cobbles will be placed within the critical root zones of trees #1 and #2. It is the owner's responsibility to notify the landscape contractor regarding this mitigation.

**Fertilization and Cultural Practices:** As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.

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.

## Agenda Item 2

If **all** the above mitigation measures are followed, we feel there will be no long-term significant impacts to the native trees. **Attachment 2**

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

1	2	3	4	5	6	7	8	9	10	11	12	13	14
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW
1	VO	<i>Q. lobata</i>	50	0								removed	
2	VO	<i>Q. lobata</i>	13	5	I	25%	GR	F, M	YES		excel.	25% new impact	30/20
3	BO	<i>Q. doug.</i>	12	0								dead	
4	VO	<i>Q. lobata</i>	17	4	A	0%		fencing	NO		fair	V-crotch	20/22
5	VO	<i>Q. lobata</i>	7	3	A	0%		fencing	NO		poor	suppressed	18/10
6	VO	<i>Q. lobata</i>	18	4	A	0%		fencing	NO		fair	suppressed	30/22
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH							8 = CONSTRUCTION IMPACT TYPE: <b>G</b> RADING, <b>C</b> OMPACTION, <b>TR</b> ENCHING						
2 = TREE TYPE: COMMON NAME IE W.O.= WHITE OAK							9 = MITIGATION REQUIREMENTS: <b>F</b> ENCING, <b>M</b> ONITORING, <b>R</b> OOTPRUNING,						
3= SCIENTIFIC NAME							10 = ARBORIST MONITORING REQUIRED: YES/NO						
4 = TRUNK DIAMETER @ 4'6"							11 = PERSCRIBED PRUNING: CLASS 1-4						
5 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT							12 = AESTHETIC VALUE						
6 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL							12 = FIELD NOTES						
7 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE							13= NORTH SOUTH/ EAST WEST CANOPY SPREAD						

## Attachment 3 Draft Resolution A

RESOLUTION NO. 16-XXX  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING A FINDING OF CONSISTENCY WITH  
THE APPROVED UNION/46 AREA SPECIFIC PLAN AND ITS ASSOCIATED  
ENVIRONMENTAL DOCUMENTS IN CONSIDERATION OF  
TENTATIVE TRACT 3098 AND PLANNED DEVELOPMENT 16-009  
(Union Road LLC)  
APN: 025-402-024

WHEREAS, Tentative Tract 3098 has been filed by Union Road LLC, a proposal to subdivide an approximate 3.13-acre site into nine single family residential lots; and

WHEREAS, the site is located on the northwest corner of Union Road and Prospect Avenue; and

WHEREAS, Planned Development 16-009 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district; and

WHEREAS, the project is located within the Union / 46 Specific Plan Area for which an Environmental Impact Report was already prepared and certified by the City Council and the project has been made to comply with the Specific Plan; 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

NOW, THEREFORE, BE IT RESOLVED, by the City of Paso Robles Planning Commission, as follows:

**Section 1.** All of the recitals above are true and correct and incorporated herein.

**Section 2. Findings.** That the Planning Commission of the City of El Paso de Robles based on its independent judgment, does hereby find and determine that the proposed Tentative Tract 3098 and Planned Development 16-009 are consistent with the approved Union/46 Area Specific Plan and its associated environmental documents, thereby requiring no additional environmental review and analysis.

**Section 3. Specific Plan EIR Consistency.** The creation and development of this subdivision shall be consistent with the attached mitigation measures identified by the certified Environmental Impact Report prepared for the Union/46 Specific Plan. These mitigation measures address the following general categories:

- Geologic and Seismic
- Water Resources and Sewer
- Drainage and Erosion
- Biological
- Archaeological
- Visual Resources

## Agenda Item 2

- Traffic and Circulation
- Noise
- Air Quality

**Section 4. EIR Mitigation Measures.** The project specific mitigation measures identified in the tract resolution relating to: biological (oak trees), shall be fully implemented.

PASSED AND ADOPTED THIS 24<sup>th</sup> Day of January 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

CHAIRMAN BOB ROLLINS

ATTEST:

---

WARREN FRACE, PLANNING COMMISSION SECRETARY

## Attachment 4 Draft Resolution B

RESOLUTION NO. 16-XXX  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING PLANNED DEVELOPMENT 16-009  
(Union Road LLC)  
APN: 025-402-024

WHEREAS, Tentative Tract 3098 has been filed by Union Road LLC, a proposal to subdivide an approximate 3.13-acre site into nine single family residential lots; and

WHEREAS, the site is located on the northwest corner of Union Road and Prospect Avenue; and

WHEREAS, Planned Development 16-009 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district; and

WHEREAS, the project is located within the Union / 46 Specific Plan Area for which an Environmental Impact Report was already prepared and certified by the City Council and the project has been made to comply with the Specific Plan; 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, reducing the minimum lot widths from 80-feet to 65-feet are permitted in order to allow additional flexibility to design around the oak trees on Lot 5 as allowed by Section 21.16A, Planned Development District; and

WHEREAS, a public hearing was conducted by the Planning Commission on January 24, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the application; and

**Section 1- Findings:** 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:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
  - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
  - b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
  - c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;

## Agenda Item 2

- d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;
- e. The project is consistent with the policies for development established within the Union/46 Specific Plan;
- f. The request to allow the reduction of the lot widths for Lots 6-9 would allow for additional area to build outside of the critical root zones of the oak trees on Lot 5 and would comply with the intent of Chapter 21.16.A (Planned Development Overlay District Regulations).

**Section 2- Environmental Determination:** This projects qualifies for as exempt from environmental review under the State's Guidelines to Implement the California Environmental Quality Act (CEQA) per Section 15182 (Residential Projects Pursuant to a Specific Plan).

**Section 3 - Approval:** Planned Development 16-009 is recommended for approval subject to the following:

- 1. This Planned Development coincides with Tentative Tract Map 3098 and authorizes the subdivision of approximately 3.13-acre site into a maximum of 9 single family residential lots ranging from approximately 10,000 square feet to 21,095 square feet in size (maintaining an average of 12,000 square feet). With the approval of PD 16-009, the lot width of Lots 6-9 may be reduced to 65-feet wide, as shown on the Tentative Tract Map, Exhibit B.
- 2. The project shall be constructed so as to substantially conform with the following listed exhibits established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions
B	Tentative Tract Map
C	Preliminary Grading Plan
D	Fence and Wall Plan
E	Preliminary Landscape Plan

PASSED AND ADOPTED THIS 24<sup>th</sup> Day of January 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
CHAIRMAN BOB ROLLINS

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



# Exhibit A

## Project Conditions

### (PD 16-009 – Union Road LLC)

1. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Tract 3098 and its exhibits. NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.
2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

EXHIBIT	DESCRIPTION
B	Tentative Tract Map
C	Preliminary Grading & Drainage
D	Fence & Wall Plan
E	Preliminary Landscape Plan

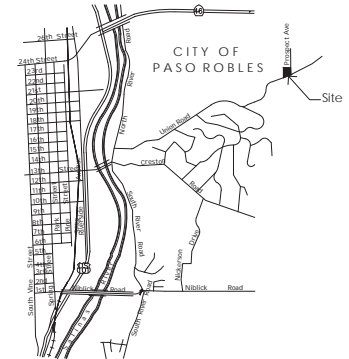
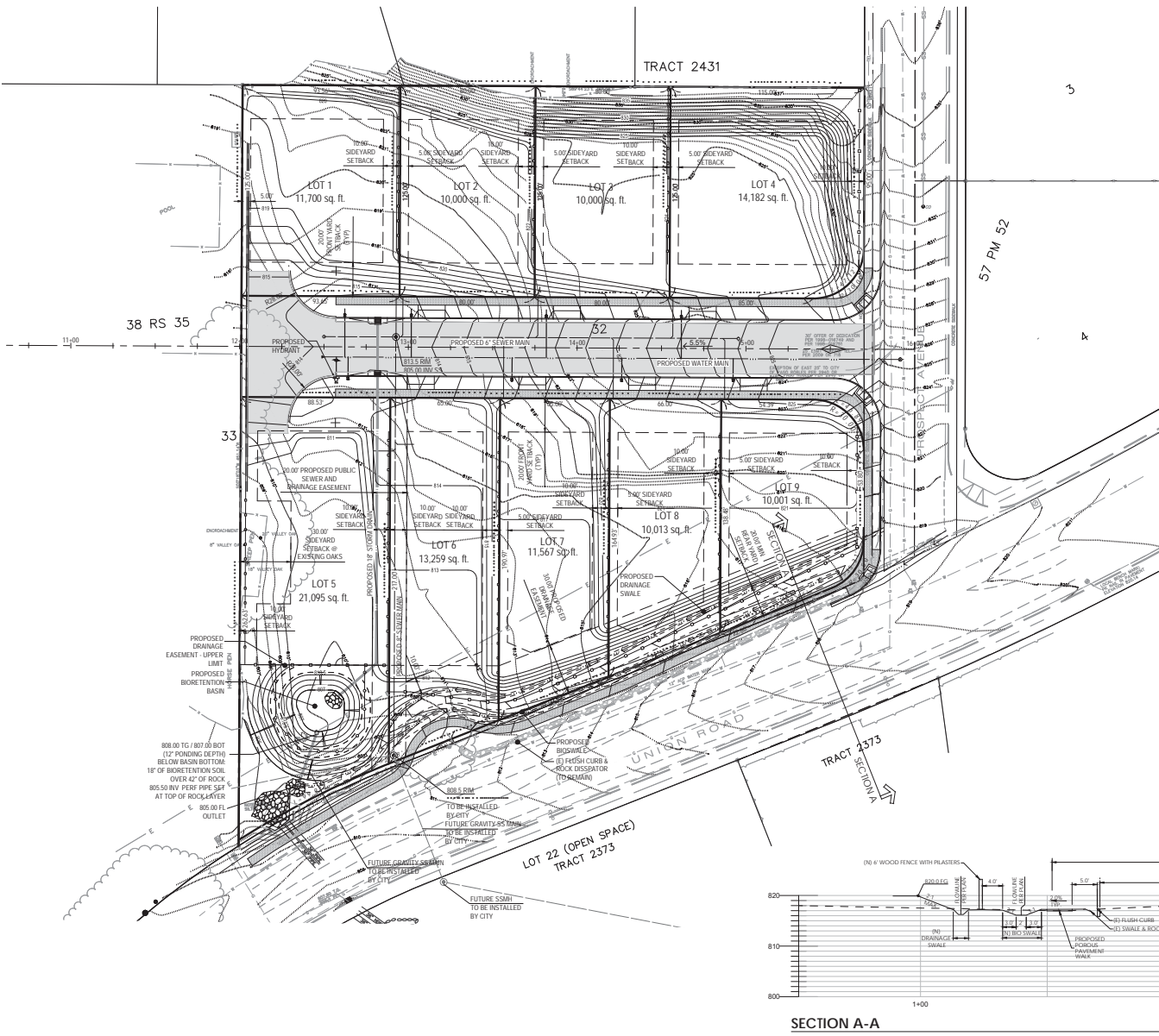
(Full size plans are on file with the Community Development Department)

3. This Planned Development 16-009 coincides with Tentative Tract Map 3098 and authorizes the subdivision of approximately 3-acre site into a maximum of 9 single family residential lots ranging from approximately 10,000 square feet to 21,095 square feet in size (maintaining an average of 12,000 square feet). With the approval of PD 16-009, the lot width of Lots 6-9 may be reduced to 65-foot wide, as shown on the Tentative Tract Map, Exhibit A.
4. The maximum number of residential lots permitted within this subdivision/development plan shall be 9. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
5. Prior to the issuance of a Building Permit for each lot, 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. After the initial review of homes for the Tract have been reviewed by the DRC and the character of the neighborhood has been established, the DRC can give the responsibility of plan review of the remaining lots to staff.
6. The following architectural elements are minimum requirements for the homes on each lot:
  - a. Tile roofs or a similar architectural composition roof;
  - b. Architectural features shall be provided on all homes with elevations visible from a street. The architectural features will be determined by the DRC, but at minimum, decorative window trim is required.

## Agenda Item 2

7. The home on Lot 5 shall be constructed within the developable area as shown on the Tentative Tract Map attached to this resolution (Exhibit A). In no circumstance can the house foot print extend out of the developable area and further impact the oak trees.
8. Prior to Tract acceptance, a 6-foot wood fence shall be constructed on the west end of the “hammer-head” to screen lights from cars traveling west bound on the street.

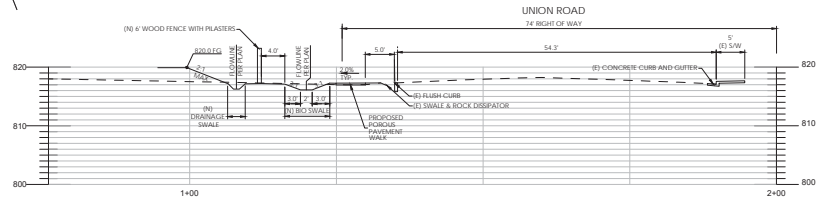




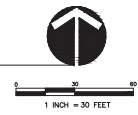
Vicinity Map  
No Scale

**Notes**

1. Preliminary Earthwork:  
Cut 4190 cy Fill 3300 cy Export 890 cy
2. The proposed gravity sewer system as shown assumes that City sewer main and infrastructure, shown as future, will be available and operational prior to completion of Tract Sewer improvement plans and permit approval. Should facilities not be available then a lift station and force main will be engineered and will connect to the sewer main termination in Prospect Ave.



SECTION A-A



Keith V. Crowe, P.E.  
P.O. Box 632, Alameda, CA 94429  
Phone & Fax: (905) 464-0975  
KVCrowe@Charter.net



project:

**Union Road and Prospect Avenue Tentative Tract Map**  
LEGAL DESCRIPTION: LOTS 1-9, SHOWN ON MAP FILED IN BOOKS 141 PAGE 14, 15, 16, COUNTY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

client:  
Union Road LLC  
6947 Sycamore Road, Unit B  
Atascadero, CA 93422

sheet title:  
**Tentative Tract Map #3098 Preliminary Grading, Drainage and Utility Plan**

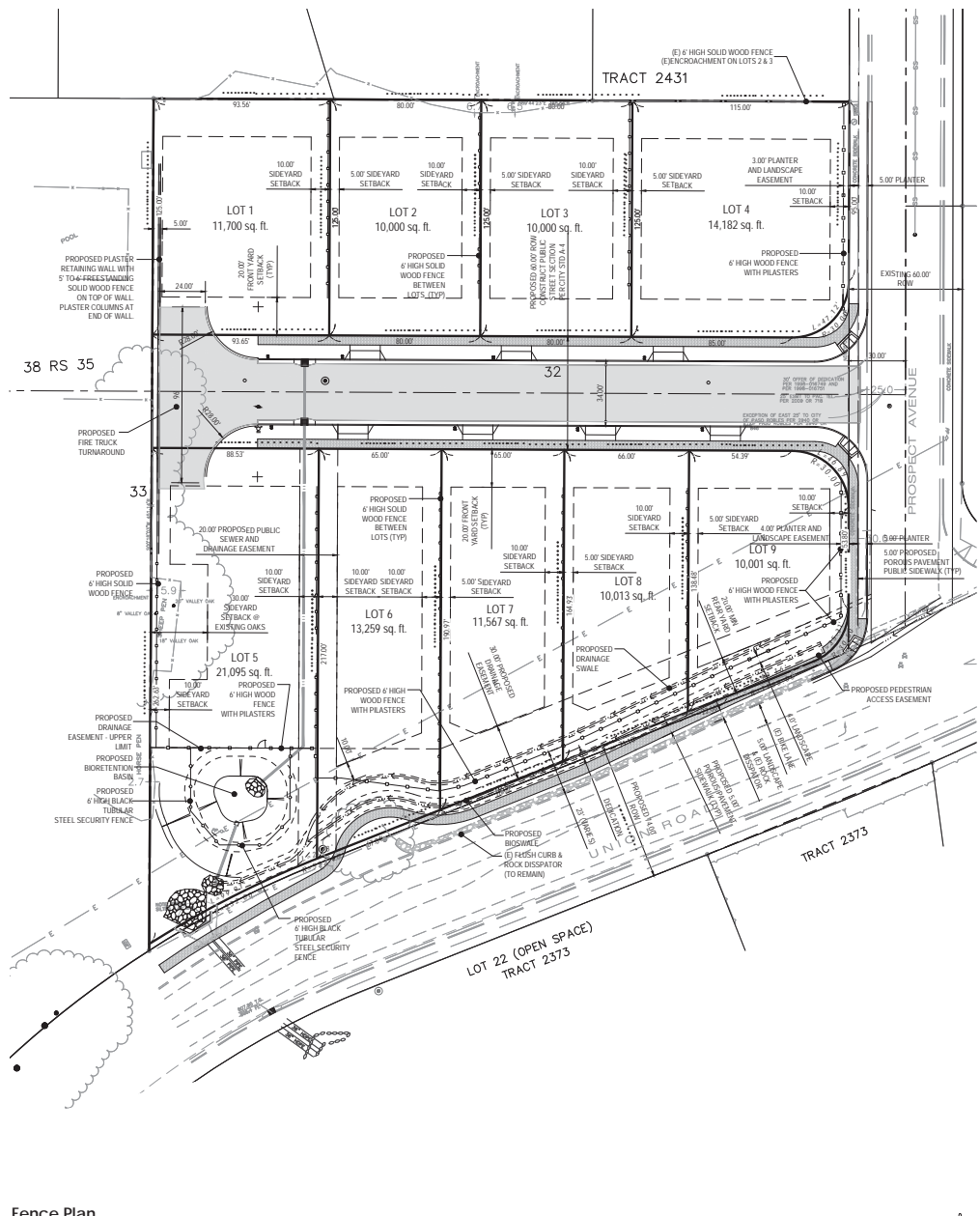
sheet data:  
Job - Union & Prospect Paso Robles  
Plot Date: 08/26/16  
Drawn By: SG  
Revision Date:

sheet:

2

of 4 sheets

**Tentative Tract Map #3098 - Preliminary Grading, Drainage and Utility Plan**

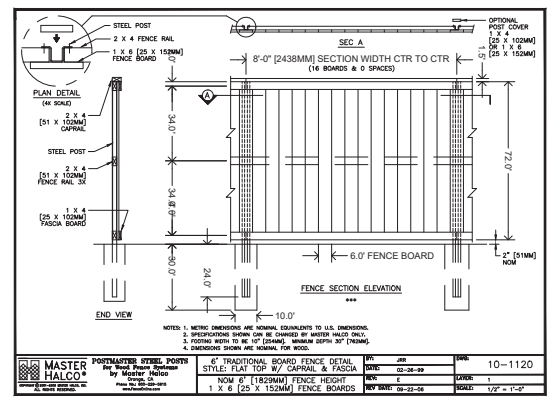


Fence Plan

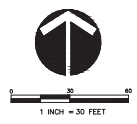


Masonry Pilaster / Wood Fence Wall Detail

- NOTES:
1. ALL MASONRY PILASTERS TO BE 8" X 8" X 16" BLOCK WITH SMOOTH PLASTER FINISH.
  2. PILASTERS TO BE SPACED 25' ON CENTER.
  3. WOOD FENCE BETWEEN PILASTERS TO BE SOLID WOOD FENCE WITH HORIZONTAL TOP CAP.



Wood Fence Detail



Keith V. Crowe, P.E.  
 P.O. Box 852, Alameda, CA 94623  
 Phone & Fax: (905) 456-0975  
 KVCrowe@Charter.net



project:

Union Road and Prospect Avenue Tentative Tract Map

LEGAL DESCRIPTION: 1/2 ACRES, PART OF MAP 145, 1/2 ACRES, PART OF MAP 145, 1/2 ACRES, PART OF MAP 145, 1/2 ACRES, COUNTY OF SAN LUIS OBISPO, CALIFORNIA  
 APN: 023-402-024  
 ZONING: R-1/PD-3

client:

Union Road LLC  
 6947 Sycamore Road, Unit B  
 Atascadero, CA 93422

sheet title:

Tentative Tract Map #3098 - Fence / Screen Detail

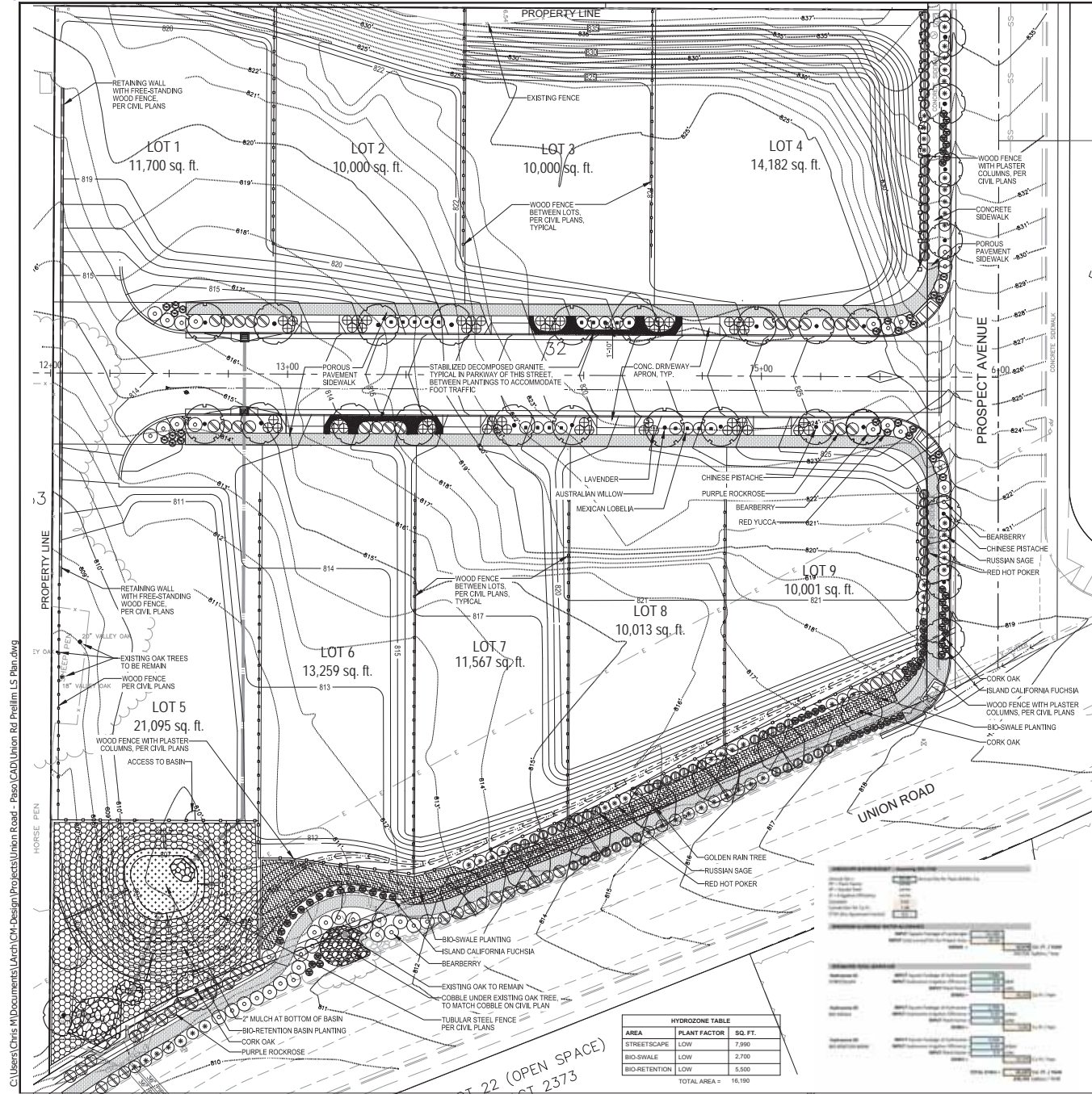
sheet data:

Job : Union & Prospect Paso Robles  
 Plot Date: 01/12/2017  
 Drawn By: SG  
 Revision Date:

sheet:



All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by CMLA, as instruments of service shall remain the property of CMLA. All service shall remain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.



TREES	BOTANICAL NAME	COMMON NAME	QT	SIZE	SPACING	WUCOLS	NOTES
	<i>Gelera parviflora</i> - or - <i>Robinia ambigua</i> "Purple Robin"	Australian Willow - or - Purple Robin Locust	8	15 Gal.	Per Plan	Low	Standard Trunk 8" H. 1" Dia. Caliper
	<i>Koeleria paniculata</i>	Golden Rain Tree	6	15 Gal.	Per Plan	Very Low	Standard Trunk 8" H. 1" Dia. Caliper
	<i>Pistacia chinensis</i>	Chinese Pistache	9	15 Gal.	Per Plan	Very Low	Standard Trunk 8" H. 1" Dia. Caliper
	<i>Quercus suber</i>	Cork Oak	13	15 Gal.	Per Plan	Very Low	Standard Trunk 8" H. 1" Dia. Caliper

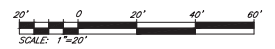
STREETSCAPE PLANTING PALETTE	BOTANICAL NAME	COMMON NAME	QT	SIZE	SPACING	WUCOLS	NOTES
	<i>Cistus purpureus</i>	Purple Rockrose	55	5 Gal.	5'-4" OC	Low	
	<i>Cotoneaster dammeri</i> "Mower"	Bearberry	36	1 Gal.	6'-4" OC	Low	
	<i>Hesperaloe</i> "Brake Lights"	Red Yucca	25	1 Gal.	Per Plan	Low	
	<i>Lavandula</i> spp.	Lavender	56	1 Gal.	4'-0" OC	Low	
	<i>Lobelia laurifolia</i>	Mexican Lobelia	18	1 Gal.	5'-0" OC	Low	
	<i>Perovskia atriplicifolia</i> "Blue Spire"	Russian Sage	56	1 Gal.	5'-4" OC	Low	
	<i>Rhipidolia</i> "Bressingham Corner"	Red Hot Poker	65	1 Gal.	4'-4" OC	Low	
	<i>Zauschneria californica</i> "Catalina"	Island California Fuchsia	64	1 Gal.	4'-4" OC	Very Low	

BIO-SWALE PLANTING PALETTE	BOTANICAL NAME	COMMON NAME	QT	SIZE	SPACING	WUCOLS	NOTES
	<i>Juncus patens</i> "Elk Blue"	Elk Blue California Rush	Approx. 23	1 Gal.	4'-4" OC	Low	
	<i>Baccharis pilularis</i> "Pigeon Plant"	Dwarf Coyote Brush	Approx. 40	1 Gal.	6'-4" OC	Low	
	<i>Leymus condensatus</i> "Canyon Prince"	Canyon Prince Wild Rye	Approx. 30	1 Gal.	5'-4" OC	Low	
	<i>Minimus cardinalis</i>	Scarlet Monkey Flower	Approx. 45	1 Gal.	4'-0" OC	Low	
	<i>Muhlenbergia rigens</i>	Deer Grass	Approx. 30	1 Gal.	5'-4" OC	Low	
	<i>Salvia spathacea</i>	Hummingbird Sage	Approx. 35	1 Gal.	3'-4" OC	Very Low	
	<i>Zauschneria californica</i> "Catalina"	Island California Fuchsia	Approx. 45	1 Gal.	4'-4" OC	Very Low	

BIO-RETENTION PLANTING PALETTE	BOTANICAL NAME	COMMON NAME	QT	SIZE	SPACING	WUCOLS	NOTES
	<i>Arctostaphylos</i> "Pacific Mist"	Pacific Mist Manzanita	Approx. 23	1 Gal.	6'-4" OC	Low	
	<i>Baccharis pilularis</i> "Pigeon Plant"	Dwarf Coyote Brush	Approx. 23	1 Gal.	6'-4" OC	Low	
	<i>Eriogonum giganteum</i>	St. Catherine's Lace	Approx. 41	1 Gal.	6'-4" OC	Very Low	
	<i>Heteromesa arbutifolia</i>	Toyon	Approx. 15	5 Gal.	10'-0" OC	Low	
	<i>Muhlenbergia rigens</i>	Deer Grass	Approx. 60	1 Gal.	5'-4" OC	Low	
	<i>Romneya coulteri</i>	Mattija Poppy	Approx. 41	1 Gal.	6'-4" OC	Very Low	

AREA	PLANT FACTOR	SQ. FT.
STREETSCAPE	LOW	7,990
BIO-SWALE	LOW	2,700
BIO-RETENTION	LOW	5,500
TOTAL AREA =		16,190

- LINEAR TREE ROOT BARRIERS SHALL BE INSTALLED WHEN TREES ARE RATED WITH HIGH TO MODERATE ROOT DAMAGE POTENTIAL, AND WHEN TREES ARE WITHIN 6 FT. OF PAVING.
- SPRAY HEAD IRRIGATION WILL BE UTILIZED FOR BIO-RETENTION AND BIO-SWALE PLANTERS, AND DRIP IRRIGATION WILL BE USED FOR ALL OTHER PLANTERS.
- ALL SUBSEQUENT PLANS SHALL MEET CURRENT WATER CONSERVATION REQUIREMENTS.
- STREETSCAPE PLANTER AREAS SHALL BE RECEIVE 3" DEPTH OF MULCH, WITH THE EXCEPTION PARKWAYS BETWEEN NEW STREET AND INDIVIDUAL LOTS, WHERE MULCH WILL BE PLACED DIRECTLY UNDER PLANTINGS AND DECOMPOSED GRANITE WILL BE PLACED IN AREAS BETWEEN TO ALLOW FOR FOOT TRAFFIC FROM PARKED CARS.
- BIO-SWALE PLANTERS SHALL RECEIVE 2" LAYER OF STRINGY TEXTURED OR "GORILLA HAIR" MULCH.



**PRELIMINARY LANDSCAPE PLAN**  
 PROJECT NAME & ADDRESS  
**UNION ROAD & PROSPECT AVENUE**  
**TENTATIVE TRACT MAP SUBMITTAL**  
**PASO ROBLES, CA.**

SHEET TITLE

REVISION	DATE

DRAWN BY  
**CM**  
OWNER APPROVAL



PROJECT NUMBER  
**16020**

FILE NAME  
union rd prellim ls plan

PLOT DATE  
January 12, 2017

SHEET NUMBER  
**L-1.0**

## Attachment 5 Draft Resolution C

RESOLUTION NO. 16-XXX  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
TRACT MAP 3098  
(Union Road LLC)  
APN: 025-402-024

WHEREAS, Tentative Tract 3098 has been filed by Union Road LLC, a proposal to subdivide an approximate 3.13-acre site into nine single family residential lots; and

WHEREAS, the site is located on the northwest corner of Union Road and Prospect Avenue; and

WHEREAS, Planned Development 16-009 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district; and

WHEREAS, the project is located within the Union / 46 Specific Plan Area for which an Environmental Impact Report was already prepared and certified by the City Council and the project has been made to comply with the Specific Plan; 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 January 24, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the application; and

**Section 1- Findings:** 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:

- a. 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;
- b. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance and the Union 46 Specific Plan; and
- c. The site is physically suitable for the type of development proposed as shown on the tentative tract map (Exhibit C to this resolution); and
- d. The site is physically suitable for the proposed density of development by meeting 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

## Agenda Item 2

- e. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat; and
- f. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems; and
- g. 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

**Section 2- Environmental Determination:** This projects qualifies for as exempt from environmental review under the State's Guidelines to Implement the California Environmental Quality Act (CEQA) per Section 15182 (Residential Projects Pursuant to a Specific Plan).

**Section 3 - Approval:** Tentative Tract Map 3098 is recommended for approval subject to the following:

1. This Tentative Tract Map authorizes the subdivision of the approximate 3.13-acre lot into 9 single family residential lots, within the Union / 46 Specific Plan Area, as shown in Exhibit C (Tentative Tract Map).
2. The project shall be constructed so as to substantially conform with the following listed exhibits established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions
B	Standard Conditions of Approval
C	Tentative Tract Map
D	Preliminary Grading Plan
E	Fence and Wall Plan
F	Preliminary Landscape Plan

PASSED AND ADOPTED THIS 24<sup>th</sup> Day of January 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
CHAIRMAN BOB ROLLINS

ATTEST:

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



# Exhibit A

## Project Conditions (Tract 3098 – Union Road LLC)

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.
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>
B	Standard Conditions
C	Tentative Tract Map
D	Preliminary Grading & Drainage
E	Fence & Wall Plan
F	Preliminary Landscape Plan

3. Tentative Tract Map 3098 coincides with Planned Development 16-009 and authorizes the subdivision of approximately 3.13-acres into a maximum of 9 single family residential lots ranging from approximately 10,000 square feet to 21,095 in size (maintaining an average of 12,000 square feet).
4. The maximum number of residential lots permitted within this subdivision/development plan shall be 9. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
5. The Final Subdivision Map shall be in substantial compliance with the tentative tract 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. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 06-009 and its exhibits.
7. The applicant shall implement all mitigation measures contained in the associated Environmental Finding Resolution for this project, which includes Project Mitigation Measures identified in the original Certified Environmental Impact Report for the Specific Plan. Additional project level mitigation measures are contained in this tract resolution and are designed to further off set potential impacts to less than significant.

## Agenda Item 2

8. The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) as contained in section 6.4 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:
  - a. 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.
  - b. All dirt stockpile areas should be sprayed daily as needed.
  - c. 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.
  - d. Exposed ground areas that are to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.
  - e. 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.
  - f. 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.
  - g. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
  - h. 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.
  - i. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
  - j. 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.
  - k. Reduce the amount of the disturbed area where possible.
9. Regarding the oak trees on site, the following mitigation measures will be added to insure proper preservation:
  - a) Prior to the issuance of a grading permit for Lot 5, and prior to the approval of the improvement plans, all mitigations as outlined in the Arborist Report performed by A&T Arborist (attached) shall be complied with. A letter from the Arborist will need to be submitted to the City acknowledging that all necessary mitigations have been

## Agenda Item 2

complied with. Additionally, a letter from the Arborist will need to be submitted to the City prior to the final tract acceptance indicating that the mitigation has been completed in an acceptable manner.

- b) Constructive notice shall be recorded against the title of Lot 5 notifying future owners that any construction on these lots will need to stay out of the Critical Root Zone of the Oak Trees. A plan exhibit that graphically shows the relationship of the building envelope with the oak tree critical root zones shall be included with the Constructive Notice.
10. 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 developer's expense.
  11. The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services and maintain such services at the standards established in the General Plan.

If for any reason, applicant does not take the necessary steps to have the development included within a CFD, applicant shall, in a manner subject to approval by the City Council and City Attorney, provide for alternative means of fiscal mitigation at a level equal to the special taxes established in the Rate and Method of Apportionment applicable to CFD 2005-1, as they may be adjusted from time to time.

12. Prior to Tract acceptance, a 6-foot wood fence shall be constructed on the west end of the "hammer-head" to screen lights from cars traveling west bound on the street.
13. Prior to Final Map, the applicant shall agree to and form a mechanism, satisfactory to the City Engineer, to fund the maintenance of the internal street.
14. Prior to Final Map, the applicant shall agree to and form a Landscape and Lighting District to maintain the following areas:
  - a. Detention Basin
  - b. Union Rd. frontage landscaping
  - c. Prospect Rd. frontage landscaping
  - d. All street parkways.

### **ENGINEERING SITE SPECIFIC CONDITIONS**

15. Union Road shall be improved with sidewalks and street lights from Prospect Avenue to the west boundary of the subdivision in accordance with plans approved by the City Engineer.

## Agenda Item 2

16. Prospect Avenue shall be improved with curb, gutter, sidewalk and paving in accordance with City Standard A-4 along the frontage of the subdivision in accordance with plans approved by the City Engineer.
17. The structural design of the new street shall be based upon a Traffic Index of 6 and a minimum pavement depth of 2.5 inches, consistent with the Pavement Management Program for public streets.
18. The applicant shall relocate the existing overhead utility lines along the southerly boundary of the tract underground.
19. The public improvements for Tract 3098 shall incorporate stormwater control measures as outlined in the Stormwater Control Plan.
20. In the event that the City is unable to obtain easements on the adjacent property to the west and gravity sewer is not available to Tract 3098, the subdivider will include sewer force main infrastructure within the subdivision from a City installed lift station in the southwestern portion of the subdivision to the existing gravity sewer in Prospect Avenue. Easements will be provided within the subdivision to accommodate the lift station.

### **EMERGENCY SERVICES SITE SPECIFIC CONDITIONS**

21. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.

# Exhibit B

## CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

<input checked="" type="checkbox"/> Planned Development _____	<input type="checkbox"/> Conditional Use Permit _____
<input type="checkbox"/> Tentative Parcel Map _____	<input checked="" type="checkbox"/> Tentative Tract Map - 3098 _____
Approval Body: Planning Commission _____	Date of Approval: January 24, 2017 _____
Applicant: Union Road LLC _____	Location: Union and Prospect _____
APN: 025-402-024 _____	

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 January 24, 2019 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney’s fees, incurred by City or held to be the liability of City in connection with City’s defense of its actions in any proceeding brought in any State or Federal court challenging the City’s actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City’s actions with respect to the project.
- 4. Any site specific condition imposed by the Planning Commission in approving this

(Adopted by Planning Commission Resolution 09-028)

## Agenda Item 2

project (**Planned Development**) 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 09-028)

## Agenda Item 2

- 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.
- 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- 21. Prior to the issuance of building permits, the
  - Development Review Committee shall approve the following:
  - Planning Division Staff shall approve the following:

(Adopted by Planning Commission Resolution 09-028)

## Agenda Item 2

- 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) TR 3098 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:  

---

---

\*\*\*\*\*

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

(Adopted by Planning Commission Resolution 09-028)



## Agenda Item 2

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

### **C. PRIOR TO ANY PLAN CHECK:**

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

### **D. PRIOR TO ISSUANCE OF A GRADING PERMIT:**

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

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

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into

(Adopted by Planning Commission Resolution 09-028)

## Agenda Item 2

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:

"A" Street	Local	A-4
Street Name	City Standard	Standard Drawing No.

4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

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

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

## Agenda Item 2

existing paving to centerline for a smooth transition.

- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on Vine Street along the frontage of the project.
- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
- 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
  - a. Public Utilities Easement;
  - b. Water Line Easement;
  - c. Sewer Facilities Easement;
  - d. Landscape Easement;
  - e. Storm Drain Easement.
- 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
  - a. Street lights;
  - b. Parkway/open space landscaping;
  - c. Wall maintenance in conjunction with landscaping;
  - d. Graffiti abatement;
  - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- 12. All final property corners shall be installed.
- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.
- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An

## Agenda Item 2

electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

\*\*\*\*\*

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

### G. GENERAL CONDITIONS

1.  Prior to the start of construction:
  - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
  - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
  - \*Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
  - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
  - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
  
2.  Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
  
3.  Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  
4.  If required by the Fire Chief, provide on the address side of the building if applicable:
  - Fire alarm annunciator panel in weatherproof case.
  - Knox box key entry box or system.
  - Fire department connection to fire sprinkler system.
  
5.  Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.

(Adopted by Planning Commission Resolution 09-028)

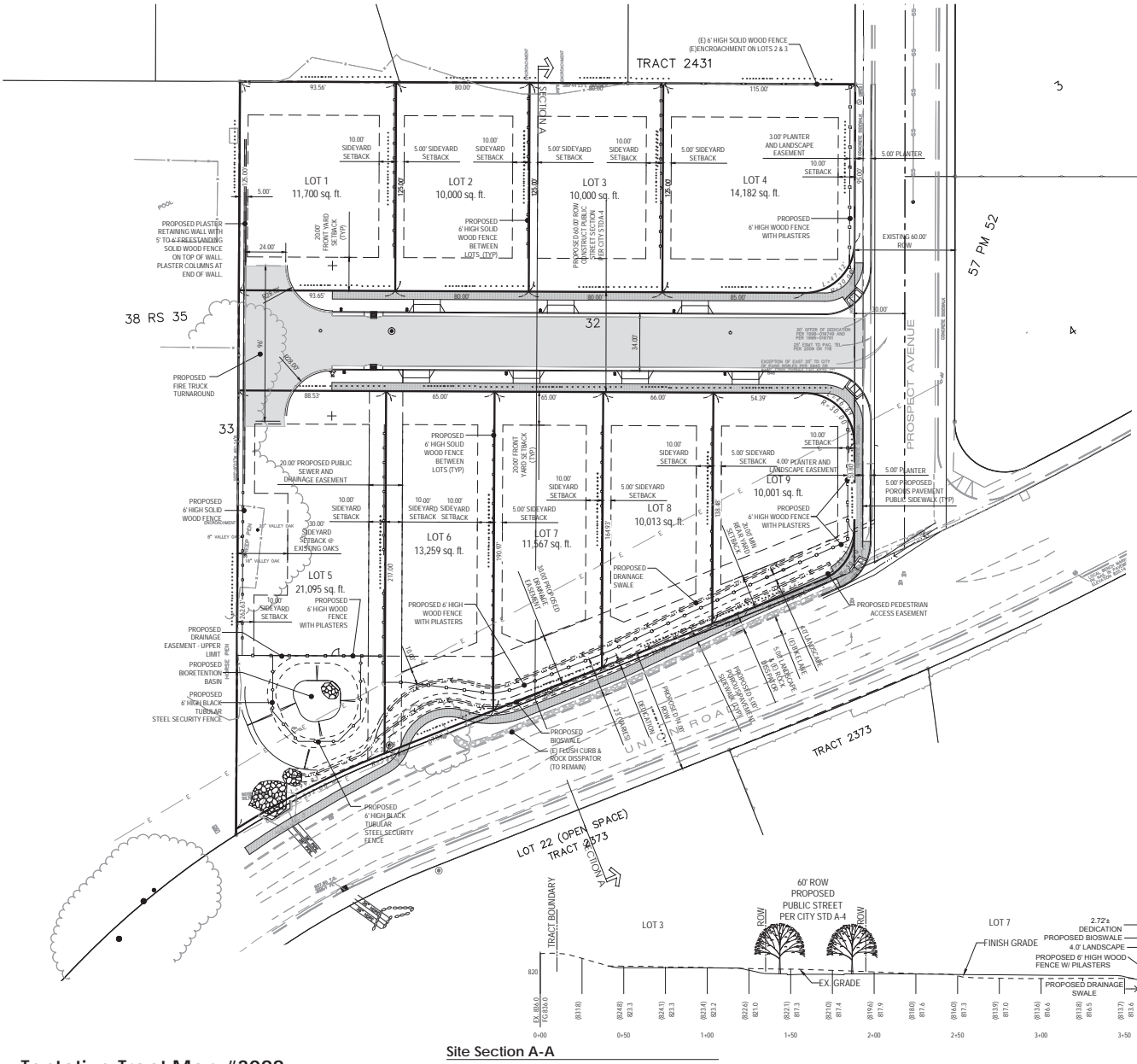
## Agenda Item 2

6.  Provide permanent turn-around to current City Engineering Standard for driveway/access roads that exceed 150 feet in length.
7.  Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
8.  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.
9.  Building occupancies of 200 or more require Automated External Defibrillator (AED) be installed for structures constructed after Jan 1<sup>st</sup>, 2017.

Note: \*Relocate Fire Hydrant to the South entrance corner (Prospect Avenue x entrance into Prospects Heights).

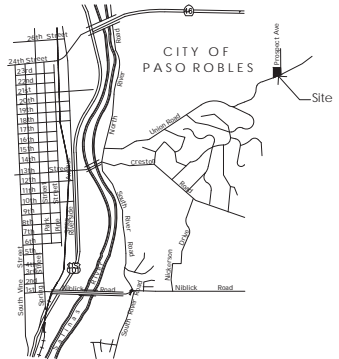
---

---



Tentative Tract Map #3098

Site Section A-A



Vicinity Map

**Statistics**

Existing Parcel Size: 3.13 acres  
 APN: 025-402-024  
 Zoning: R-1/PD-3  
 Existing and Adjacent Uses:  
 Existing Use: Vacant Land  
 Adjacent Uses: Residential Single Family Units  
 Proposed Project Description:  
 A subdivision of Lot 32 of Prospect Heights into nine (9) R-1/PD3 (residential) lots.

**Notes**

- Topographic and boundary information provided by MBS land surveys.
- Easements have been plotted from title report by United Independent title order no. 7110-313303 dated April 26, 2006. There was no easement listed for the overhead power lines transecting the property.
- Property lines shown are based on record information, and a boundary survey was not performed.



**Keith V. Crowe, P.E.**  
 P.O. Box 632, Atascadero, CA 93429  
 Phone & Fax: (805) 464-0975  
 KVCrowe@Charter.net



client:

**Union Road and Prospect Avenue Tentative Tract Map**

LEGAL DESCRIPTION:  
 LOT 32 OF PROSPECT HEIGHTS, AS SHOWN ON MAP FILED IN BOOK 141 PAGE 514 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

APN: 025-402-024  
 ZONING: R-1/PD-3

client:  
 Union Road LLC  
 6947 Sycamore Road, Unit B  
 Atascadero, CA 93422

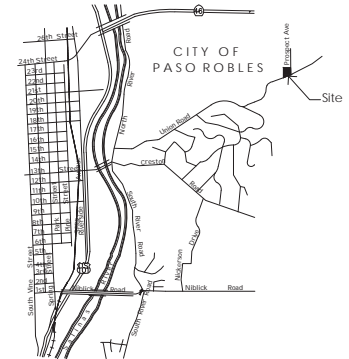
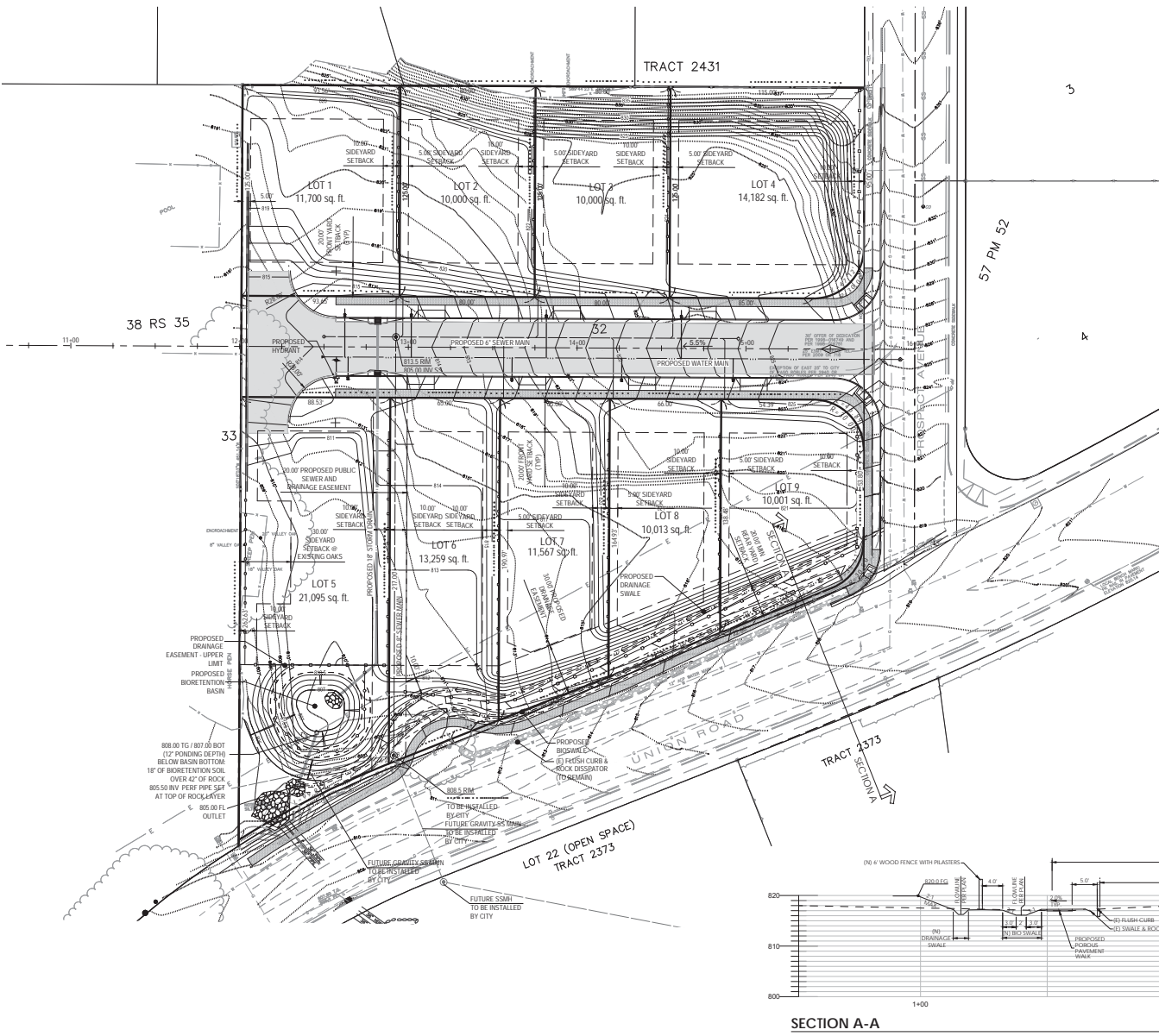
sheet title:

**Tentative Tract Map #3098**

sheet data:

Job: Union & Prospect Paso Robles  
 Plot Date: 08/26/16  
 Drawn By: SC  
 Revision Date:

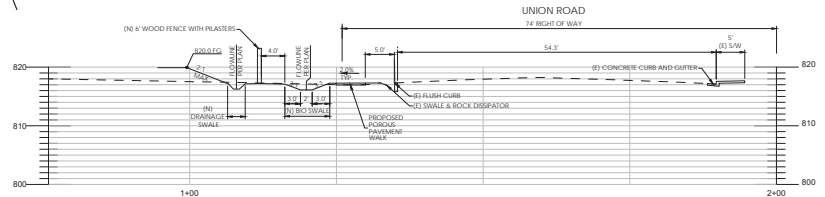
sheet:



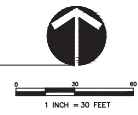
Vicinity Map  
No Scale

Notes

1. Preliminary Earthwork:  
Cut 4190 cy Fill 3300 cy Export 890 cy
2. The proposed gravity sewer system as shown assumes that City sewer main and infrastructure, shown as future, will be available and operational prior to completion of Tract Sewer improvement plans and permit approval. Should facilities not be available then a lift station and force main will be engineered and will connect to the sewer main termination in Prospect Ave.



SECTION A-A



Keith V. Crowe, P.E.  
P.O. Box 632, Alameda, CA 94529  
Phone & Fax: (925) 464-0975  
KVCrowe@Charter.net



project:

Union Road and Prospect Avenue Tentative Tract Map

LEGAL DESCRIPTION:  
UNION ROAD, TRACT 2431, SHOWING 10' WIDE SIDEWALKS, 10' WIDE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

APN: 025-402-024  
ZONING: R-1/PD-3

client:

Union Road LLC  
6947 Sycamore Road, Unit B  
Atascadero, CA 93422

sheet title:

Tentative Tract Map #3098  
Preliminary Grading, Drainage and Utility Plan

sheet data:

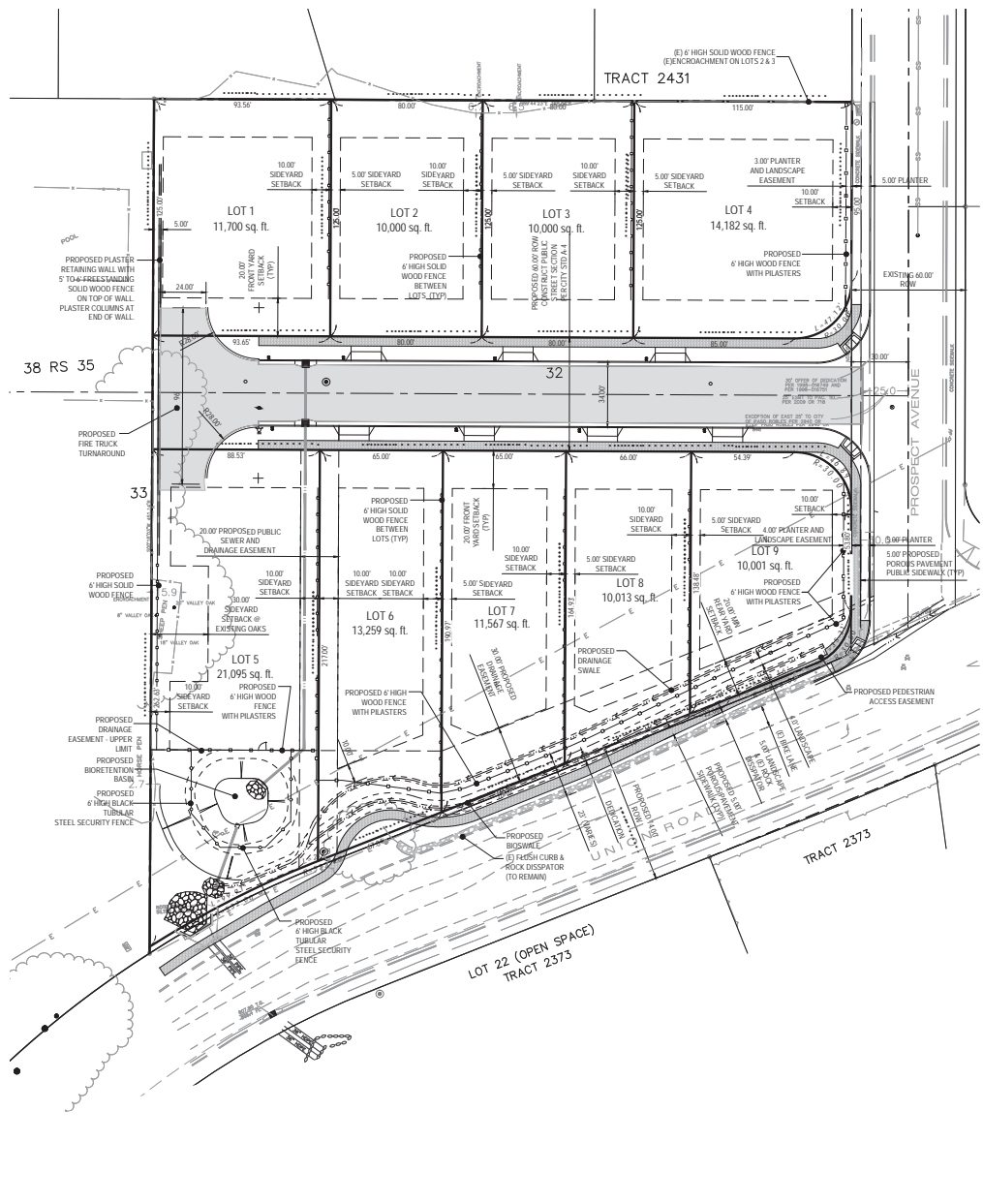
Job - Union & Prospect Paso Robles  
Plot Date: 08/26/16  
Drawn By: SG  
Revision Date:

sheet:

2

of 4 sheets

Tentative Tract Map #3098 - Preliminary Grading, Drainage and Utility Plan

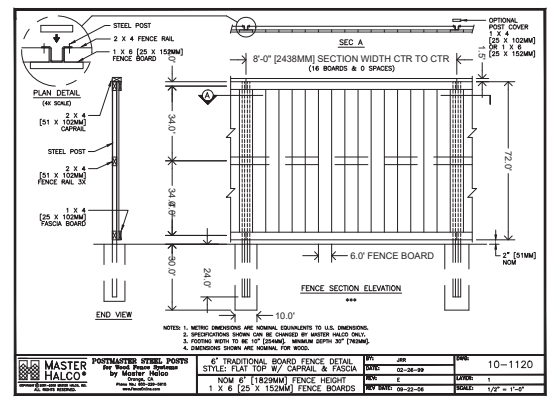


Fence Plan

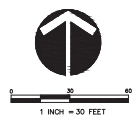


Masonry Pilaster / Wood Fence Wall Detail

- NOTES:
1. ALL MASONRY PILASTERS TO BE 8" X 8" X 16" BLOCK WITH SMOOTH PLASTER FINISH.
  2. PILASTERS TO BE SPACED 25' ON CENTER.
  3. WOOD FENCE BETWEEN PILASTERS TO BE SOLID WOOD FENCE WITH HORIZONTAL TOP CAP.



Wood Fence Detail



Keith V. Crowe, P.E.  
 P.O. Box 832, Atascadero, CA 93423  
 Phone & Fax: (805) 466-0975  
 KVCrowe@charter.net



project:

Union Road and Prospect Avenue Tentative Tract Map

LEGAL DESCRIPTION: 1/4 ACRES, PART OF MAP 1000, SAN JUAN, COUNTY OF SAN LUIS OBISPO, CALIFORNIA  
 APN: 023-402-024  
 ZONING: R-1/PD-3

client:

Union Road LLC  
 6947 Sycamore Road, Unit B  
 Atascadero, CA 93422

sheet title:

Tentative Tract Map #3098 - Fence / Screen Detail

sheet data:

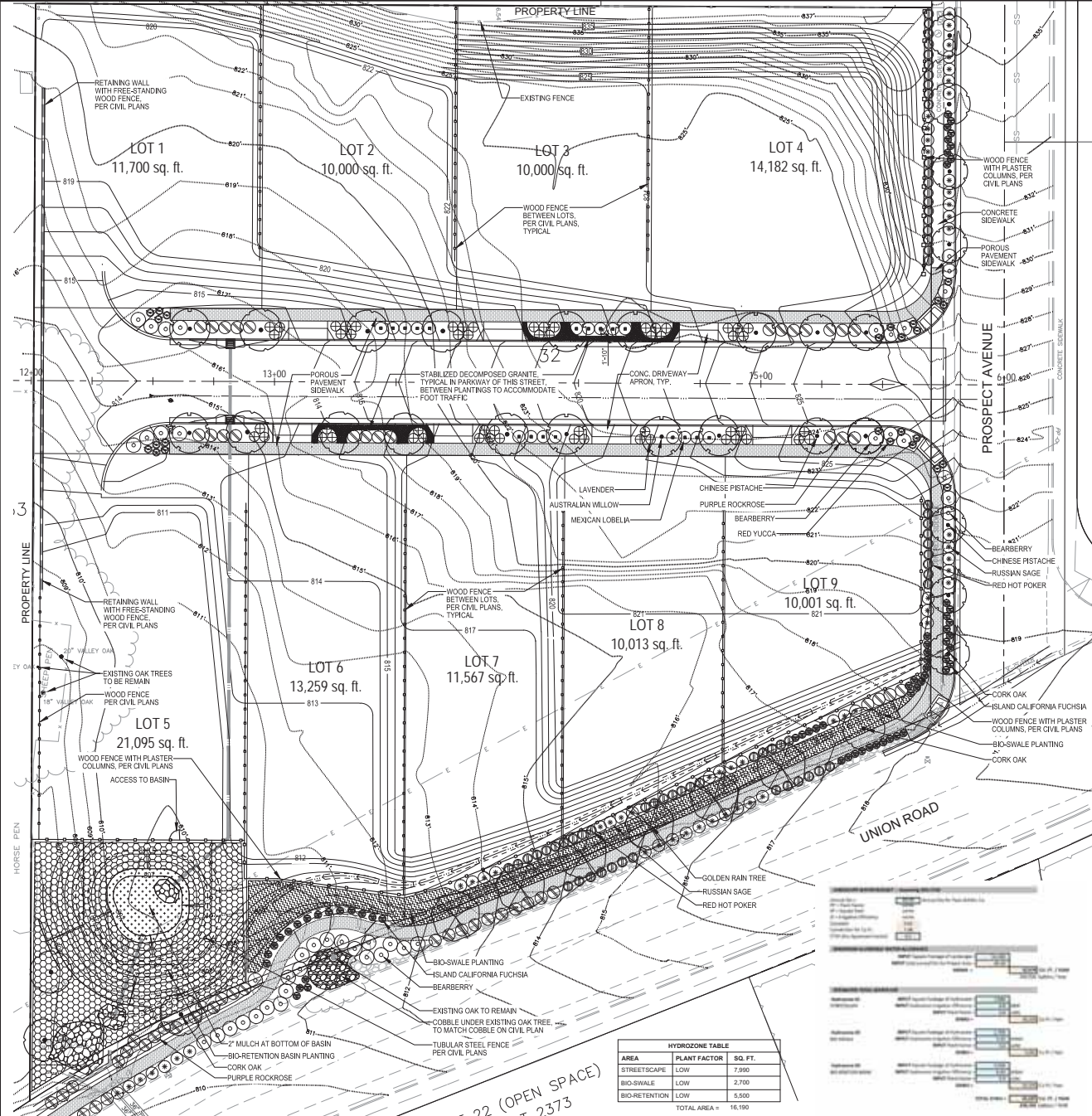
Job : Union & Prospect Paso Robles  
 Plot Date: 01/12/2017  
 Drawn By: SG  
 Revision Date:

sheet:

3

of 4 sheets





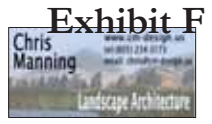
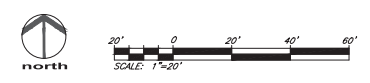
TREES	BOTANICAL NAME	COMMON NAME	QT	SIZE	SPACING	WUCOLS	NOTES
○	<i>Gelera parviflora</i> - or - <i>Rubus x ambigua</i> "Purple Robe"	Australian Willow - or - Purple Robe Locust	8	15 Gal.	Per Plan	Low	Standard Trunk 8 ft. H., 1" Dia. Caliper
○	<i>Koeleria paniculata</i>	Golden Rain Tree	6	15 Gal.	Per Plan	Very Low	Standard Trunk 8 ft. H., 1" Dia. Caliper
○	<i>Pistacia chinensis</i>	Chinese Pistache	9	15 Gal.	Per Plan	Very Low	Standard Trunk 8 ft. H., 1" Dia. Caliper
○	<i>Quercus suber</i>	Cork Oak	13	15 Gal.	Per Plan	Very Low	Standard Trunk 8 ft. H., 1" Dia. Caliper

STREETSCAPE PLANTING PALETTE	BOTANICAL NAME	COMMON NAME	QT	SIZE	SPACING	WUCOLS	NOTES
○	<i>Cistus purpureus</i>	Purple Rockrose	55	5 Gal.	5'-4" OC	Low	
○	<i>Cotoneaster dammeri</i> "Mower"	Bearberry	36	1 Gal.	6'-4" OC	Low	
○	<i>Hesperaloe</i> "Brake Lights"	Red Yucca	25	1 Gal.	Per Plan	Low	
○	<i>Lavandula</i> spp.	Lavender	56	1 Gal.	4'-0" OC	Low	
○	<i>Lobelia laurifolia</i>	Mexican Lobelia	18	1 Gal.	5'-0" OC	Low	
○	<i>Perovskia atriplicifolia</i> "Blue Spire"	Russian Sage	56	1 Gal.	5'-4" OC	Low	
○	<i>Kopchovia</i> "Bressingham Corner"	Red Hot Poker	65	1 Gal.	4'-4" OC	Low	
○	<i>Zauschneria californica</i> "Catalina"	Island California Fuchsia	64	1 Gal.	4'-4" OC	Very Low	

BIO-SWALE PLANTING PALETTE	BOTANICAL NAME	COMMON NAME	QT	SIZE	SPACING	WUCOLS	NOTES
○	<i>Juncus patens</i> "Elk Blue"	Elk Blue California Rush	Approx. 23	1 Gal.	4'-4" OC	Low	
○	<i>Baccharis pilularis</i> "Pigeon Plant"	Dwarf Coyote Brush	Approx. 40	1 Gal.	6'-4" OC	Low	
○	<i>Leymus condensatus</i> "Canyon Prince"	Canyon Prince Wild Rye	Approx. 30	1 Gal.	5'-4" OC	Low	
○	<i>Minimus cardinalis</i>	Scarlet Monkey Flower	Approx. 45	1 Gal.	4'-0" OC	Low	
○	<i>Muhlenbergia rigens</i>	Deer Grass	Approx. 30	1 Gal.	5'-4" OC	Low	
○	<i>Salvia spathacea</i>	Hummingbird Sage	Approx. 35	1 Gal.	3'-4" OC	Very Low	
○	<i>Zauschneria californica</i> "Catalina"	Island California Fuchsia	Approx. 45	1 Gal.	4'-4" OC	Very Low	

BIO-RETENTION PLANTING PALETTE	BOTANICAL NAME	COMMON NAME	QT	SIZE	SPACING	WUCOLS	NOTES
○	<i>Arctostaphylos</i> "Pacific Mist"	Pacific Mist Manzanita	Approx. 23	1 Gal.	8'-4" OC	Low	
○	<i>Baccharis pilularis</i> "Pigeon Plant"	Dwarf Coyote Brush	Approx. 23	1 Gal.	8'-4" OC	Low	
○	<i>Eriogonum giganteum</i>	St. Catherine's Lace	Approx. 41	1 Gal.	6'-4" OC	Very Low	
○	<i>Heteromesa arbutifolia</i>	Toyon	Approx. 15	5 Gal.	10'-0" OC	Low	
○	<i>Muhlenbergia rigens</i>	Deer Grass	Approx. 60	1 Gal.	6'-4" OC	Low	
○	<i>Romneya coulteri</i>	Mattija Poppy	Approx. 41	1 Gal.	8'-4" OC	Very Low	

- LINEAR TREE ROOT BARRIERS SHALL BE INSTALLED WHEN TREES ARE RATED WITH HIGH TO MODERATE ROOT DAMAGE POTENTIAL, AND WHEN TREES ARE WITHIN 6 FT. OF PAVING.
- SPRAY HEAD IRRIGATION WILL BE UTILIZED FOR BIO-RETENTION AND BIO-SWALE PLANTERS, AND DRIP IRRIGATION WILL BE USED FOR ALL OTHER PLANTERS.
- ALL SUBSEQUENT PLANS SHALL MEET CURRENT WATER CONSERVATION REQUIREMENTS.
- STREETSCAPE PLANTER AREAS SHALL BE RECEIVE 3" DEPTH OF MULCH, WITH THE EXCEPTION PARKWAYS BETWEEN NEW STREET AND INDIVIDUAL LOTS, WHERE MULCH WILL BE PLACED DIRECTLY UNDER PLANTINGS AND DECOMPOSED GRANITE WILL BE PLACED IN AREAS BETWEEN TO ALLOW FOR FOOT TRAFFIC FROM PARKED CARS.
- BIO-SWALE PLANTERS SHALL RECEIVE 2" LAYER OF STRINGY TEXTURED OR "GORILLA HAIR" MULCH.



All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by CMLA, as instruments of service shall remain the property of CMLA. All service shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

**PRELIMINARY LANDSCAPE PLAN**  
 PROJECT NAME & ADDRESS  
**UNION ROAD & PROSPECT AVENUE**  
 TENTATIVE TRACT MAP SUBMITTAL  
 PASO ROBLES, CA.

REVISION	DATE
DRAWN BY CM	
OWNER APPROVAL	
STAMP	
PROJECT NUMBER	16020
FILE NAME	union rd prelim ls plan
PLOT DATE	January 12, 2017

SHEET NUMBER  
**L-1.0**



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

I, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Tract Map 3098 and Planned Development 16-009, on this 13<sup>th</sup> day of January, 2017.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: Monica C Hollenbeck  
Monica Hollenbeck

THE Newspaper of the Central Coast TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

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

AD # 2873586
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; JANUARY 13, 2017 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.

[Handwritten signature of Jane E. Durand]

(Signature of Principal Clerk)
DATED: JANUARY 13, 2017
AD COST: \$191.18

CITY OF EL PASO DE ROBLES NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project:
APPLICATION: Tract Map 3098 and Planned Development (PD) 16-009, an application to subdivide an approximately 3.13-acre site for the creation of a 9-lot single-family residential subdivision with lots ranging in size from approximately 10,000 square foot to 21,000 square feet.
APPLICANT: Union Road LLC
LOCATION: NW corner of Union Rd and Prospect Ave; Assessor's Parcel Number 025-402-024
ENVIRONMENTAL DETERMINATION: This application is Exempt from environmental review per Section 15182 (Residential Projects Pursuant to a Specific Plan) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).
HEARING: The Planning Commission will hold a Public Hearing on Tuesday, January 24, 2017, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.
Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearings.
If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearings.
Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.
Darcy Delgado
Assistant Planner
January 13, 2017 2873586