



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

August 8, 2017

6:30 P.M.

Planning Commissioners Roll Call:

Present: Davis, Agredano, Donaldson, Jorgensen, Barth and Rollins.

Absent: Brennan

6:30 P.M.: Planning Commission Meeting called to order

General Public Comments Regarding Matters Not On The Agenda: None

Staff Briefing: None

Agenda Items Proposed to be Tabled or Re-Scheduled: Item 2 (PD 16-007) continued to future date.

- A. A motion was made by Commissioner Barth, seconded by Commissioner Davis and passed 6-0-1 (Absent: Commissioner Brennan) to continue the item.

Public Hearings

1. **River Oaks II – Vesting Tentative Tract Map (VTTM 3105)**
271 Residential Lots and 27 Other Open Space and Agricultural Lots
Applicant – Estrella Associates, Inc.
800 Clubhouse Drive, APN 025-390-009

Open Public Comment

Speakers: Dick Willhoit – Applicant
John Wilbanks – Applicant Representative
Dale Gustin
Frank Nestin

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 6-0-1 (Absent: Commissioner Brennan) to approve Resolution A with changes (See Addendum 1).

Action:

- B.** A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 6-0-1 (Absent: Commissioner Brennan) to approve Resolution B with changes (See Attachment 1).

2. Planned Development (PD 16-007) Black Oak Lodge

A new 4-story, 96-room hotel, 4-story, 59,000± sf hotel at 2717 Black Oak Drive, APN 008-132-019 & 021

Applicant – Black’s Hatchery, Matt Masia

Continued to future agenda.

3. Conditional Use Permit (CUP) 17-006

Adjacent to 3200 Spring Street / APN 008-042-016

Applicant – Verizon Wireless

Representative – Sequoia Deployment Services

A request to install a new Wireless Telecommunication Facility (WCF) on an existing utility pole located within the right-of-way, with corresponding ground-mounted equipment, located at the northeast corner of 32nd Street and Spring Street.

Open Public Comment

Speakers: Ben Hackstead
Dwayne Bonham

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Rollins, seconded by Commissioner Agredano and passed 6-0-1 (Absent: Commissioner Brennan) to refer the Item back to Staff and continue the Item. Staff to review the following:

1. Add a condition for removal of obsolete equipment
2. Add a condition for graffiti removal
3. Verify Public Right of Way survey

4. Misc. 17-002 – Certificate of Correction

Richard and Monica Galli – Custom Tube
1200 Ramada Drive.

A request to remove the 20-foot setback line shown on Tract 900 for lot 23; (APN: 009-633-023).

Open Public Comment

Speakers: Bob Fisher
Dale Gustin

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Rollins and passed 6-0-1 (Absent: Commissioner Brennan) to approve Resolution A as presented.

Other Scheduled Matters: None

Consent Calendar

5. Development Review Committee Minutes (for approval)

June 5, 2017
June 12, 2017
June 19, 2017
June 26, 2017
July 10, 2017
July 17, 2017
July 24, 2017

Action:

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Agredano and passed 6-0-1 (Absent: Commissioner Brennan) to Consent Item #5.

6. Planning Commission Minutes (for approval)

May 23, 2017
June 13, 2017

Open Public Comment

Speakers: Don Ezzel

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Agredano and passed 6-0-1 (Absent: Commissioner Brennan) to Continue the Minutes of May 23, 2017 and Accept the Minutes of June 13, 2017 with corrections (See Attachment 2).

7. Other Committee Reports:

- a. Housing Constraints Advisory Committee: Director Report.
- b. Short-Term Rentals City manager's Task Force: Director Report.

Planning Commissioners' Comments

Staff Comments:

Director's Comments:

Regular Meeting Adjourned at: 8:56 PM

Attachment 7 Draft Resolution A

Addendum 1 – Staff Amendments

Resolution PC 17-xxx

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING VESTING TENTATIVE TRACT MAP 3105 OF THE RIVER OAKS II MASTER
DEVELOPMENT PLAN**

**BORKEY AREA SPECIFIC PLAN SUBAREA A
APPLICANT – ESTRELLA ASSOCIATES
RIVER OAKS II - APN: 025-390-009**

WHEREAS, Estrella Associates (“Applicant”), in connection with the proposed development of a project known as River Oaks II (the “Project”), has filed a proposed Vesting Tentative Tract Map 3105 (VTM 3105) for the Project; and

WHEREAS, VTM 3105 is located in the northeastern area of the City of Paso Robles, within the Borkey Area Specific Plan area (Subarea A), north of State Route 46 East, west of Buena Vista Drive, and east of the Salinas River; and

WHEREAS, the City Council approved a General Plan Amendment, Borkey Area Specific Plan Amendment, Rezone, and a Master Development Plan in June, 21 2016. The amendments designated and zoned the property primarily for 271 residential units, with certain areas to be maintained as Agriculture and/or Parks and Open Space; and

WHEREAS, VTM 3105 is a request to subdivide an approximately 131 acre property into 298 total parcels consisting of 271 residential lots (including 144 single-family residential lots as part of the “Traditions” active-adult community, 127 single-family residential larger-lots, and ~~39-24~~ open space and ~~or agricultural lots~~ 3 road lots), as shown in Exhibit B; and

WHEREAS, the proposed subdivision and site development is required to be in substantial conformance with the approved 6/21/16 Master Development Plan Design Manual (MDP). The proposed subdivision maintains the approved concepts for extending the existing Traditions neighborhood on the west side of the project as a gated, age-restricted neighborhood, and the new, larger-lot neighborhoods on the east side of the site. It includes maintaining and enhancing the existing spa, lake area, and ~~gazebo-pavilion~~ facilities, integration of open space and agricultural land, and a multi-purpose trail system; and

WHEREAS, the proposed subdivision plan includes a proposed grading plan that demonstrates how the site would be re-contoured to create residential building pads and street network. The proposed grading plan would result in a significant amount of grading cuts on hilltops and fills in lower areas. The applicant proposes to use contour-grading techniques to help blend the changes in topography in with the surrounding landscape. The grading plan incorporates rear yard slopes that exceed the City Grading Ordinance standard of 12 feet, however, given the site configuration, exceeding the rear yard slope standard would not result in negative impacts that could affect the health, safety, convenience, comfort or welfare of properties and improvements in the vicinity; and

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WHEREAS, the grading plan also includes grading on property owned by Cuesta College (on the east side of the site), to provide a smooth transition between properties in this area. Cuesta College has provided documentation that it would provide an easement to accommodate the proposed grading on its property. The project also includes grading and entry road improvements on adjacent property at the far northeast area of the project at Buena Vista Drive. The applicant has provided documentation of acceptance for an easement with the property owner (Strouds) for this purpose; and

WHEREAS, the proposed project includes landscape details and a fencing plan for improvements along streets, open space areas, and private property fencing. These features would provide seamless integration with the existing improvements in the River Oaks development; and

WHEREAS, several Conditions of Approval that apply to the proposed tract map pertaining to extension of infrastructure improvements, maintenance of facilities, grading, and mitigation measures and are included in Exhibit A; and

WHEREAS, the proposed Project is consistent with and supports implementation of the *Paso Robles Economic Strategy* since it proposes new housing opportunities, infrastructure and investment in the community; and

WHEREAS, the proposed grading plan would necessitate the removal of 33 oak trees. An Arborist Report was prepared for the project and includes oak tree mitigation measures included in the report. A Condition of Approval is included in Exhibit A that requires City Council approval to remove the oak trees. If the City Council does not approve removal of all 33 oak trees, then the project grading plan will need to be modified accordingly to protect and preserve oak trees identified to retain; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared for the Borkey Area Specific Plan, which analyzed development of property in this area. A Mitigated Negative Declaration (MND) was subsequently approved for the River Oaks II Expansion entitlements, including the Borkey Area Specific Plan Amendment, General Plan amendment, Zoning Amendment and Master Development Plan. The MND evaluated all potential environmental impacts that may result from the project, including development of 271 lots and ancillary land uses in the MDP. Applicable mitigation measures incorporated into the MND Mitigation Monitoring and Reporting Program. Since VTTM 3105 is consistent with the Borkey Area Specific Plan (for which an EIR was adopted), the MDP density, development program, and circulation plan, therefore, no further environmental analysis is required for this project; and

WHEREAS, the Development Review Committee (DRC) reviewed the proposed subdivision layout for consistency with the MDP on March 13, 2017, and found it generally consistent with the MDP. The DRC supported proposed modifications regarding road alignments along the northern property line and agricultural buffers required; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 8, 2017 on this project to accept public testimony on VTTM 3105.

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.

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Section 2 Findings. Based upon the facts and analysis presented in the staff report, and public testimony received, and subject to the Conditions of Approval and attachments hereto, the Planning Commission makes the following findings:

- a. The VTTM 3105 subdivision and circulation plan is consistent with the adopted 6/21/~~17-16~~ River Oaks II Master Development Plan Design Manual, and would be consistent with: (1) the goals and policies established by the General Plan; (2) the policies and development standards established by the Zoning Ordinance; and Borkey Area Specific Plan; (3) all other adopted codes, policies, standards, and plans of the city.
- b. VTTM 3105 would be consistent with the surrounding neighborhood development pattern and land uses.
- c. VTTM 3105 will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents living in or near the proposed neighborhoods, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.
- d. VTTM 3105 accommodates the aesthetic quality of the city as a whole, and will fit in with the established surrounding quality of development, especially where development will be visible from public views, gateways to the city and scenic corridors.
- e. VTTM 3105 is compatible with, and is not detrimental to, surrounding land uses and improvements, circulation system, provides an appropriate visual appearance, and contributes to the mitigation of any environmental impacts through implementation of the Mitigation Monitoring and Reporting Program, and participation in Development Impact Fee Program.
- e-f. The proposed grading plan and changes to hillside ridgelines are consistent with the intent of the City's Grading Ordinance since these are minor topographic features and contour grading techniques will be incorporated to achieve a natural-appearing landform.
- f-g. Deviation from the City's Grading Ordinance standards to allow for 5 parcels to exceed the rear yard slope standards may be permitted in accordance with provisions established in the Grading Ordinance for Specific Plans. The proposed rear yard slope standard exception allowing 5 parcels to exceed 12 foot high rear yard slopes, up to 16 feet in height would not result in negative visual and functional impacts (e.g. drainage or soil erosion) to the 5 properties or surrounding properties.
- g-h. In accordance with CEQA, all potential environmental impacts that may result from this project have been fully evaluated in an adopted Mitigated Negative Declaration, and potential impacts will be mitigated to a less than significant level.
- h-i. Necessary oak tree removals are conditioned in the project Conditions of Approval (Exhibit A of this Resolution), to be considered and approved by the City Council. If any oak trees necessary to be removed to accommodate grading for this project are not approved by the City Council, the project grading plan will need to be redesigned and approved by the Planning Commission.
- i-j. The City of Paso Robles has adequate water and wastewater resources and service capacity to serve VTTM 3105 with up to 271 new homes, and ancillary site improvements.

Section 3. Approval The Planning Commission does hereby approve of VTTM 3105, subject to the Conditions of Approval, attached hereto as Exhibits A & B, VTTM 3104, attached hereto as Exhibit C,

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Grading Plans attached hereto as Exhibit D, Landscape and Site Details Plans attached hereto as Exhibit E. Exhibits A, B, C, D, E and F are incorporated herein.

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PASSED AND ADOPTED THIS 8th day of August, 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Donaldson, Planning Commission Chair

ATTEST:

Warren Frace, Secretary of the Planning Commission

Exhibit A – Project Conditions of Approval
Exhibit B - Standard Conditions of Approval
Exhibit C – VTTM 3105
Exhibit D – Grading Plans
Exhibit E – Landscape and Site Details
Exhibit F – Grading Heat Map and Cross Sections

Exhibit A

River Oaks II - VTTM 3105

Conditions of Approval

Planning Division Conditions:

1. The final map, grading and site improvement of VTTM 3105 shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
B	Standard Conditions of Approval
C	VTTM 3105
D	Grading Plan
E	Landscape and Site Details

2. The final map shall create no more than 271 residential parcels. All other parcels created by the final map for open space, agriculture, road or drainage purposes shall include deed restriction that limit the lot to a non-residential use.
3. In accordance with the Recreation Element of the General Plan property located between the Salinas River waterway and North River Road was dedicated to the City. A 100% credit shall be granted toward the Parks and Recreation Development Impact Fee, in effect at the time of issuance, for every single-family residential building permit issued consistent with the VTTM 3105 (not to exceed 271 single-family residential units).
4. The applicant shall submit draft Covenants, Conditions and Restrictions (CC&Rs) for review and approval by the Community Development Director with each subdivision phase of development. CC&Rs shall reference agricultural disclosure agreements, and disclosure agreements for potential future recreation-oriented uses related to noise and lighting for the future City-owned river parcel.
5. All multi-purpose trails and walkways shall be open to the general public, except for the trail section within the Traditions planning area west of Clubhouse Drive. The Homeowners Association may limit the hours of public use to daytime hours, and may restrict access during maintenance activities, as provided for in the project CC&Rs.
6. ~~Clubhouse Drive and Village Drive~~All streets within Subarea A will be private streets ~~with public access and will be~~ maintained by the Master Homeowners Association. Clubhouse Drive, Village Drive, and all local streets east of Clubhouse Drive will be accessible to the public.
7. The age restricted portion of the project, west of Clubhouse Drive (aka Traditions 2) may install security gates on all street connections subject to the approval of the Fire Chief. All other streets shall not be gated and be available to the public.
8. A Common Interest Development Homeowners Association shall be formed with responsibility to maintain private streets, stormwater facilities, right of way landscaping, trails, walkways, open space areas, and common landscape areas. All private streets shall be covered with Public Utility Easements, and

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specific easement agreements in favor of the City for maintenance of sanitary sewers and water facilities with language approved by the Public Works Director. Any maintenance and/or repairs performed by the municipal agency shall be to the then current Department of Public Works Standard Detail and Specifications.

9. Site mass grading shall utilize contour landscape grading techniques to avoid angular, unnatural slopes.
10. A comprehensive storm water control plan shall be prepared demonstrating compliance with all applicable storm water management and permit requirements, and that addresses all proposed phases of development in a form acceptable to the City Engineer prior to issuance of any grading permits or approval of any subdivisions.
11. Future site development of the site shall utilize landform, contour grading techniques to reduce the appearance of unnatural, angled slopes to help graded slopes blend in with the surrounding landscape. All exposed graded slopes shall be landscaped to soften the appearance of and camouflage graded slopes to be compatible with the surrounding development pattern and landscape.
12. An agricultural buffer setback from the northern property shall not be less than 75 feet. The applicant shall plant a row of trees and a hedgerow to reduce dust along the northern property line.
13. A disclosure agreement describing potential agricultural related nuisances (e.g., dust, noise, pesticide spraying, lights, etc.) associated with normal agricultural operations shall be recorded on the property title with the recordation of all subdivision maps within the River Oaks II expansion project area.
14. A “right-to-farm” notice in a form approved by the Community Development Director shall be recorded on the deed of each property within this project area.
15. The project shall use recycled water consistent with the blending provisions of condition 39, when it becomes available for landscape irrigation and agricultural purposes.
16. All on- and off-site wells permitted for use with this project, except for geo-thermal wells and river underflow wells, shall have well meters installed per Public Works standards prior to recordation of the Final Map.
17. The applicant shall incorporate all storm water control measures to meet the Regional Water Quality Control Board requirements by incorporating low-impact development features into the future project design.
18. The applicant shall incorporate all storm water control measures to manage potential post-construction hydromodification per the Regional Water Quality Control Board requirements into the future project design.
19. State Route 46/Buena Vista Drive. Add a second eastbound left-turn lane. This maintains LOS C conditions during the AM/PM peaks. Queue lengths would be reduced to acceptable levels with the second left-turn lane. This project is included in the City’s Traffic Impact Fee program. The timing for this improvement depends on growth in the area, particularly increases in staffing and enrollment at Cuesta College North. Payment of the City’s impact fees would address this deficiency.
20. All site amenities shall be completed as follows:
 - a. The multi-purpose trail system shall be completed prior to the issuance of the 200th residential building permit.

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~~20.b. including the multi-purpose trail system,~~ open space ~~and~~, agricultural improvements, pools, community room, and other ancillary site work shall be completed prior to issuance of the ~~200th-271th~~ residential building permit.

21. The applicant shall obtain approval from the City Council for the 33 oak tree removals necessary to carry out the grading plan. If City Council does not approve the 33 oak tree removals, the applicant will be required to modify the grading plans to be approved by the Planning Commission.
22. The applicant shall submit documentation of acceptance of mitigation from the California Department of Fish and Wildlife for impacts to San Joaquin Kit Fox habitat prior to site grading disturbance.

Prior to Occupancy of the First Unit in Phase 1

23. Complete frontage, stormwater, and underground improvements required for Phase I including the sewage disposal system (lift station or gravity sewer as required by the Wastewater Department), water main connection at Club House Drive, and stormwater lift station.
24. A 24-inch recycled water main shall be constructed from N. River Road to Clubhouse Drive, and then along the southern boundary of Phase I and Phase II to the Cuesta College property boundary. Credit shall be provided for over-sizing the line beyond 8-inch. Minimum 25-foot easements shall be provided to the City where public or private right-of-way does not exist. Where public or private right-of-way exists the recycled water line shall be placed in the right of-way. Upon the extension of this recycled water line to its intersection with Buena Vista Drive the applicant shall be provided a tie-in at no additional cost.

25. Prior to Occupancy of the ~~25th-26th~~ Unit in Phase 1

Two sources of water service must be provided to the Traditions neighborhood upon development of over 25 homes. The second point of connection for water to the Traditions Neighborhood may be Waterford Court if modeling demonstrates that suitable volumes for fire protection are adequate. The connection from Waterford Court must be made at the northern end of Clubhouse Drive. The distribution plan must be accepted by the City Water Division. The remaining development of River Oaks II must be served by the extension of the 12-inch water main in Buena Vista Drive.

Prior to Occupancy of the First Unit in Phase 2

26. Complete frontage, stormwater, and underground improvements required for Phase 2.

Prior to Occupancy of the 90th Unit in Phase 2

27. Reconstruct the intersection of North River Road and River Oaks Drive in accordance with the concept plan adopted by the City Council October 19, 2010. Reimbursement for the project will be provided through the City's AB 1600 program.

Prior to Occupancy of the first unit in Phase 3.

28. Complete frontage, stormwater, and underground improvements required for Phase 3.

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29. Complete Village Drive surface and underground improvements to Buena Vista Road. (See requirements for Buena Vista Road in Offsite Improvements).
30. Complete the Buena Vista Water Line extension and connection.
31. The applicant shall reconstruct the sidewalk returns on the west side of the intersection of River Oaks Drive and Buena Vista Drive with the improvement of Buena Vista Drive from the project entrance south to the City ~~CC Resolution 16-084 Page 5 of 124 boundary (Master Plan Condition No. 52)~~. This work will be recommended to be included in an update of the City's AB 1600 program and thereby be reimbursable to the developer.
32. Buena Vista Drive pavement shall be rehabilitated to City Standard structural stability and widened to accommodate two travel lanes, bike lanes on each side (no sidewalks) extending from the project entrance south to the City boundary. Buena Vista Drive improvements will be constructed at the time of connection to Buena Vista Drive with development of River Oaks II. Improvements along the frontage of Cuesta College property are subject to reimbursement from the AB 1600 program.

Prior to the Occupancy of the first Unit in Phase 4

33. Complete frontage, stormwater, and underground improvements required for Phase 4.

Prior to the Occupancy of the first unit in Phase 5

34. Complete frontage, stormwater, and underground improvements required for Phase 5.

Prior to Final Map:

35. Submit signed and notarized Temporary Grading Easement, acceptable to the City Engineer and City Attorney, providing permission to access and grade the Cuesta College property.
36. Submit a signed and notarized Easement for temporary grading, acceptable to the City Engineer and City Attorney, providing permission to grade the Stroud property for the installation of an access road to Buena Vista Drive.
37. Submit a signed and notarized irrevocable access easement, acceptable to the City Engineer and City Attorney, to allow the construction and maintenance of Village Drive on the adjacent Stroud Property.
38. A minimum 25-foot wide recycled water line easement shall be shown on the Final Map, where City right-of-way does not exist. Where public or private right-of-way exists the recycled water line shall be placed in the right of-way.
39. The applicant shall sign an agreement acceptable to the City Attorney and Public Works Director that requires, including successive owner(s) and or the Homeowner's Association to connect to recycled water when service becomes available. The applicant shall connect all irrigated lands to the City recycled water system and utilize recycled water as an irrigation supply. Per City Ordinance No. 1021 N.S., the City's Public Works Director will allow the existing well(s) to remain in service to meet demands suitable for the landscape and irrigation of the continuous and long-term maintenance of all areas to be irrigated. The

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applicant and/or its successors shall have the right to blend its existing river underflow well water with reclaimed water as necessary to meet its desired project water quality goals subject to a minimum percentage of 25% recycled water with a target of 50% recycled water. Connection to the City recycled water system shall be subject to the cost parameters pursuant to the terms and conditions set forth in Section 4 (4.1) of the “Corrective Deeds and Agreement RE Offer To Dedicate” dated 5/28/2003 and recorded as Doc. 2003056981. Concurrently, the applicant will void the quality parameters pursuant to the terms and conditions set forth in Section 4 (4.2 & 4.3) of the “Corrective Deeds and Agreement RE Offer To Dedicate” dated 5/28/2003 and recorded as Doc. 2003056981.

40. Water and recycled water piping design shall meet the satisfaction of the City Engineer and the Water Division Manager.
41. Water piping and connections at Clubhouse Drive and Village Drive shall be configured to provide two sources of water to the first phase of the project and allow separate flow in parallel lines on Clubhouse Drive using a valved “H” configuration, or similar.
42. Vertical separation between water piping and other utilities shall comply with the California Water Code requirements.
43. The applicant shall design and construct recycled water improvements, including the segment connecting to North River Rd. Note 4 on Sheet C6 should be revised to specify responsibility of applicant to design and construct recycled water improvements shown, for clarity, and the leader reading “recycled water design and construction by others” should be omitted.
44. The proposed 20-foot wide section of recycled water easement between Lots 61 and 62 will be acceptable for this segment of recycled water line provided no other utilities will be located within the 20-foot easement.
45. Provide valves on all ends of tee, wye, and cross fittings (multiple locations).
46. Provide inline valves at increments of 600 feet on continuous lines without main intersections (e.g. C and D streets). Space valves such that no more than 2 FHs would be out of service with one segment isolated.
47. FH locations shall be checked and confirmed with Emergency Services.
48. Provide horizontal and vertical separation from SS, SSFM, SD, and RW lines consistent with DDW and City requirements.
49. Submittal and approval of a Landscape Documentation Package (LDP) for the project will be required prior to the recordation of the final map. LDPs shall include Water Efficient landscape (WEL) calculations specific to residential and non-residential portions of the project, landscape design plans, irrigation design plans, soil management report, and grading design plan will be required for the LDP submittal. Landscape and irrigation designs, and LDP shall comply with the City’s Landscape and Irrigation Ordinance and the current Landscape and Irrigation Design Guide.
50. The storm drain lift station will be equipped with the following items prior to grading final:
 - a. auxiliary power in cases of power outages
 - b. high-level alarms to alert the potential for flooding/surging.

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- c. A notification system (auto-dialer, telemetry) to alert responsible party (HOA) of any malfunction.
51. The HOA shall establish a long-term operations and maintenance program for all bioretention areas located within the development as well as the storm drain lift station prior to grading final.
52. The responsible party shall obtain authorization by the Regional Water Quality Control Board or any other relevant regulatory agency to utilize the basin for the combined purpose of stormwater retention and recycled water storage prior to grading final.
53. Prior to Recordation of a Final Map for VTTM 3105:
 - a) Applicant must submit a technical memorandum with exhibits demonstrating that a gravity flow connection to the City sewer system is not feasible before the City will consider approval and/or receive a new sanitary sewage lift station. The technical memorandum must be prepared and stamped by a registered professional engineer. The analysis must consider shifting the low point of the new sewer network for development phases 1 and 2 to the south, and constructing either a connection to an existing deep manhole in Robie Court (e.g., via the same easement as the recycled water line), or constructing a segment of new gravity sewer line North River Road. The analysis must include an estimate of the life-cycle cost (construction, operation, and maintenance cost) of a gravity sewer connection versus a new sanitary sewage lift station since the City will be accepting and maintaining the lift station. Should applicant/developer elect to provide a private sewage lift station as referenced in 53c below the analysis referenced above shall not be required.
 - b) If the sewage lift station lifecycle cost analysis demonstrates that a gravity sewer connection is not feasible, the applicant shall prepare and submit a preliminary design (plan and profile) of the sanitary sewage lift station for City Engineer and Wastewater Manager review and approval. The lift station shall be designed and constructed in accordance with the City Wastewater Department standard lift station design criteria. Minimum distance from the lift station to any residence shall be 50 feet. The lift station shall include the following reliability features: 1) wet well with volume adequate to store two hours of peak wastewater flow from the tributary area in the event of a power outage or pump failure, 2) two Hidrostral pumps with type 316 stainless steel force main piping and rails inside the wet well, 3) electrical gear and control systems enclosed within a light-colored air-conditioned cabinet, 4) standby power provided by a fixed generator with automatic transfer switch, and 5) an alarm system (instruments, alarming device (typically the programmable logic controller), radio, antenna, battery backup, etc.) that is fully-integrated with the City's existing remote telemetry system. Should applicant/developer elect to provide a private sewage lift station as referenced in 53c. below the design criteria referenced above shall not be required.
 - c) If the sewage lift station final criteria referenced above becomes financially infeasible the applicant may elect to provide a private sewage lift station. The applicant shall prepare and submit a design (plan and profile) of the private sanitary sewage lift station which shall be prepared and stamped by a registered professional engineer. Minimum distance from the lift station to any residence shall be 50 feet.

EXHIBIT B

City of El Paso De Robles
Standard Development Conditions

[] Planned Development

[] Conditional Use Permit

[] Tentative Parcel Map

[X] Vesting Tentative Tract Map 3105

Approval Body: Planning Commission

Date of Approval: August 8, 2017:

Applicant: Estrella Associates

Location: River Oaks II

APN: 025-390-009

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.
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

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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.
- 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

Addendum 1

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. 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.
- 16. 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.
- 17. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 18. 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.
- 19. 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.
- 20. 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: grading plan review

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

Addendum 1

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 the Community Development Director, the Public Works Director 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. Prior to recordation of any Final Map, the owner shall petition to annex residential Tract (or Parcel Map) 3105 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:
 - All Streets and lighting
 - All Trails
 - All common landscape areas, fence and walls
 - All storm drainage facilities, basins and pipes

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

Addendum 1

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 or as required by the City Engineer to enable orderly development.
- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

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

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

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council, except for maintenance which will be provided by

Addendum 1

the Home Owners Association..

3. The owner shall ~~offer to dedicate and~~ improve the all of streets indicated on the map to the standard indicated in the River Oaks II Design Manual:

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

Bonds required and the amount shall be as follows:

Performance Bond.....100% of improvement costs including contingencies.

Labor and Materials Bond.....50% of performance bond including contingencies

~~(Note: how are we handling the HOA? Do they need to annex this subdivision?)~~

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

6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the 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.
- e. Recycled Water Line Easement.

Addendum 1

- 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 after prior to occupancy of any unit.
- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.
- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An 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

Addendum 1

California Building Code, California Fire Code and Paso Robles Municipal Code.

- Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

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

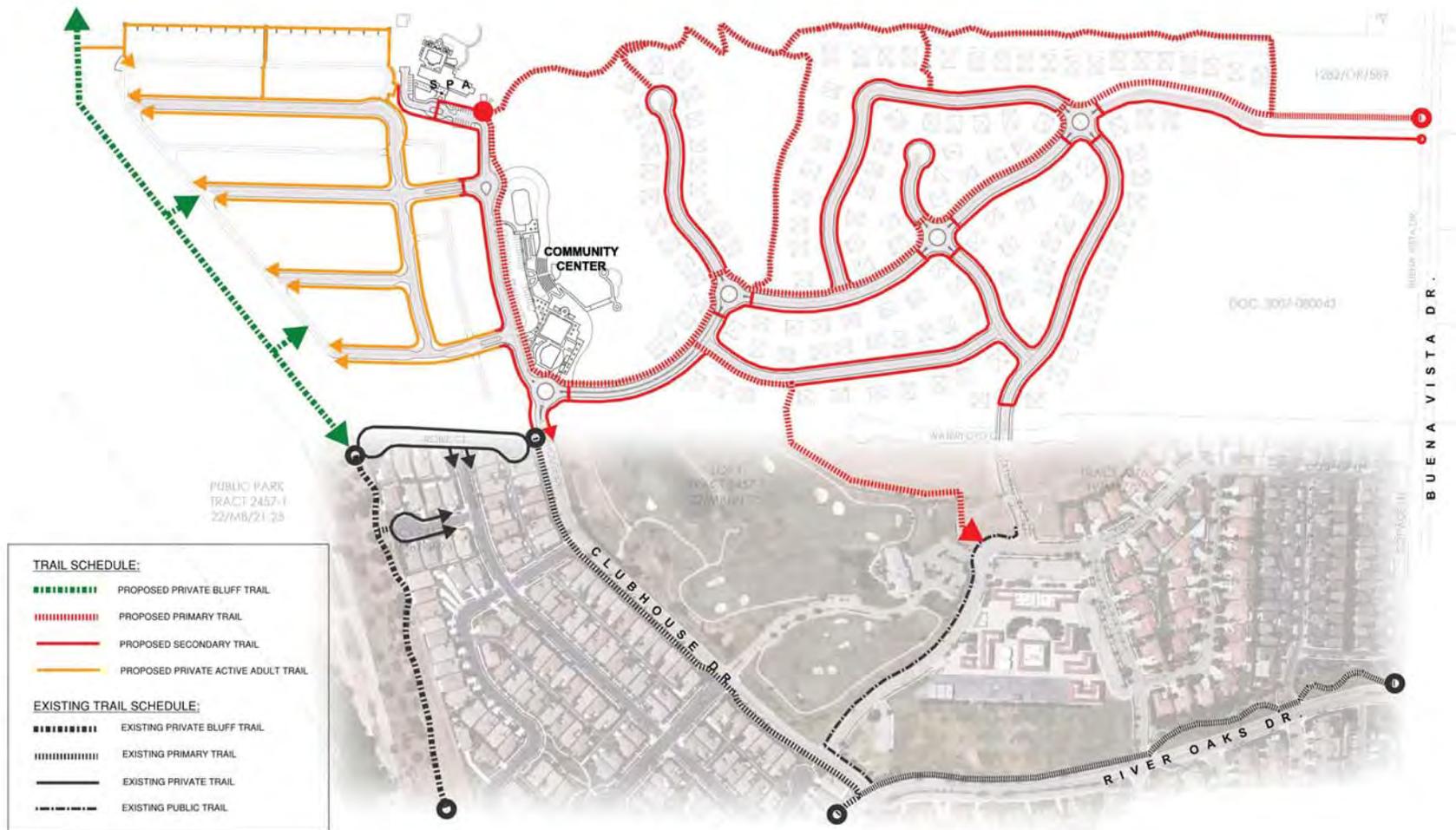
- 4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.

- 5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.

- 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.



SCALE: 1" = 100'-0"



Design Studios
LANDSCAPE DEVELOPMENT
488 Hill Street, Suite 2E
Ventura, California 93001
Phone 805-235-1370
Date 06/20/17 LDP Job No. 147395

Attachment 1

Draft Resolution B

Resolution PC 17-xxx

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF PASO ROBLES
RECOMMENDING APPROVAL TO THE CITY COUNCIL
OF OAK TREE REMOVAL PERMIT (OTR 17-015)
TO REMOVE 33 OAK TREES**

**BORKEY AREA SPECIFIC PLAN SUBAREA A
APPLICANT - ESTRELLA ASSOCIATES, INC.
RIVER OAKS II - APN 025-390-009**

WHEREAS, Estrella Associates, Inc., in connection with the proposed development of a project known as River Oaks II has filed a proposed Vesting Tentative Tract Map 3105 (VTTM 3105) to subdivide approximately 131 acres into 271 residential lots, 24 Open Space lots and 3 road parcels; and

WHEREAS, VTTM 3105 is located in the northeastern area of the City of Paso Robles, within the Borkey Area Specific Plan area (Subarea A), north of State Route 46 East, west of Buena Vista Drive, and east of the Salinas River; and

WHEREAS, in conjunction with VTTM 3105, a grading plan was submitted which identifies the need to remove 33 oak trees, and

WHEREAS, said 33 oak trees appear to be oak trees planted for a prior development project; and

WHEREAS, an Arborist Report (included in Exhibit A) was prepared by a certified arborist on the City's Arborist List, indicates the trees proposed for removal are in various states of health; and

WHEREAS, if the 33 oak trees are approved to be removed (a total diameter of 393 inches), the applicant would be required to comply with compensatory oak tree mitigation requirements and plant 98.25 diameter inches of mitigation oak trees on the project site; and

WHEREAS, the Community Development Director could not make the determination that the proposed 33 oak trees are "clearly dead or diseased beyond correction," and therefore, Section 10.01.050.C of the Oak Tree Ordinance would consider the trees "healthy" and require that the City Council make the determination of whether the trees should be removed or not, after consideration of the factors listed in Section 10.01.050.D; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

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

Section 2. The Planning Commission of the City of El Paso de Robles does hereby recommend approval of the request to remove 33 oak trees at River Oaks II, based on the following findings:

1. Having considered the factors outlined in Section 10.01.050.D, and the information provided by the Arborist, authorize the removal of the 33 oak trees, based on it being necessary to remove

the trees to allow grading (as proposed) for the River Oaks II expansion project, which is a reasonable use of the property, and consistent with the proposed development of VITM 3105.

2. Compensatory mitigation requirements for the removal of 33 oak trees (393 inches in diameter), requires 98.25 inches in diameter oak tree replacement trees to be planted on site at the direction of the Arborist to mitigate the visual impact of the tree's removal.

PASSED AND ADOPTED by the Planning Commission of the City of El Paso de Robles this 8th day of August 2017 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John Donaldson, Planning Commission Chair

ATTEST:

Warren Frace, Secretary of the Planning
Commission

Exhibits

- A. A&T Arborist Report



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

PLANNING COMMISSION MINUTES

June 13, 2017

6:30 P.M.

Planning Commissioners Roll Call:

Present: Agredano, Donaldson, Jorgensen, Brennan and Rollins.

Absent: Barth and Davis.

6:30 P.M.: Planning Commission Meeting called to order

General Public Comments Regarding Matters Not On The Agenda: None

Staff Briefing: None

Agenda Items Proposed to be Tabled or Re-Scheduled: None

Public Hearings

1. Planned Development 16-002 and Conditional Use Permit 17-004

Case Paso, LLC – Outdoor Storage Yard

2121 Ardmore Road / APN: 025-362-038

Applicant – Case Pacific, LLC

Request to grade an approximate 4.1-acre site to create a usable flat area for the establishment of an outdoor storage yard.

Open Public Comment

Speakers: Tim Rouda
Joe Bello

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Rollins, seconded by Commissioner Jorgensen and passed 5-0-2 (Absent: Commissioners Barth and Davis) to approve Resolution A as presented.
- B.** A motion was made by Commissioner Rollins, seconded by Commissioner Agredano and passed 5-0-2 (Absent: Commissioners Barth and Davis) to approve Resolution B with changes (See Attachment 1).

2. **Street Abandonment 17-001 (City of Paso Robles)**

Stratus Lane north of Dry Creek Road / APNs 025-471-008, -009, -012 and -013

Applicant – City of El Paso de Robles

A request from the City of Paso Robles to summarily abandon Stratus Lane from the intersection of Dry Creek Road to the end of the cul-de-sac, approximately 750 feet of paper road. A 10-foot wide portion of the right-of-way will be reserved on the eastern property boundary as a public utility easement.

Open Public Comment

Speakers: None

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Agredano and passed 5-0-2 (Absent: Commissioners Barth and Davis) to approve Resolution A.

Commissioner Davis arrived at the Meeting at 7:15 pm

Other Scheduled Matters:

3. **Temporary Sign Ordinance Review**

Verbal staff report and Planning Commission Discussion

Action:

- A. A motion was made by Commissioner Jorgensen, seconded by Commissioner Rollins and passed 6-0-1 (Absent: Commissioner Barth) recommending the Council that the temporary sign ordinance rules be reviewed and updated with input from the business community.

Consent Calendar

4. **Development Review Committee Minutes (for approval)**

May 15, 2017

May 22, 2017

5. **Planning Commission Minutes (for approval)**

May 23, 2017

Action:

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Brennan and passed 6-0-1 (Absent: Commissioner Barth) to Consent Item #4 as presented and continue Item #5.

6. **Other Committee Reports:**

- a. Housing Constraints Advisory Committee: Director Report.

b. Short-Term Rentals City manager's Task Force: Director Report.

Planning Commissioners' Comments: None

Staff Comments:

Director's Comments:

Regular Meeting Adjourned at: 8:07 PM

Attachment 1

Draft Resolution B

DRAFT RESOLUTION PC 17-xxx

A RESOLUTION OF THE CITY OF EL PASO DE ROBLES PLANNING COMMISSION APPROVING PLANNED DEVELOPMENT 16-002 AND CONDITIONAL USE PERMIT 17-004

(CASE, PASO LLC – 2121 ~~ARDMORE~~ ROAD)

WHEREAS, Case Paso LLC has submitted applications for Planned Development 16-002 and Conditional Use Permit (CUP) 17-004, requesting to grade a portion of a larger parcel to create a 4.1-acre outdoor storage yard; and

WHEREAS, the project is located at 2121 Ardmore Road; 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 was prepared for the project; and

WHEREAS, based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, and with appropriate mitigation measures added as conditions of approval, will not result in significant environmental impacts, and a Mitigated Negative Declaration was prepared and circulated for public review and comment in full compliance with CEQA; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on June 13, 2017, on this project to accept public testimony on the Mitigated Negative Declaration and the proposed project; and

WHEREAS, a resolution was adopted by the Planning Commission recommending to the City Council approval of a Mitigated Negative Declaration status for this project, and a Mitigated Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

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

Section 2 - Findings: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. The project is consistent with the goals and policies established by the General Plan and Zoning Ordinance, since the project would provide for areas for commercial service and light-industrial uses, such as contracted services, building and landscape materials sales which typically would have outdoor storage areas.
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City, as a result of the landscape screening, and decorative quality fencing and wall materials; and

Exhibit A: Conditions of Approval

Planning Division Conditions:

4. This project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit "A-2" and incorporated herein by reference.

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

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

EXHIBITS	DESCRIPTION
A-2.	Standard Conditions of Approval (Refer to Ex. A of Reso. B – Tract Res.)
B.	Title Sheet
C.	Preliminary Grading and Drainage Plan
D.	Sections – Wall Profiles
E.	Preliminary Landscape Plan
F.	Typical Retaining Wall Setback/Slope Detail

6. PD 16-002 and CUP 17-004 allows for the development and operation of an outdoor storage yard, including the grading and retaining wall/fence installation to establish a 4.1 acre outdoor storage yard area. The project shall be designed and constructed to be in substantial conformance with Exhibits A-E, listed above and approved with this resolution.
7. Approval of this project is valid for a period of two (2) years from date of approval. Unless construction permits have been issued and site work has begun, the approval of Planned Development 16-002 and Conditional Use Permit 17-004 shall expire on June 13, 2019. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
8. Prior to the issuance of a grading permit, the Development Review Committee (DRC) shall review the final site plans, landscape and irrigation plans showing the following information:
 - a) The addition of 5-feet of landscaping between the property line and the retaining walls, along the northern and eastern property boundaries. ~~The wall location, slope and setback shall be in substantial compliance with Exhibit F. The landscaping on the slope area shall be designed by a Landscape Architect to insure proper planting techniques and plant species are utilized to insure a successful slope planting situation.~~
 - b) Any exterior lighting to insure proper shielding;

Engineering Division Conditions:

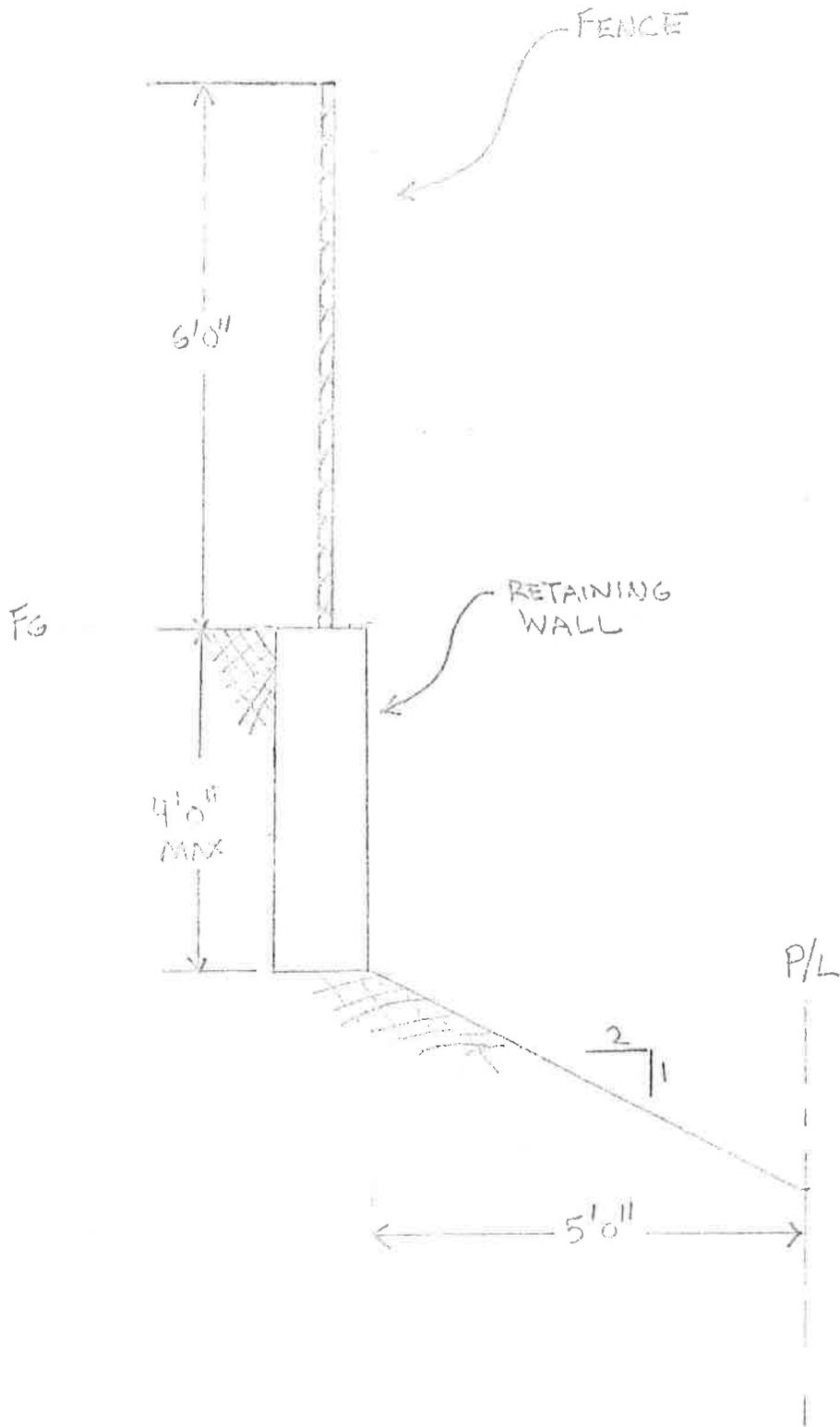
9. Prior to final grading approval, the applicant shall construct the remaining unimproved portions of Ardmore Road to the eastern property line in accordance with plans approved by the City Engineer.

- size of containers to be stored in the enclosure.
- 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



Box was checked

SCALE $\frac{1}{2}'' = 1'0''$



Typical Wall Slope/Setback Detail