



## City of Paso Robles Planning Commission Agenda Report

From: Darren Nash, Associate Planner

Subject: **1530 Lyle Lane General Plan Amendment -**  
General Plan Amendment 18-001, Rezone 18-001, Tentative Parcel Map PR 17-0116,  
(APN: 025-011-023)  
Applicant – Leslie Proud and Jericho Mora

Date: June 12, 2018

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### Facts:

1. Request to change the zoning and land use designations from Residential Single Family one-acre minimum lot size (RSF-1/R1-B4) to Residential Single Family 20,000 square foot minimum lot size (RSF-2/R1-B3), and process a tentative parcel map that would subdivide the existing 1-acre lot into two approximate 20,000 square foot lots.
2. The site is located at 1530 Lyle Lane. See Attachment 1 – Project Location Map.
3. The applicants would like to make the necessary changes to the existing one-acre lot to allow for the subdivision of the lot into two 0.5-acre lots. The existing house would remain on proposed Parcel 2 and a new house could be built on the newly created Parcel 1.
4. In order to accommodate the proposed project, it is necessary to: (1) amend the General Plan - Land Use Element, land use designation diagram; (2) amend the Zoning Map; (3) process Tentative Parcel Map PR 17-0116:

a) General Plan Amendment

See Attachment 2 – Land Use Map Amendment.

To change the existing land use designation from RSF-1 to RSF-2.

b) Zoning Amendment

To change the existing zoning designation from R1-B4 to R1-B3. See Attachment 3 – Zoning Map Amendment. See Attachment 3 – Zoning Map Amendment.

c) Tentative Parcel Map 17-0116

Proposing to subdivide a 1-acre site (APN 025-011-023) into two (2) parcels, where Parcel 1 would be .5 acres and could accommodate a new single-family residence and Parcel 2 would be .5 acre and accommodate the existing single-family residence. See Attachment 4 – Parcel Map.

5. The DRC reviewed the project on June 4, 2018. The DRC recommended that the project move forward to the PC/CC process. The DRC requested that the future home on Proposed Lot 1, take access from Lyle Lane rather than Kleck Road.

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6. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study and Negative Declaration (ND) was prepared and circulated for public review and comment. Based on the information and analysis contained in the Initial Study (and comments and responses thereto), a determination has been made that the project may be approved with a Negative Declaration (Attachment 6)

### **Analysis and Conclusion:**

Changing the designations and subdividing the property to allow for half-acre lot sizes for single family development would be consistent with the development pattern on the properties directly to the north of this site, as well as the neighborhoods across Kleck Road to the west, that are a higher density allowing for up to three (3) units per acre. Based on there being similar residential density in the near vicinity, changing the density of this lot from one unit per acre, to two units per acre, would be consistent with the development pattern in the area.

If this General Plan Amendment and Rezone is approved, it will be necessary for the City Council to assign one dwelling unit from the General Plan Surplus Density Unit Allocation.

### **Policy Reference:**

General Plan Land Use Element, Zoning Code.

### **Fiscal Impact:**

Changing the designations for this site to allow for one additional home on the 1-acre lot would not have a fiscal impact, since the site is an infill site that is currently served by City services.

### **Options:**

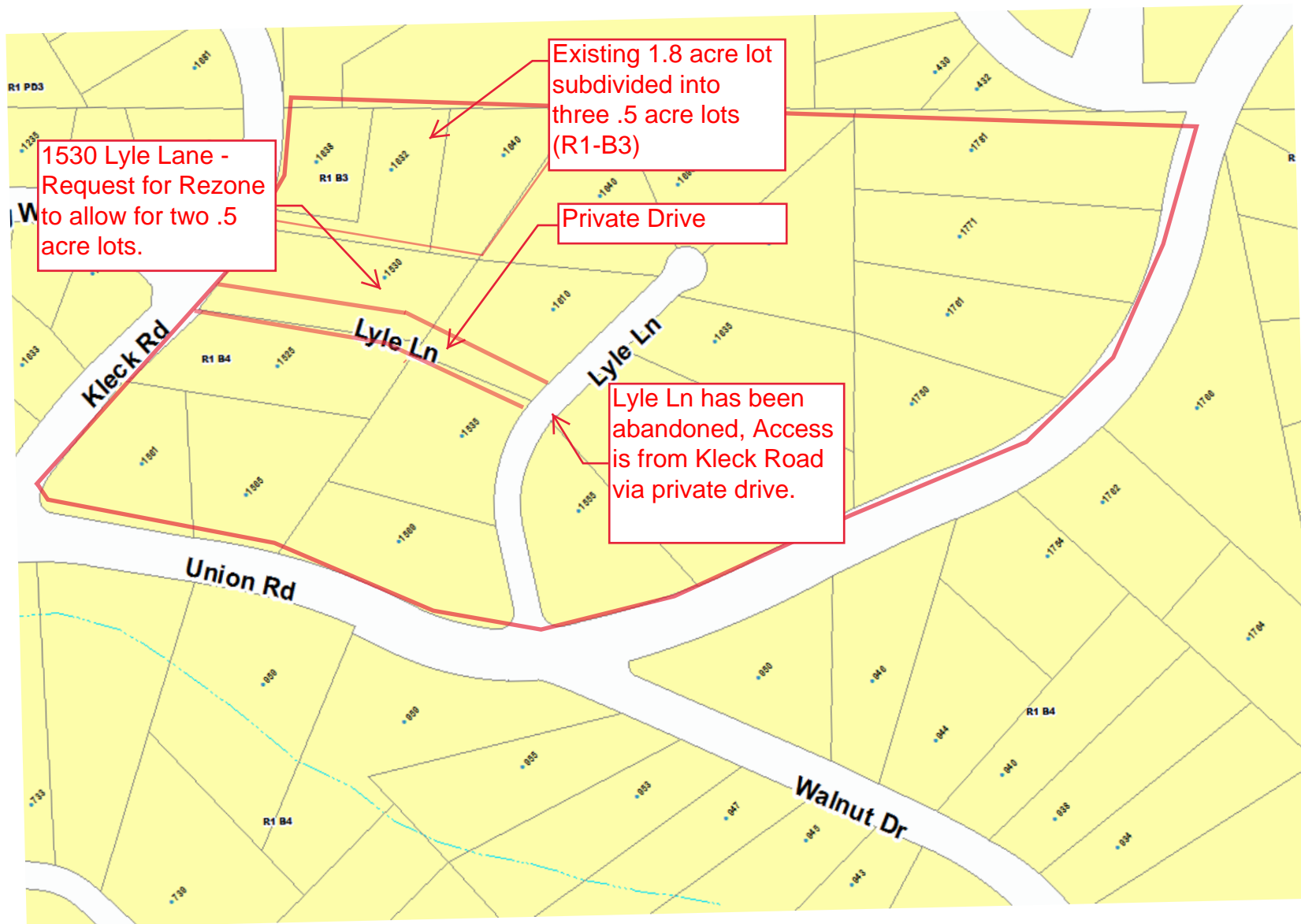
After opening the public hearing and taking public testimony, that the Planning Commission takes one of the four options listed below:

1. Recommend approval of the project to the City Council by approving the following resolutions:
  - a. Approve draft Resolution A, recommending that the City Council certify the project's Negative Declaration (Attachment 2).
  - b. Approve draft Resolution B, indicating support (via straw vote) for General Plan Amendment (GPA 18-001) to change the General Plan Land Use Map for the site from RSF-1 to RSF-2 (Attachment 3);
  - c. Approve draft Resolution C, recommending that the City Council adopt an ordinance amending the Zoning Map consistent with the General Plan Amendment (Attachment 4);
  - d. Approve draft Resolution D, recommending that the City Council approve Tentative Parcel Map 17-0116, subject to Conditions of Approval and Findings (Attachment 5).
2. Amend the foregoing option.
3. Refer back to staff and/or the Development Review Committee for additional analysis.
4. Recommend denial by the City Council of one or more of the resolutions listed above (a-e). Recommendations of denial will be forwarded to City Council for a final decision.

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## **Attachments:**

1. Project Location Map
2. Draft Resolution A - Recommending Approval to City Council of a Negative Declaration
3. Draft Resolution B – Recommending Approval to City Council of General Plan Land Use
4. Draft Resolution C - Recommending Approval to City Council of Zoning Map Amend. Ord.
5. Draft Resolution D – Recommending Approval to City Council the Tentative Parcel Map
6. Draft Initial Study/ Negative Declaration – Exhibit A of Resolution A
7. Planning Commission Public Hearing Notice Affidavits



Attachment 2

DRAFT RESOLUTION A

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
RECOMMENDING APPROVAL TO THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
ADOPTING A NEGATIVE DECLARATION FOR  
GENERAL PLAN AMENDMENT 18-001, REZONE 18-002,  
TENTATIVE PARCEL MAP PR 17-0116  
APPLICANT – PROUD-MORA  
APN: 025-011-023

**WHEREAS**, Leslie Proud and Jericho Mora have filed an application requesting consideration of the following land use changes and entitlements in connection with the 1-acre residential lot located at 1530 Lyle Lane (the “Project”):

- **General Plan Amendment 18-001:** to change the existing land use designation from RSF-1 to RSF-2.
- **Rezone 18-001:** To change the existing zoning designation from R1-B4 to R1-B3
- **Tentative Parcel Map 17-0116:** Proposing to subdivide a 1-acre site (APN 025-011-023) into two (2) parcels, where Parcel 1 would be .5 acres and could accommodate a new single-family residence and Parcel 2 would be .5 acre and accommodate the existing single-family residence. See Attachment 4 – Parcel Map.

**WHEREAS**, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), Public Resources Code, Section 21000, et seq., and the City’s Procedures for Implementing CEQA, an Initial Study and a Draft Negative Declaration (“ND”) was prepared and circulated for a 20-day public review period beginning on May 23, 2018 and extended to June 12, 2018. The Draft ND/Initial Study dated May 23, 2018 is on file at the Paso Robles Community Development Department and available on line at <http://www.prcity.com/government/departments/commdev/>; and

**WHEREAS**, public notice of the proposed Draft ND was posted as required by Section 21092 of the Public Resources Code; and

**WHEREAS**, public hearings were conducted by the Planning Commission on June 12, 2018, to consider the Initial Study and the draft ND prepared for the proposed Project, and to accept public testimony on the proposed entitlements and environmental determination;

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Paso Robles, as follows:

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

Section 2. Based on the information and analysis contained in the Negative Declaration prepared for this project, the comments received during the public review period, and testimony received at the public hearing, the City Council finds that there is no substantial evidence supporting a fair argument that there would not be a significant impact on the environment. These findings are based on an independent review of the Initial Study, the Negative Declaration, and all comments received regarding the Negative Declaration, and based on the whole record. The City Council further finds that the Negative Declaration was prepared in compliance with

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CEQA and the CEQA Guidelines, that there is no substantial evidence that the Project will have a significant effect on the environment and the Negative Declaration reflects the independent judgment and analysis of the City Council.

Section 3. The City Council, based on its independent judgment and analysis, hereby adopts the Negative Declaration for the Project, attached hereto as Exhibit A, in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA. Exhibits A is hereby incorporated into this resolution.

**PASSED AND ADOPTED** by the Planning Commission of the City of Paso Robles this 12<sup>th</sup> day of June 12, 2018 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Doug Barth, Chairman

ATTEST:

\_\_\_\_\_  
Warren Frace, Planning Commission Secretary

Exhibit A - Negative Declaration for the Proud-Mora General Plan Amendment project. Refer to Attachment 6 at the end of the staff report.

**Attachment - 3  
DRAFT RESOLUTION B**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN AMENDMENT 18-001 (GPA 18-001 PROUD – MORA)**

**WHEREAS**, Leslie Proud and Jericho Mora have filed an application requesting consideration of the following land use changes and entitlements in connection with the 1-acre residential lot located at 1530 Lyle Lane (the “Project”):

- **General Plan Amendment 18-001:** to change the existing land use designation from RSF-1 to RSF-2.
- **Rezone 18-001:** To change the existing zoning designation from R1-B4 to R1-B3
- **Tentative Parcel Map 17-0116:** Proposing to subdivide a 1-acre site (APN 025-011-023) into two (2) parcels, where Parcel 1 would be .5 acres and could accommodate a new single-family residence and Parcel 2 would be .5 acre and accommodate the existing single-family residence. See Attachment 4 – Parcel Map.

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), a Negative Declaration was prepared for the project in connection with General Plan Amendment 18-001, and the Negative Declaration was approved by resolution; and

**WHEREAS**, at its meeting of June 12, 2018, the Planning Commission conducted a public hearing on for the proposed General Plan Amendment, and considered the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this General Plan Amendment;
- b. Conducted public hearing to obtain public testimony on the parts of this General Plan Amendment;
- c. Considered public testimony from all parties;
- d. Made a recommendation to the City Council to approve the proposed General Plan Amendment and assign one dwelling unit from the General Plan Surplus Density units;
- e. Based on its independent judgment, found that there was no substantial evidence that the General Plan Amendment would have significant adverse effects on the environment and approved the Negative Declaration for this General Plan Amendment in accordance with CEQA.

**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of El Paso de Robles, California, recommends that the City Council amend the General Plan Land Use Element Map diagram on page LU-6C in the manner shown on the attached Exhibit “A”.

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**PASSED AND ADOPTED** by the Planning Commission of the City of El Paso de Robles this 12<sup>th</sup> day of June 12, 2018 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Doug Barth, Chairman

ATTEST:

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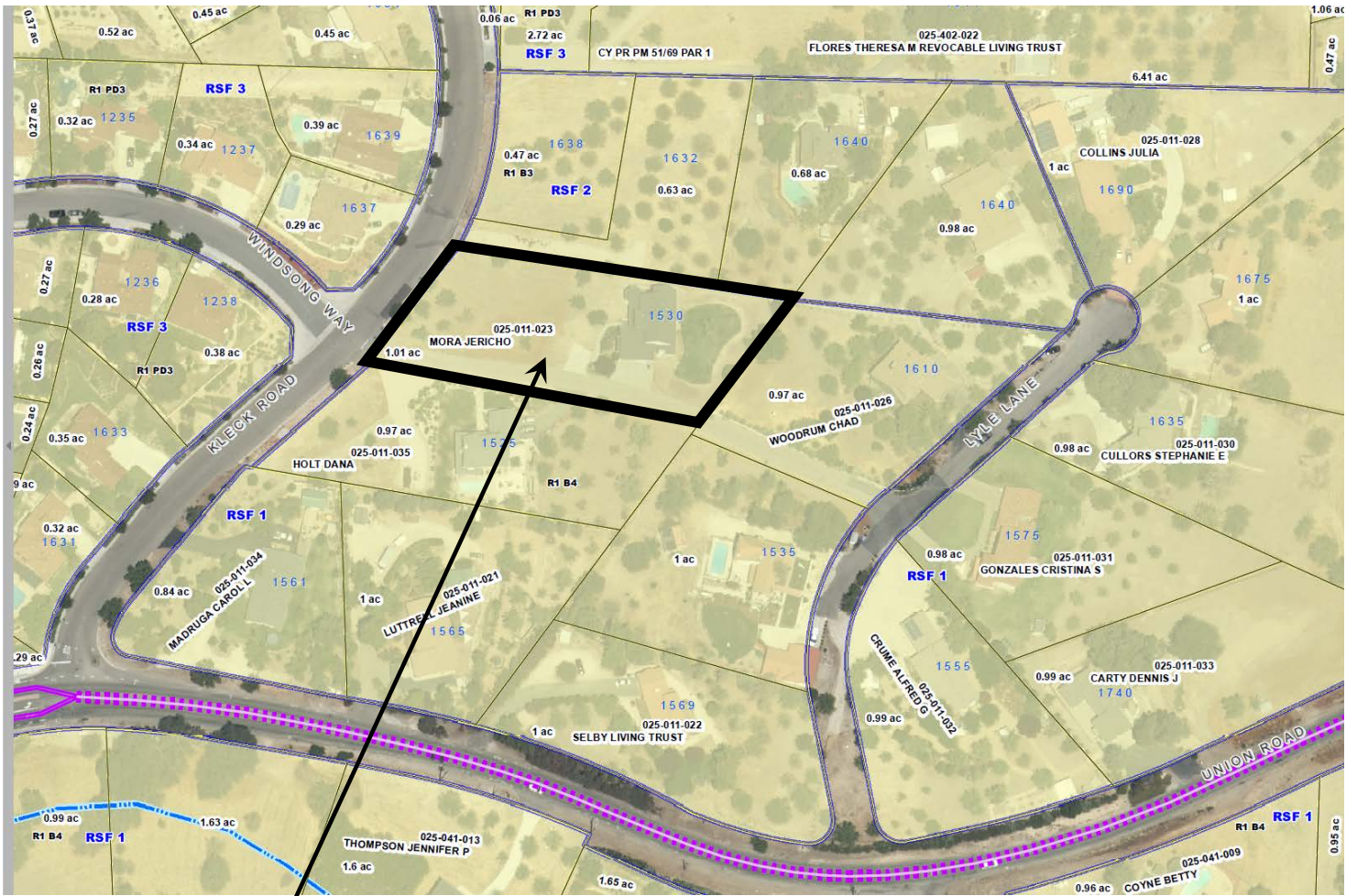
Warren Frace, Planning Commission Secretary

Exhibit A –General Plan Land Use Diagram Amendment



# Exhibit A

## General Plan Land Use Diagram Amendment



Existing General Plan Designation:	RSF-1
Amended General Plan Designation:	RSF-2

**Attachment 4  
Draft Resolution - C**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
RECOMMENDING APPROVAL TO THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
APPROVE REZONE 18-001  
APPLICANT: PROUD - MORA  
APN: 025-011-023**

**WHEREAS**, Leslie Proud and Jericho Mora have filed an application requesting consideration of the following land use changes and entitlements in connection with the 1-acre residential lot located at 1530 Lyle Lane (the “Project”):

- **General Plan Amendment 18-001:** to change the existing land use designation from RSF-1 to RSF-2.
- **Rezone 18-001:** To change the existing zoning designation from R1-B4 to R1-B3
- **Tentative Parcel Map 17-0116:** Proposing to subdivide a 1-acre site (APN 025-011-023) into two (2) parcels, where Parcel 1 would be .5 acres and could accommodate a new single-family residence and Parcel 2 would be .5 acre and accommodate the existing single-family residence. See Attachment 4 – Parcel Map.

and;

**WHEREAS**, the rezone is necessary to provide zoning map consistency with a concurrent request for a General Plan Land Use Element Diagram Amendment (GPA 18-001); and

**WHEREAS**, the Planning Commission has reviewed and recommended the City Council approve the Negative Declaration prepared for the Project; and

**WHEREAS**, the Planning Commission has reviewed and recommended the City Council approve GPA 18-001;

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

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

Section 2. Based on the facts and analysis presented to it, including all written and oral testimony, the Planning Commission hereby makes following findings regarding Rezone 18-001:

- a. The rezone is necessary to provide zoning map consistency with a concurrent request for a General Plan Land Use Element Diagram Amendment (GPA 18-001).
- b. Rezone 18-001 would provide for orderly development within the City.

Section 3. Based on all of the foregoing, the Planning Commission of the City of El Paso de Robles recommends that the City Council of the City of El Paso de Robles approve Rezone 18-001 and adopt an

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ordinance to amend Section 21.12.020 of the Municipal Code (Zoning Map) as shown on the Exhibit A., attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** by the Planning Commission of the City of Paso Robles this 12<sup>th</sup> day of June 2018 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Doug Barth, Chairman

ATTEST:

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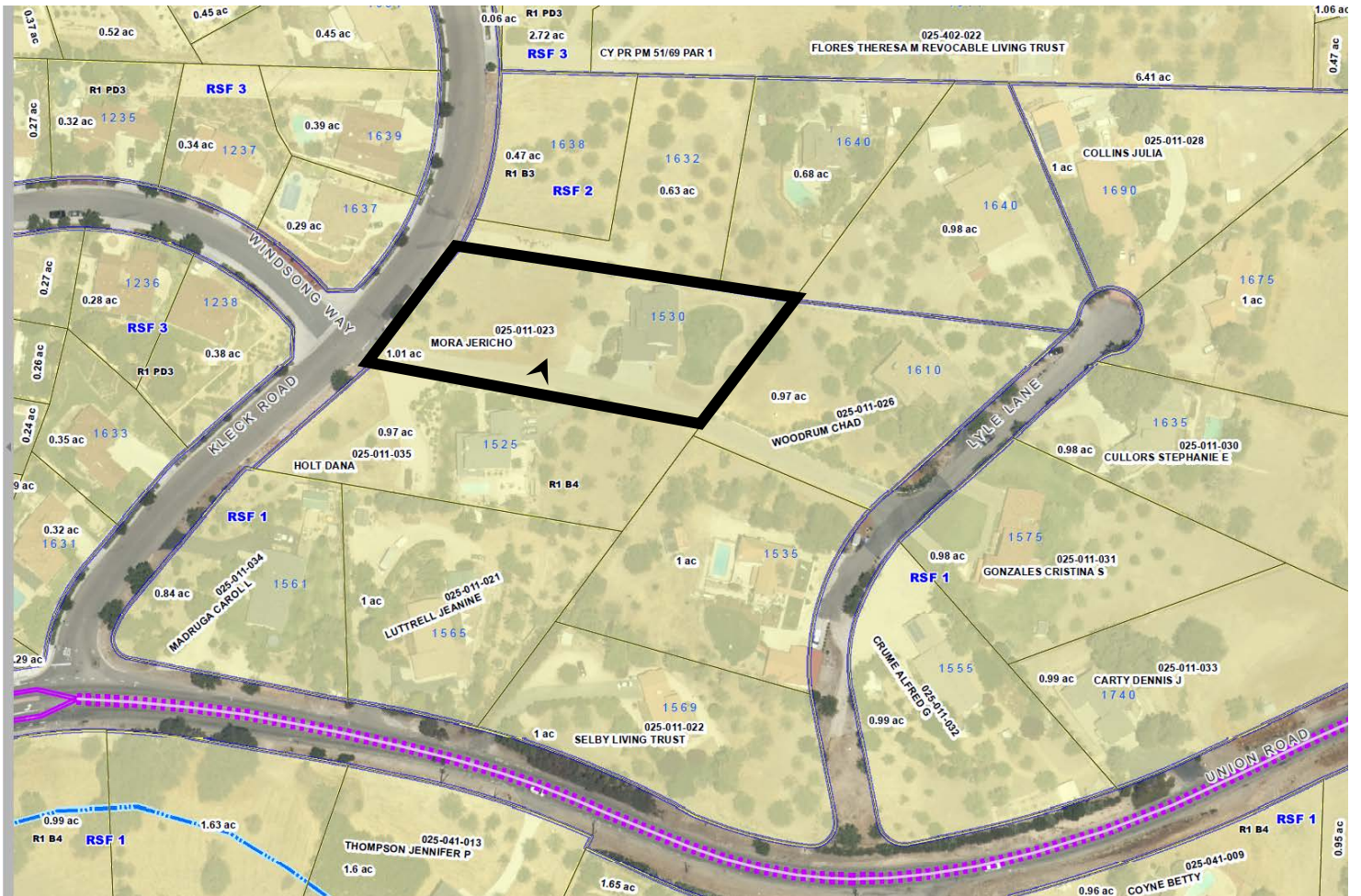
Warren Frace, Planning Commission Secretary

Exhibit A – Zoning Map Amendment



# Exhibit A

## Zoning Map Amendment



Existing Zoning: R1-B4  
Amended Zoning: R1-B3

Attachment 5

DRAFT RESOLUTION D

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
RECOMMENDING APPROVAL TO THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
ADOPTING TENTATIVE PARCEL MAP PR 17-0116  
APPLICANT – PROUD-MORA  
APN: 025-011-023

WHEREAS, Leslie Proud and Jericho Mora have filed an application requesting consideration of the following land use changes and entitlements in connection with the 1-acre residential lot located at 1530 Lyle Lane (the “Project”):

- **General Plan Amendment 18-001:** to change the existing land use designation from RSF-1 to RSF-2.
- **Rezone 18-001:** To change the existing zoning designation from R1-B4 to R1-B3
- **Tentative Parcel Map 17-0116:** Proposing to subdivide a 1-acre site (APN 025-011-023) into two (2) parcels, where Parcel 1 would be .5 acres and could accommodate a new single-family residence and Parcel 2 would be .5 acre and accommodate the existing single-family residence. See Exhibit A – Parcel Map.

and;

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

WHEREAS, the circulation period for the Negative Declaration is May 23, 2018 and extended to June 12, 2018, the information contained in the Initial Study prepared for this project, concludes that there is no substantial evidence that this project would have significant adverse effects on the environment and recommends that the City Council approve the Negative Declaration; and

WHEREAS, at a meeting held on June 12, 2018, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and recommended that the City Council approve the Negative Declaration;
- d. Recommended that the City Council approve Tentative Parcel Map PR 17-0116; and

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

SECTION 1: Findings Map: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

- a. Tentative Parcel Map PR 17-0116 will be consistent, in part, with the General Plan Land Use Element, and will specifically support the intent of LU-1, by providing infill residential uses.
- b. Tentative Parcel Map PR 17-0116 will provide for orderly growth and development, including extension of streets and utilities necessary to serve the project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby recommend that the City Council approve Tentative Parcel Map PR 17-0116, subject to the following:

Exhibit A	Tentative Parcel Map PR 17-0116
Exhibit B	Site Specific Project Conditions
Exhibit C	Standard Project Conditions

PASSED AND ADOPTED THIS 12<sup>th</sup> day of June, 2018 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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DOUG BARTH, CHAIRMAN

ATTEST:

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WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION



PRELIMINARY TITLE REPORT INFORMATION

TITLE COMPANY: FIRST AMERICAN TITLE COMPANY
ORDER NUMBER: 4001-657555 (L1)
TITLE OFFICER: LISA IROT
E-MAIL: LIR@FIRSTAM.COM
PHONE: (805) 786-2042
FAX: (805) 397-7092
TITLE TO SAID ESTATE OR INTEREST: JERICO MORA AND LESLIE PROUD, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

PROPERTY OWNERS

PARCEL 1 PER TITLE REPORT:
OWNERS NAME: JERICO MORA LESLIE PROUD
CONTACT: JERICO MORA LESLIE PROUD
MAILING ADDRESS: 1530 LYLE LANE PASO ROBLES, CA 93446
E-MAIL: JERICO@LIRBYAHQ.COM LRP@HWD@PASOCCREDS.COM
PHONE: (805) 434-0002 (805) 434-0060
PROJECT ADDRESS: 1530 LYLE LANE PASO ROBLES, CA 93446
APN: 025-011-023

AGENT INFORMATION

AGENT: S&P TOUCHON - TWIN CITIES SURVEYING, INC
E-MAIL: STOUCHON@TWINCITIESURV.COM
PHONE: (805) 434-1834 EXT. 302
FAX: (805) 434-3564

SITE INFORMATION

CURRENT ZONING IS SFR - SINGLE FAMILY RESIDENTIAL
EXISTING LOT 199 = 1.00 ACRES, 43,661 SQ. FT.
PROPOSED PARCELS
PARCEL 1 = 0.47 ACRES, 20,371 SQ. FT.
PARCEL 2 = 0.53 ACRES, 23,290 SQ. FT.
TOTAL = 1.00 ACRES, 43,661 SQ. FT.

RECORD MAPS

R = RECORD DATA PER 2-MB-55 (1920)
R1 = RECORD DATA PER 74-LS-88 (1986)
R2 = RECORD DATA PER 18-MB-05 (1995)
R3 = RECORD DATA PER 57-PM-65-67 (2006)
M = MEASURED DATA

NOTE: EASEMENT 2 FROM TITLE REPORT BEING AN EASEMENT FOR LAYING AND MAINTENANCE OF A WATER SYSTEM FOR SUPPLYING WATER AS RECORDED IN BOOK 100, PAGE 860 OF DEEDS, IS UNPLOTTABLE.

TENTATIVE PARCEL MAP PR 17-0116

LOT 199 OF ASSOCIATED ALMOND GROWERS ORCHARD BUNGALOW TRACT, CITY OF EL PASO DE ROBLES, AS FILED IN BOOK 2 AT PAGE 6 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

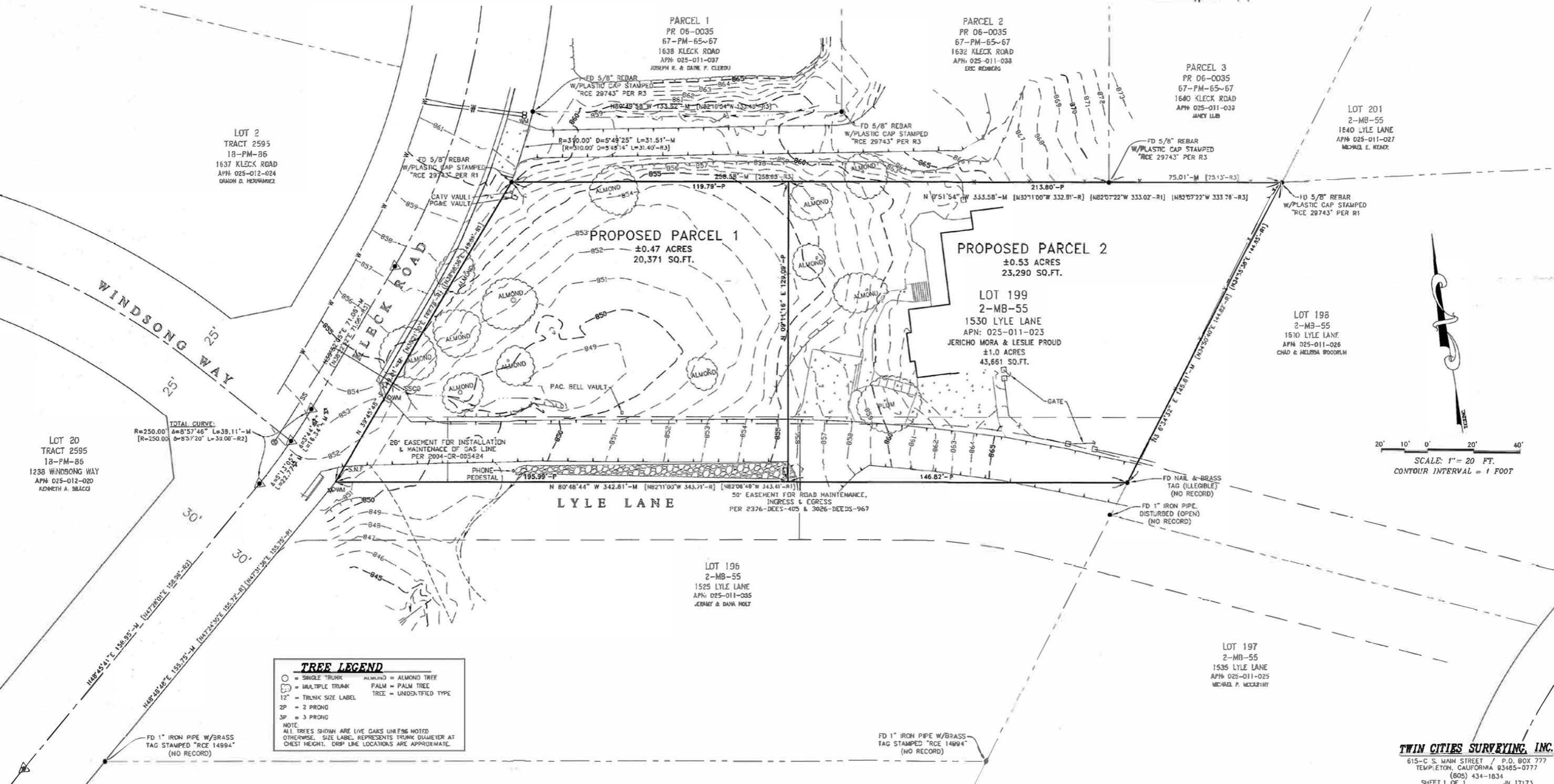
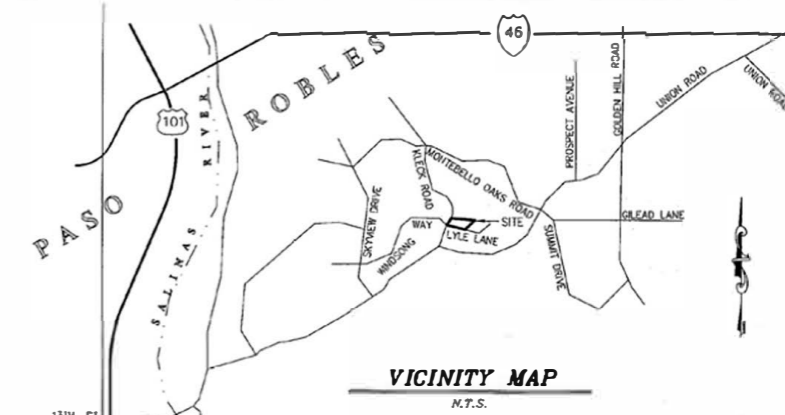
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 5. THE MEAN MAPPING ANGLE AT THE SITE IS -1°32'14".
NOTE: DISTANCES SHOWN HEREON ARE GRID DISTANCES OF THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 5. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY THE COMBINED SCALE FACTOR: 1.000613608.

OWNER'S STATEMENT

I HEREBY REQUEST APPROVAL OF THIS DIVISION OF REAL PROPERTY SHOWN ON THIS TENTATIVE MAP AND CERTIFY THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE OWNERS AND THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Wm. E. Touchon 11-09-2017
W. E. TOUCHON P.L.S. 4845 DATE



TREE LEGEND
- SINGLE TRUNK ALMOND = ALMOND TREE
- MULTIPLE TRUNK PALM = PALM TREE
- 12" = TRUNK SIZE LABEL TREE = UNIDENTIFIED TYPE
- 2P = 2 PRONG
- 3P = 3 PRONG
NOTE: ALL TREES SHOWN ARE LIVE OAKS UNLESS NOTED OTHERWISE. SIZE LABEL REPRESENTS TRUNK DIAMETER AT CHEST HEIGHT. DRIP LINE LOCATIONS ARE APPROXIMATE.



TWIN CITIES SURVEYING, INC.
615-C S. MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1834
SHEET 1 OF 1 JN 17173

# Exhibit B

## Site Specific Conditions of Approval – PR 17-0116

### (Proud-Mora – 1530 Lyle Lane)

#### Planning Division Conditions:

1. The applicant/developer shall comply with the checked standard Conditions of Approval, “Exhibit B” of Resolution 18-\_\_\_\_\_.

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

2. The project shall be constructed in substantial conformance with the Conditions of Approval established by Resolution 18-\_\_\_\_\_and it shall be constructed in substantial conformance with the following Exhibits:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Specific Conditions of Approval
B	Standard Conditions of Approval
C	Tentative Parcel Map PR 17-0116

#### Engineering Division Conditions:

3. Prior to the recordation of the Final Map, private water and sewer easements must be provided for Parcel 2.
4. Prior to recordation of the Final Map, the existing house shall be connected to the City sewer, if it is currently served by a septic system.
5. Private utility easements will be required for Parcel 2 and shall be shown on the Final Map.
6. Concurrent with the issuance of a building permit, drainage improvements at the corner of Lyle Lane and Kleck Road will be required. Improvements will be to the City Engineer’s satisfaction.



**EXHIBIT C OF RESOLUTION**

**CITY OF EL PASO DE ROBLES  
STANDARD DEVELOPMENT CONDITIONS**

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

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

Approval Body: City Council

Date of Approval: ---

Applicant: Mora - Proud

Location: 1530 Lyle Lane

APN: 025-011-023

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

**COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:**

**A. GENERAL CONDITIONS – PD/CUP:**

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

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

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

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

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- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

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- 21. Prior to the issuance of building permits, the
  - Development Review Committee shall approve the following:
  - Planning Division Staff shall approve the following:
    - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
    - b. A detailed landscape plan;
    - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
    - d. Other: See PD 13006 Amendment Res.\_\_\_\_\_

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

- 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map)\_\_\_\_\_ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:  
\_\_\_\_\_  
\_\_\_\_\_.

\*\*\*\*\*

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

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

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

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

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

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

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

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

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

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representative of each public utility.

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

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

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

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

Street Name	City Standard	Standard Drawing No.
- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

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

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

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section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on \_\_\_\_\_ along the frontage of the project.
- 8. The applicant shall install all utilities. 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

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of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

\*\*\*\*\*

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

## G. GENERAL CONDITIONS

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

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

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

<p><b>ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM</b></p> <p><b>CITY OF PASO ROBLES</b></p> <p>(Circulation Period: May 23, 2018 to June 12, 2018)</p>
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- 1. PROJECT TITLE:** Proud – Mora GPA
- Concurrent Entitlements:** General Plan Amendment 18-001, Rezone 18-001, Tentative Parcel Map PR 17-0116
- 2. LEAD AGENCY:** City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446
- Contact:** Darren Nash  
**Phone:** (805) 237-3970  
**Email:** dnash@prcity.com
- 3. PROJECT LOCATION:** 1530 Lyle Lane (APN: 025-011-023)
- 4. PROJECT PROPONENT:** Leslie Proud and Jericho Mora
- Contact Person:** Leslie Proud
- Phone:** (805) 428-0060  
**Email:** LRPROUD@PASOSCHOOLS.ORG
- 5. GENERAL PLAN DESIGNATION:** RSF-1 (Res. Single Family, 1-acre lot size)
- 6. ZONING:** R1-B4 (Res. Single Family – 1-acre lot size)
- 7. PROJECT DESCRIPTION:**

General Plan Amendment 18-001, Rezone 18-001, and Tentative Parcel Map PR 17-0116. Request to change the zoning and land use designations from Residential Single Family one-acre minimum lot size (RSF-1/R1-B4) to Residential Single Family 20,000 square foot minimum lot size (RSF-2/R1-B3), and process a tentative parcel map that would subdivide the existing 1-acre lot into two approximate 20,000 square foot lots.

As a result of the proposed project, the existing house would remain on a 20,000 square foot lot (Lot 2 of PR 17-0016) and a new 20,000 square foot lot would be created that could accommodate a new single-family residential home (Lot 1 of PR 17-0016). A single family residential home would be built on new Lot 2 in the future.

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- 8. ENVIRONMENTAL SETTING:** The existing 1-acre lot is developed with one single family home located towards the back half of the lot, approximately 200-feet away from Kleck Road. The front portion of the lot is undeveloped and covered with native grasses and multiple almond trees

As a result of this project, a new single family residence would be built on the front portion of the lot between the existing house and Kleck Road.

This project is an infill project surrounded by existing single-family residential neighborhoods and is adjacent to existing City sewer, water and public streets.

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

# Attachment 6

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

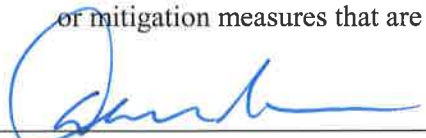
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

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

On the basis of this initial evaluation:

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

Signature: 

Date: 5/23/18

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

# Attachment 6

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**I. AESTHETICS:** Would the project:

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

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

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

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

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

Discussion: Changing the designations and subdividing the property to allow for half-acre lot sizes for single family development would be consistent with the development pattern on the properties directly to the north of this site, as well as the neighborhoods across Kleck Road to the west that are a higher density allowing for up to three (3) units per acre. Based on there being similar residential density in the near vicinity, changing the density of this lot from one unit per acre, to two (2) units per acre, would be consistent with the development pattern in the area and would therefore, not have an impact on visual character.

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

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

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

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

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

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

Discussion: See discussion section for Section II.a.

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

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

<p>a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

*Discussion: The San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions which would cause local and state standards to be exceeded. The potential for future project development to create adverse air quality impacts falls generally into two categories: Short term and Long term impacts.*

Short term impacts are associated with the grading and development portion of a project where earth work generates dust, but the impact ends when construction is complete. Long term impacts are related to the ongoing operational characteristics of a project and are generally related to vehicular trip generation and the level of offensiveness of the onsite activity being developed.

There will be short term impacts associated with grading for the proposed construction, standard conditions required by the City as well as the APCD will be implemented.

The impacts on Air Quality as a result of subdividing the existing 1-acre lot into two .5-acre lots for the addition of one single family home, will be less than significant. Standard conditions related to dust control will be required with the issuance of a grading permit for the building of the future house on Lot 1.

# Attachment 6

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11)</p> <p>Discussion: See Section III.a</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 11)</p> <p>Discussion: See Section III.a</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)</p> <p>Discussion: Besides the short term impacts from the actual grading, there will not be a significant impact to sensitive receptors.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e. Create objectionable odors affecting a substantial number of people? (Source: 11)</p> <p>Discussion: There would be no odors associated with the addition of one single family home for a density of one unit per .5 acre.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

---

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

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



# Attachment 6

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-f): The existing 1-acre lot is developed with one single-family home located towards the back half of the lot, approximately 200-feet away from Kleck Road. The front portion of the lot is undeveloped and covered with native grasses and multiple almond trees. There does not appear to be any wetlands on the site. The site is surrounded by Kleck Road on the west and residential driveway on the north and south. A majority of the site has been disturbed with grading related to Kleck Road and the driveways and with the development of the existing single family home and associated utility lines.

The proposed general plan amendment, rezone and lot split would not in itself have an impact on biological resources, and it is not anticipated that building a single-family residence on this infill would have significant impacts to biological services.

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

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

Discussion (a-d):

The proposed general plan amendment, rezone and parcel map would not have an impact on biological resources. As a result of this project, a new single family residence would be built on the front portion of the lot between the existing house and Kleck Road, however since this project would be an infill situation where a new house would be built within an existing residential neighborhood, where there is existing sewer, water and streets access, there would be no impacts on cultural resources. The City sent a letter out to six tribes inviting consultation pursuant to SB 18. The City received no requests for consultation on this residential infill project.

# Attachment 6

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**VI. GEOLOGY AND SOILS:** Would the project:

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

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

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

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

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

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

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

iv. Landslides?

Discussion: See discussions above.

# Attachment 6

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Discussion: Per the General Plan EIR the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated. A geotechnical/ soils analysis will be required prior to issuance of building permits that will evaluate the site specific soil stability and suitability of grading and retaining walls proposed. This study will determine the necessary grading techniques that will ensure that potential impacts due to soil stability will not occur. An erosion control plan shall be required to be approved by the City Engineer prior to commencement of site grading.</i>				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Discussion: See response to item a.iii, above.</i>				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Discussion: See response to item a.iii, above.</i>				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The building will be hooked up to the City's sanitary sewer system, therefore there is no impact.</i>				



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

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Discussion (a-b): When reviewing the grading of the .5-acre site with the APCD CEQA Handbook (April 2012), the project would produce less than the 25 lbs/day of ROG+NOx and therefore be considered less than significant and no mitigation is required for operational or long-term impacts based on single family residential use. Standard conditions related to dust control will be required with the issuance of a grading permit for this project.*

# Attachment 6

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VIII. HAZARDS AND HAZARDOUS MATERIALS:** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

# Attachment 6

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (a,h):				
This project consists of subdividing a 1-acre parcel into two .5-acre parcels where the existing house would remain on one parcel and a new single-family residence would be built on the newly created parcel. This project will not create hazardous situations or exposure to hazardous materials.				

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

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

# Attachment 6

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

Discussion (a-1):

This project consists of subdividing a 1-acre parcel into two .5-acre parcels where the existing house would remain on one parcel and a new single-family residence would be built on the newly created parcel. The proposed subdivision would consistent with other lots in the neighborhood.

This project is not located within a flood hazard area and the house will be utilizing City water and sewer systems. The projects impacts related to hydrological and water quality will have no impact since the project will be required to comply with the City's standards related to site drainage, storm water run-off, water quality and water supply.

# Attachment 6

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. LAND USE AND PLANNING:</b> Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The project consists of subdividing a 1-acre site into two .5 acre parcels that would be consistent with other neighborhoods in the vicinity of this project site. Adding one single family residential home to the 1-acre lot, will not divide an established community.				
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: This project is requesting to change the existing Single-family residential 1 unit per acre land use and zoning designations to allow for 1 unit per .5 acre designations. The proposed 1 unit per .5-acre density is consistent with the existing half-acre lot sizes directly to the north of the site and would still be larger than the single-family neighborhoods to the west. By changing the General Plan and Zoning Map amendments, to allow for the .5-acre lot size having the density of one unit per .5 acre lot would be consistent with the general plan and zoning designations.				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There are no habitat conservation plans or natural community conservation plans established in this area of the City. Therefore there is no impact.				

<b>XI. MINERAL RESOURCES:</b> Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There are no known mineral resources at this project site.				
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There are no known mineral resources at this project site.				

# Attachment 6

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. NOISE:</b> Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-e): The general plan amendment, rezone and parcel map would not create noise impacts. The result of this project would be the ability to build one additional single family home. The construction of the home including the initial site grading would cause some temporary or periodic noise increase during construction. The construction activity will be required to comply with the Noise Element for noise and vibration. The Municipal Code establishes times when construction activities can take place, therefore this projects impact on noise and vibration would be less than significant.



# Attachment 6

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XIII. POPULATION AND HOUSING:** Would the project:

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

Discussion (a-c): The addition of one single family residence to this area of the City that consists of existing single family residential neighborhoods, would not create induce population growth, displace housing or people.

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

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

Discussion (a-e):

This infill project will be located within existing single-family residential neighborhoods. The addition of the building will not create a significant impact to public services.

# Attachment 6

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. RECREATION</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (a&b):				
This infill project will be located within existing single-family residential neighborhoods. The addition of the building will not create a significant impact to recreational services.				

<b>XVI. TRANSPORTATION/TRAFFIC: Would the project:</b>				
a. Conflict with an applicable plan, ordinance or policy establishing measures or effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (c):				

# Attachment 6

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-f): This infill project will be located within existing single-family residential neighborhoods. The addition of one single family home for a density of 1-unit per .5 acre parcel, will not create a significant impact to transportation and traffic.



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

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

# Attachment 6

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

Discussion (a-g): The infill project will add one single-family residence within an existing residential neighborhood where there is existing sewer, water, utilities and City streets, therefore impacts to City utilities and service systems will be less than significant.

## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed development would consist of general plan amendment, rezone and parcel map, which would result in the ability to construct a new single family home on a .5-acre parcel (Parcel 1 of PR 17-0016) within existing residential neighborhoods where City utilities and streets currently exist and can service the new parcel. Impacts from the project on fish and wildlife will be less than significant.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed development would consist of building a single family home on a .5-acre parcel within existing residential neighborhoods where City utilities and streets currently existing and can service the new parcel, cumulative impacts will be less than significant.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed development would consist of building a single family home on a .5-acre parcel within existing residential neighborhoods where City utilities and streets currently existing and can service the new parcel, impacts on human beings will be less than significant.

# Attachment 6

## EARLIER ANALYSIS AND BACKGROUND MATERIALS.

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

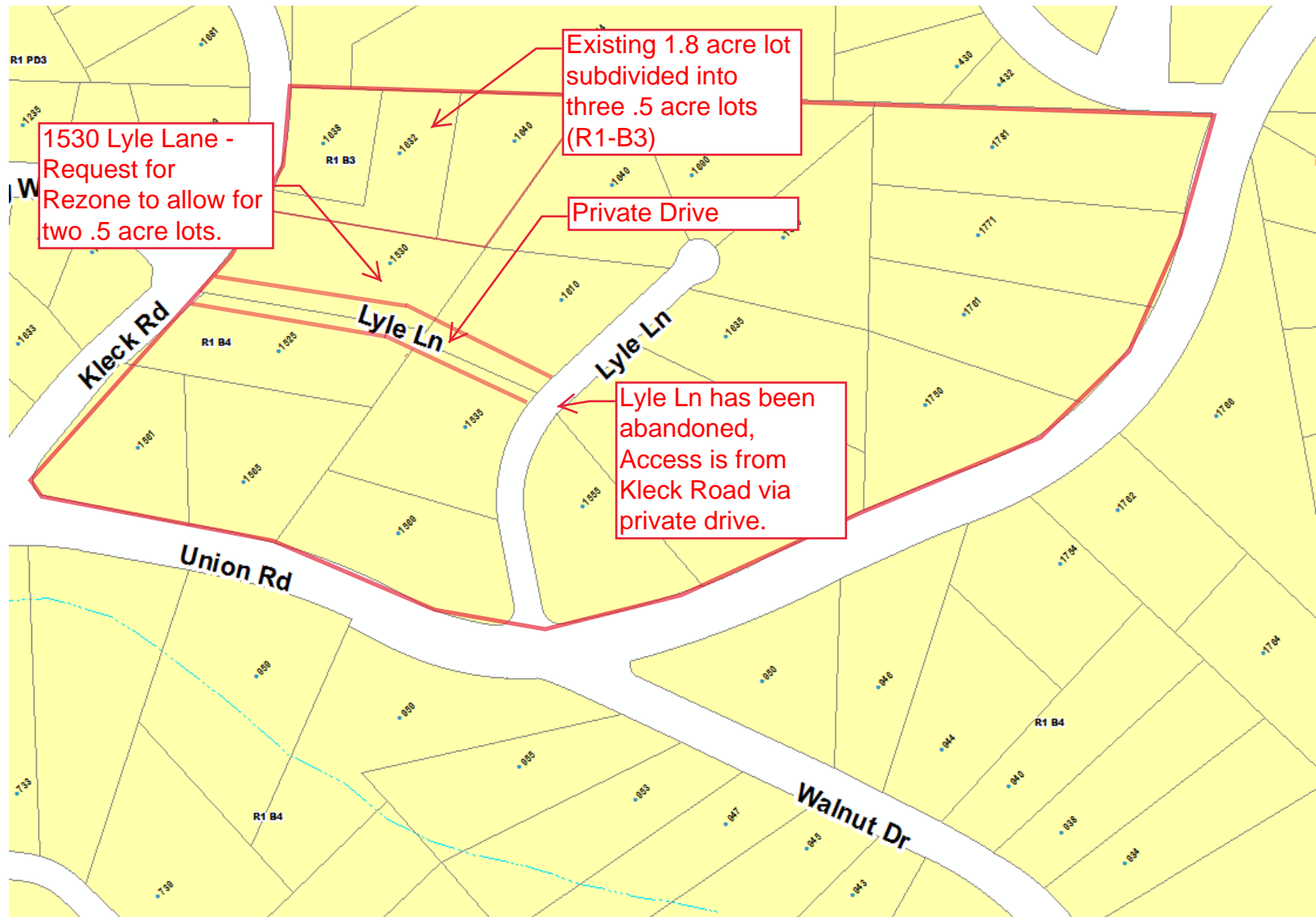
Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2005 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2005	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
12	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
13	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446
14	Resolution 98-001, MND for Tract 2269	City of Paso Robles Community Development Department

# Attachment 6

**Attachments:**

1. Vicinity Map
2. Tentative Parcel Map PR 17-0116





**PRELIMINARY TITLE REPORT INFORMATION**

TITLE COMPANY: FIRST AMERICAN TITLE COMPANY  
ORDER NUMBER: 4001-5575519 (L1)  
TITLE OFFICER: LISA IRIT  
E-MAIL: LIRIT@FIRSTAM.COM  
PHONE: (805) 786-2042  
FAX: (805) 397-7092  
TITLE TO SAID ESTATE OR INTEREST: JERICHO MORA AND LESLIE PROUD, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

**PROPERTY OWNERS**

PARCEL 1 PER TITLE REPORT:  
OWNERS NAME: JERICHO MORA LESLIE PROUD  
CONTACT: JERICHO MORA LESLIE PROUD  
MAILING ADDRESS: 1530 LYLE LANE PASO ROBLES, CA 93446  
E-MAIL: JERICHO@AIRWAYAHO.COM LPROUD@PASOSCHOOLS.ORG  
PHONE: (805) 434-3884 (805) 434-3884

PROJECT ADDRESS: 1530 LYLE LANE PASO ROBLES, CA 93446  
APN: 025-011-023

**AGENT INFORMATION**

AGENT: SKIP TOUCHON - TWIN CITIES SURVEYING, INC.  
E-MAIL: STOUCHON@TWINCITIESURVEYING.COM  
PHONE: (805) 434-1834 EXT. 302  
FAX: (805) 434-3884

**SITE INFORMATION**

CURRENT ZONING IS SFR - SINGLE FAMILY RESIDENTIAL  
EXISTING LOT 199 = 1.00 ACRES, 43,661 SQ.FT.  
PROPOSED PARCELS  
PARCEL 1 = 0.47 ACRES, 20,371 SQ.FT.  
PARCEL 2 = 0.53 ACRES, 23,290 SQ.FT.  
TOTAL = 1.00 ACRES, 43,661 SQ.FT.

**RECORD MAPS**

R = RECORD DATA PER 2-MB-55 (1920)  
R1 = RECORD DATA PER 74-L5-66 (1996)  
R2 = RECORD DATA PER 18-MB-85 (1999)  
R3 = RECORD DATA PER 97-PM-65-67 (2006)  
M = MEASURED DATA

NOTE:  
EASEMENT 2 FROM TITLE REPORT BEING AN EASEMENT FOR LAYING AND MAINTENANCE OF A WATER SYSTEM FOR SUPPLYING WATER AS RECORDED IN BOOK 190, PAGE 386 OF DEEDS, IS UNPLOTTABLE.

**TENTATIVE PARCEL MAP PR 17-0116**

LOT 199 OF ASSOCIATED ALMOND CROWERS ORCHARD BUNGALOW TRACT, CITY OF EL PASO DE ROBLES, AS FILED IN BOOK 2 AT PAGE 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

**BASIS OF BEARINGS**

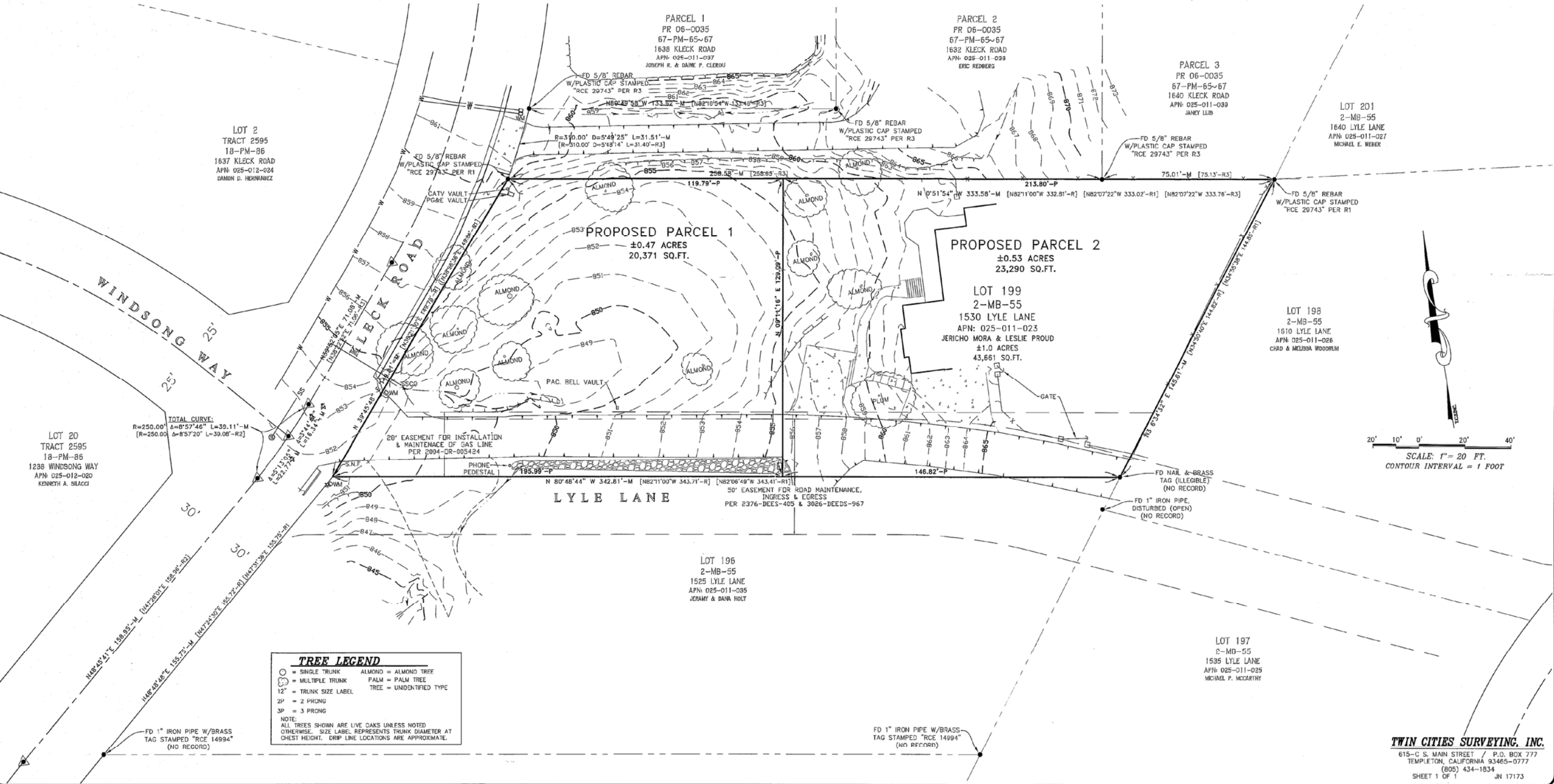
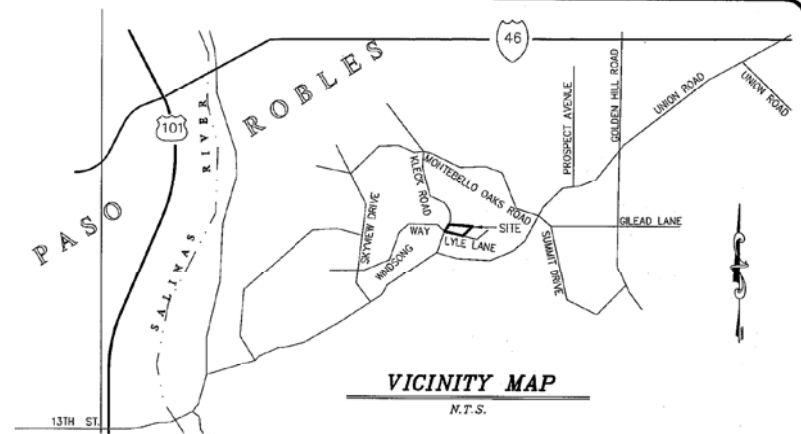
THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, CC83, ZONE 5. THE MEAN MAPPING ANGLE AT THE SITE IS -1°32'14".

NOTE: DISTANCES SHOWN HEREON ARE GRID DISTANCES OF THE CALIFORNIA COORDINATE SYSTEM, CC83, ZONE 5. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY THE COMBINED SCALE FACTOR: 1.000013606.

**OWNER'S STATEMENT**

I HEREBY REQUEST APPROVAL OF THIS DIVISION OF REAL PROPERTY SHOWN ON THIS TENTATIVE MAP AND CERTIFY THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE OWNERS AND THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

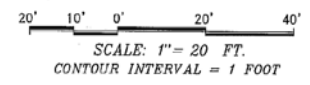
Wm. E. Touchon 11-09-2017  
WM. E. TOUCHON P.L.S. 4845 DATE



**TREE LEGEND**

○	= SINGLE TRUNK	ALMOND	= ALMOND TREE
⊙	= MULTIPLE TRUNK	PALM	= PALM TREE
12"	= TRUNK SIZE LABEL	TREE	= UNIDENTIFIED TYPE
2P	= 2 PRONG		
3P	= 3 PRONG		

NOTE:  
ALL TREES SHOWN ARE LIVE OAKS UNLESS NOTED OTHERWISE. SIZE LABEL REPRESENTS TRUNK DIAMETER AT CHEST HEIGHT. DRIP LINE LOCATIONS ARE APPROXIMATE.



**TWIN CITIES SURVEYING, INC.**  
615-C S. MAIN STREET / P.O. BOX 777  
TEMPLETON, CALIFORNIA 93465-0777  
(805) 434-1834  
SHEET 1 OF 1 JN 17173



**THE** Newspaper of the Central Coast  
**TRIBUNE**

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

AD #3673886  
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;; MAY 22, 2018 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.

*Jane E. Burand*  
\_\_\_\_\_  
(Signature of Principal Clerk)

DATE: MAY 22, 2018  
AD COST: \$381.15

**RECEIVED**  
MAY 25 2018  
City of Paso Robles  
Community Development Dept.

CITY OF EL PASO DE ROBLES

**NOTICE OF PUBLIC HEARING**  
**NOTICE OF INTENT OF THE PLANNING COMMISSION TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL TO ADOPT A NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT 18-001, REZONE 18-001 & TENTATIVE PARCEL MAP PR 17-0116 (Proud/Mora - General Plan Amendment)**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will consider recommending to the City Council adopting a Negative Declaration in accordance with the California Environmental Quality Act and approval of the following project:

**APPLICATION:** General Plan Amendment 18-001, Rezone 18-001, and Tentative Parcel Map PR 17-0116. Request to change the zoning and land use designations from Residential Single Family one-acre minimum lot size (RSF-1/R1-B4) to Residential Single Family 20,000 square foot minimum lot size (RSF-2/R1-B3), and process a tentative parcel map that would subdivide the existing 1-acre lot into two approximate 20,000 square foot lots.

**APPLICANT:** Leslie Proud and Jericho Mora

**LOCATION:** 1530 Lyle Lane (APN: 025-011-023)

**HEARING:** The Planning Commission will hold a Public Hearing on Tuesday, June 12, 2018, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.

The Public Review Period for the proposed Mitigated Negative Declaration will commence on May 23, 2018, and end on June 12, 2018.

A public hearing before the Planning Commission is scheduled to take place on Tuesday, June 12, 2018, at the hour of 6:30 pm in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

**FINDING**

The City of Paso Robles has reviewed the above project in accordance with the City of Paso Robles' Rules and Procedures for the Implementation of the California Environmental quality Act and has determined that an Environmental Impact Report need not be prepared because:

- The proposed project will not have a significant effect on the environment.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures described on the attached sheet and hereby made a part of Negative Declaration have been added to the project.

The Initial Study which provides the basis for this determination is available at the City of Paso Robles, Community Development Department, 1000 Spring Street, Paso Robles, CA 93446.

A copy of the Negative Declaration may be reviewed at the Community Development Department, located on the 2nd floor at 1000 Spring Street, Paso Robles, California or on the City website at: <http://www.prcity.com/government/departments/commdev/> beginning on May 23, 2018.

**NOTICE**

The public is invited to provide written comment on the Negative Declaration and/or to provide oral comment at the public hearing noted above. The appropriateness of the Negative Declaration will be considered in light of the comments received.

Questions about and comments on the proposed project and Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or e-mailed to CDdirector@prcity.com provided that any comments are received prior to the time of the Planning Commission hearing. Should you have any questions about this project, please call Darren Nash at (805) 237-3970 or send email to dnash@prcity.com.

May 17, 2018  
Darren Nash, Associate Planner  
May 22, 2018  
May 17, 2018  
3673886



**CITY OF EL PASO DE ROBLES**  
*"The Pass of the Oaks"*

**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 General Plan Amendment 18-001 and Rezone 18-001, and Tentative Parcel Map PR 17-0116 on this 23<sup>rd</sup> day of May, 2018.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: *Monica C Hollenbeck*  
Monica Hollenbeck