

RESOLUTION NO.: 04-0140
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR PR 04-0310
(WEYRICK/FRAZIER)
APN: 025-421-002,006,026

WHEREAS, Tentative Parcel Map PR 04-0310 has been filed by North Coast Engineering on behalf of Colin Weyrick and Raymond Frazier a proposal to subdivide three existing commercial lots totaling approximately 14.44 acres into twelve parcels between .75 acres and 1.58 acres each located at 2501 Oakwood Street; and

WHEREAS, an Initial Study was prepared for this project and a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) was considered in the decision making process by the Planning Commission and subsequently approved by the Planning Commission on December 14, 2004, and

WHEREAS, this parcel is located within the C3 (Commercial / Light Industrial Zoning District) and is within the following General Plan land use designations: CS: Commercial Service, NC: Floating Neighborhood Commercial Designation, Airport Area Overlay, and Borkey Specific Plan Overlay; and

WHEREAS, a public hearing was conducted by the Planning Commission on December 14, 2004, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision; and

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

1. As conditioned, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles; and
2. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance; and
3. The site is physically suitable for the type of development proposed; and
4. The site is physically suitable for the proposed density of development; and
5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat; and
6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems; and

7. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision; and
8. The completion of Site Specific Conditions 9, 10, 12, 13 and 14 prior to recordation of the final map is a necessary prerequisite to the orderly development of the surrounding area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant tentative map approval to PR 04-0310 subject to the following conditions of this resolution:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution. Note: All checked standard conditions shall apply unless superseded by a site specific condition.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

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

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Borkey Area Specific Plan Conditions
C	Tentative Tract Map

3. This Tentative Parcel Map PR 04-0310 authorizes the subdivision of three existing commercial lots totaling approximately 14.44 acres into twelve parcels between .75 acres and 1.58 acres each.
4. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map prepared for the project. (Exhibit C reduction attached; full size copies are on file in the Community Development Department).
5. Prior to or in conjunction with the Final Subdivision Map, for the lots that have oak trees, a constructive notice shall be recorded in a form acceptable to the City indicating to future property owners that all the oak trees shall be preserved, and that all construction shall stay out of the oak tree critical root zone and shall conform to the City's Oak Tree Ordinance.
6. Prior to or in conjunction with the Final Subdivision Map, a constructive notice shall be recorded in a form acceptable to the City indicating to future property owners that

the parcels are subject to any restrictions and/or requirements contained in the Borkey Area Specific Plan (See Exhibit B).

7. Prior to or in conjunction with the Final Subdivision Map, a constructive notice shall be recorded in a form acceptable to the City indicating to future property owners that the parcels are within the Airport Review Area.
8. Public improvement shall be designed to retain the 10-inch oak tree located in the Golden Hill Road public right-of-way unless a tree removal permit is approved by the City Council.
9. Prior to recordation of the Final Map, the following non-conforming uses on the subject site shall be brought into conformance with the requirements of the City's Zoning Ordinance.
 - a. The residential occupancy of structure on proposed Parcel 12 shall be discontinued or brought into conformance with the requirements of the Zoning Ordinance.
 - b. A grading permit shall be applied for an issued to remove or redistribute the stockpiled material on proposed Parcel 4.
 - c. A land use permit shall be secured for the storage of commercial vehicles on proposed parcel 8. If a land use permit is not obtained, all commercial vehicles not related to existing businesses conducted on the site shall be removed.
 - d. The garage/storage shed on proposed Parcel 5 and Parcel 12 shall be removed or the parcel line may be adjusted so that the structure conforms with the setback requirements set forth in the City's Zoning Ordinance.
 - e. The existing pole barn shall be removed or brought into conformance with the City Building Code and Zoning Ordinance requirements.
 - f. Prior to establishment of conforming uses within any existing structure, building permits shall be required to bring the structures in conformance with applicable City Building Code and Zoning Ordinance requirements.

ENGINEERING SITE SPECIFIC CONDITIONS

The Planning Commission must make a finding that the fulfillment of the construction requirements outlined in Condition Nos. 9, 10, 12, 13 and 14 are necessary prerequisites to the orderly development of the surrounding area.

10. Prior to recordation of the final map, the applicants shall improve Golden Hill Road with City Arterial Standard A-1, half street width across the frontage of the property. The construction of sidewalk may be deferred until the development of adjacent Parcels 3, 4, 5 and 12.
11. Prior to recordation of the final map, all existing overhead utilities along Golden Hill Road shall be relocated underground.

12. Prior to recordation of the final map, the applicants shall enter into an agreement to pay their share of the cost of the construction of the median in Golden Hill Road from Highway 46 to Dallons Drive.
13. Prior to recordation of the final map, the applicants shall construct Tractor Way from Golden Hill Road in accordance with City Industrial Standard A-4 with a transition provided to existing Tractor Way improvements. Sidewalk on Tractor Way may be deferred until development of adjacent parcels.
14. Prior to recordation of the final map, the applicants shall extend 8-inch sewer and water mains in Tractor Way from Golden Hill Road to the existing portion of Tractor Way in accordance with plans approved by the City Engineer. Water services and sewer laterals shall be provided to each parcel.
15. Prior to recordation of the final map, street lights shall be placed on Golden Hill Road and Tractor Way in accordance with plans approved by the City Engineer.
16. Prior to occupancy of any building, the applicant shall comply with all requirements of the City Fire Department. Locations of the fire hydrants shall be reviewed and approved by the Fire Marshall and the City Engineer.
17. Prior to occupancy of any building, the building shall be connected to City water and sewer facilities and any existing onsite facilities (wells and/or septic systems) shall be abandoned in accordance with applicable codes.
18. Prior to issuance of a building permit, in addition to standard water and sewer connection fees, the applicant shall pay the pro-rata share of the airport trunk line and Golden Hill Road sewer reimbursement agreements and all development fees as required by the Borkey Area Specific Plan.
19. The proposed project is 1,500 feet upstream of the City's existing water well, Butterfield No. 12. The Department of Health Services considers some industrial land uses to be high risks of contamination to the City's well. Prior to issuance of a grading permit, the applicant shall submit a site plan to the Public Works Department for review and approval. The applicant shall design facilities to ensure that spillage from petroleum tanks or waste disposal systems do not drain into retention basins or other pervious areas of the project site. The applicant shall provide adequate facilities to preclude contamination and to transfer wastes to approved disposal sites.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS

20. An approved fire department turn around will be required to be installed at the end of the access road for Parcels 10 and 11.

21. Emergency Services Run Book will need to be updated with the new lots, addresses and any new fire hydrants. Contact Emergency Services Fire Marshal Bob Adams at 237-3973 for information on this condition.

PASSED AND ADOPTED THIS 14th Day of December, 2004 by the following Roll Call Vote:

AYES: Mattke, Kemper, Steinbeck, Flynn, Johnson, Hamon, Ferravanti

NOES: None

ABSENT: None

ABSTAIN: None



CHAIRMAN TOM FLYNN

1-11-05

ATTEST:



ROBERT A. LATA, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION 04-_____

**CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS
FOR SINGLE FAMILY RESIDENTIAL TRACT AND PARCEL MAPS**

PROJECT #: _____ Tentative Parcel Map PR 04-0310

APPROVING BODY: _____ Planning Commission

DATE OF APPROVAL: _____ December 14, 2004

APPLICANT: _____ Weyrick, Frasier

LOCATION: _____ Tractor Way

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 Planning Division, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS

- ☒ 1. This project approval shall expire on December 14, 2006, unless a time extension request is filed with the Community Development Department 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, development shall comply with the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- ☒ 3. Prior to recordation of the map, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- ☒ 4. This project is subject to the California Environmental Quality Act (CEQA), which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval, which is then forwarded to the San Luis

Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.

- ☒ 5. 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.
- ☒ 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 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 subject to approval by the Community Development Department.
- ☒ 8. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- ☐ 9. 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.
- ☒ 10. The following areas shall be placed in a Landscape and Lighting District:

All lots shall be included in the Landscape and Lighting District for maintenance of street lights and landscaping
- ☐ 11. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

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- ☐ 12. The applicant shall install durable, decorative fence/wall treatments and landscaping along all arterial streets consisting of brick, tubular steel with pilasters, or other similar materials as determined by the Development Review Committee, but specifically excluding precision block and wood fences. Substantial setbacks with landscaping may be considered as an alternative, subject to approval by the Development Review Committee.
- ☐ 13. The applicant shall provide a one-foot non-access easement along the rear/side of all lots that back up/side against a collector or arterial street.

B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS OR RECORDATION OF THE FINAL MAP, WHICHEVER OCCURS FIRST:

- ☒ 1. 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.
- ☐ 2. 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 landscape plan including walls/fencing;
 - ☐ b. Other: Exterior Lighting Cut Sheets
- ☐ 3. 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.
- ☒ 4. The applicant shall agree, in a manner acceptable to the City Attorney, to pay impact mitigation fees as may be established through a resolution or ordinance adopted by the City Council, in effect at the time building permits are issued.
- N/A 5. ~~In order for this tract/parcel map to be in conformance with the General Plan, the lots/parcels of the tract/parcel map shall be annexed into a Community Facilities District (CFD) that serves to mitigate impacts to public schools. Said CFD shall either be a joint City School District CFD or a CFD created by the School District that the City Council has approved. If at the time that the final map is submitted for approval, proceedings to annex the tract/parcel map into a CFD have not been~~

~~completed, the applicant shall record on all lots/parcels, a waiver of future protest to the formation of a CFD joint City School District CFD of a CFD created by the School Districts that the City Council has approved. This condition shall not be imposed if the developer executes a development agreement with the District to mitigate school impacts.~~

- ☐ 6. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- ☐ 7. The developer shall provide constructive notice to all buyers that all homes are required to utilize semi-automated trash containers as provided by the City's franchisee for solid waste collection.
- ☐ 8. The developer shall provide constructive notice to future buyers that all residential units shall be required to be equipped with trash compactors.
- ☐ 9. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

PUBLIC WORKS DEPARTMENT - The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

APPLICANT: Weyrick-Frasier
PREPARED BY: John Falkenstien
REPRESENTATIVE: North Coast Engineering
CHECKED BY:
PROJECT: Tentative Parcel Map 04-0310
TO PLANNING: Jamie Kirk

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 RECORDING OF THE FINAL OR PARCEL MAP:

- ☒ 1. The owner shall pay all Final Map fees, and current and outstanding fees for Engineering Plan Check and Construction and Inspection services and any annexation fees due.

- ☒ 2. If, at the time of approval of the final/record parcel 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, prior to recordation. The owner shall also be required to post securities to guarantee the installation and completion of said improvements as specified in the Subdivision Map Act and submit a Certificate of Insurance as required by the City. The owner shall also be required to post securities for grading in accordance with Section 7008 of the Uniform Building Code, latest edition. This bond shall be of sufficient amount to ensure completion of the grading and drainage facilities. (A finding of "orderly development" has been made for this condition on parcel maps).

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

- ☒ 3. 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 and open space landscaping;

- ☐ c. Wall maintenance in conjunction with landscaping;
- ☐ d. Graffiti abatement;
- ☐ e. Maintenance of open space areas.

- ☒ 4. The owner shall offer to dedicate to the City a 6 foot public utilities and 6 foot tree easement adjacent to all road right-of-ways. 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.

- ☒ 5. The subdivider shall offer to dedicate and improve the following street(s) to the standard indicated:

<u>Golden Hill Road</u>	<u>Arterial</u>	<u>A-1</u>
Street Name	City Standard	Standard Drawing No.

<u>Tractor Way</u>	<u>Industrial</u>	<u>A-4</u>
Street Name	City Standard	Standard Drawing No.

- ☐ 6. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
- ☒ 7. All 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 Public Works Department Standards and Specifications.
- ☒ 8. Prior to any site work a Preliminary Soils Report shall be prepared for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.
- ☒ 9. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater and Street Division Managers.
- ☐ 10. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage

calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

- ☐ 11. The owner shall provide an additional map sheet to record concurrently with the final map or parcel map showing the lot configuration, and the area subject to inundation by the 100 year storm with base flood elevations shown in feet, in relation to the National Geodetic Vertical Datum of 1929.
- ☒ 12. The owner shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground to each lot in the subdivision. 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, unless it is determined that no need for future extension exists. All underground construction shall be completed and approved by the City and the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
- ☐ 13. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City Streets.
- ☒ 14. Prior to paving any street, the water and sewer systems shall successfully pass a City pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.
- ☒ 15. The owner shall install all street name, traffic signs and traffic striping as directed by the City Engineer.
- ☐ 16. The adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction. The applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide base shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)
- ☐ 17. The development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' travel lane

and 4' wide base shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)

- ☒ 18. The project fronts on an existing street. The applicant shall pave-out from the proposed gutter to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement, structural sections or geometrics are inadequate per current City Standards, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition.)

E. PRIOR TO ANY SITE WORK:

- ☒ 1. The applicant shall obtain a Grading Permit from the City Building Division.
- ☐ 2. Prior to issuance of a Grading Permit 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.
- ☒ 3. 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.
- ☒ 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- ☒ 5. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a construction zone drainage and erosion control plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- ☐ 6. Any construction within an existing street shall require a traffic control plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.

F. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- ☒ 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- ☒ 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- ☒ 3. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks, in a manner approved by the Fire Chief.
- ☐ 4. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- ☐ 5. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.

G. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- ☒ 1. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- ☒ 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- ☒ 3. All disturbed areas not slated for development shall be protected against erosion in a manner acceptable to the City Engineer, which may include hydroseeding or landscaping.
- ☒ 4. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection Services and any outstanding annexation fees.
- ☐ 5. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding

and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.

- ☐ 6. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood, gypsum board, etc.) and removed from the project to a recycling facility in accordance with the City's Source Reduction and Recycling Element.
- ☐ 7. If any of the public improvements or conditions of approval are not completed or met, then the subdivider may, at the discretion of the City Engineer, enter into a Performance Agreement with the City to complete said improvements at a later date and post securities to cover the cost of the improvements. The form of the agreement and amount of the securities are subject to the approval of the City Engineer.
- ☒ 8. A blackline clear Mylar (0.4 MIL) copy and two (2) blue-line prints of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
- ☐ 9. A benchmark shall be placed for vertical control on the U.S.G.S. Datum as required by the City Engineer.

PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:

H. GENERAL CONDITIONS

- ☒ 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
- ☒ 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
- ☒ 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.

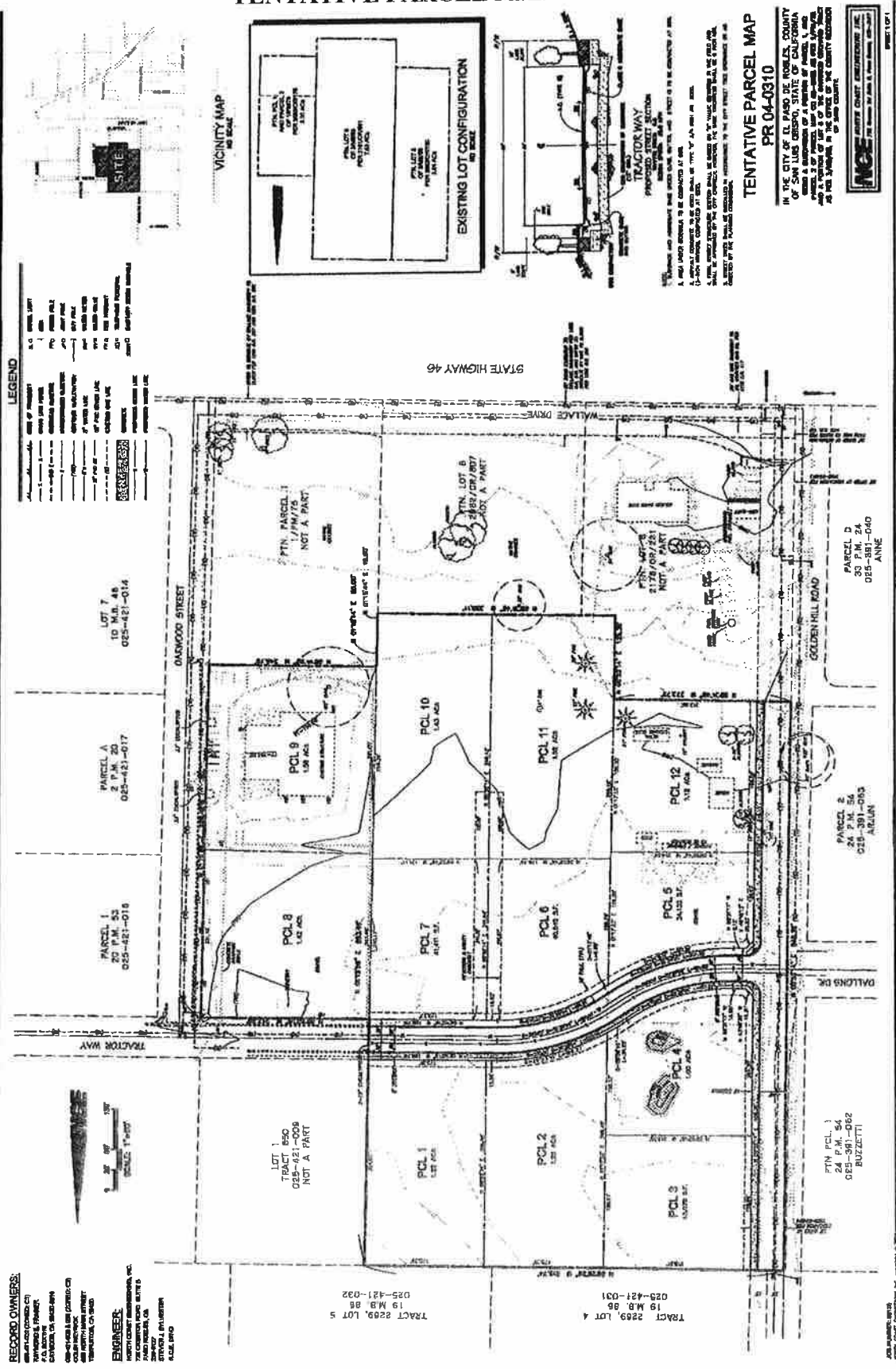
- ☐ 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.
- ☐ 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- ☐ 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- ☐ 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- ☐ 8. Provisions shall be made to update the Fire Department Run Book.

EXHIBIT B OF RESOLUTION 04-_____
BORKEY AREA SPECIFIC PLAN REQUIREMENTS
SUBAREA E

Subarea E

- SE-1 Land uses and development in Subarea E shall conform to the standards, regulations and prescriptions of the C-3 zone district (or its potential future equivalent) as set out in the City of Paso Robles zoning ordinance, except as otherwise provided for in this plan.
- SE-2 Site coverage by structures, including buildings and any other portion of a site under roof, but not including parking, landscaping or other improvements at grade level, shall be limited to fifty (50) percent of total net site area.
- SE-3 Minimum front yards shall be required for all parcels to be developed in this subarea. The minimum front yard for any site fronting on Golden Hill Road shall be thirty (30) feet. The minimum front yard for any other site shall be twenty (20) feet.
- SE-4 Minimum side yards shall be required for all parcels located in this subarea west of Golden Hill Road. The minimum side yard for any interior lot line shall be ten (10) feet. The minimum side yard for any side lot line adjacent to a public right of way shall be fifteen (15) feet, except as otherwise described below.
- SE-5 Any parcel abutting a residentially-zoned property shall be subject to a minimum side yard requirement of thirty (30) feet on the side adjacent to the residential zone.
- SE-6 Minimum rear yards shall be required for all parcels located west of Golden Hill Road in this subarea. The minimum rear yard shall be ten (10) feet, except that the minimum rear yard shall be twenty-five (25) feet where the rear property line of any site abuts any property which is residentially zoned.
- SE-7 Notwithstanding any of the above requirements, any parcel or site located in this subarea shall be subject to a required landscape setback of thirty (30) feet from the right of way of State Highway 46.
- SE-8 All prescribed front, side and rear yards shall be landscaped in conformance with a detailed landscape plan to be submitted to the City for approval at the time of application for development.

- SE-9 The neighborhood commercial shopping center designated by the plan diagram for development in this subarea shall be limited to a total of eighty thousand (80,000) square feet of gross leasable area. Permitted uses in this center shall be subject to review and approval by the city, and shall be limited to those uses which are solely neighborhood or convenience-oriented in character. No use not permitted or conditionally permitted in the C-P zone district of the City of Paso Robles zoning ordinance shall be permitted in this center.
- SE-10 The abandonment of Wallace Avenue shall be encouraged, with right of way area reverting to adjacent sites, except to the extent such right of way may be required, in the judgment of the City, to accommodate a future freeway interchange at Golden Hill Road and Highway 46. Development of adjacent parcels shall be encouraged to orient toward Golden Hill Road and Oakwood Avenue.
- SE-11 A right of way "reserve" for a future interchange at Golden Hill Road and Highway 46 shall be maintained by the City, and the construction of improvements in this reserve may be prohibited by the City as required to ensure the timely and cost-effective construction of such an interchange when warranted and when funding becomes available.



**TENTATIVE PARCEL MAP
PR 04-0310**

IN THE CITY OF EL PASO DE NOBLES, COUNTY
OF SAN LUIS OBISPO, STATE OF CALIFORNIA

NOE
NORTH SHORE CONSULTING INC.
178 Riverside Ter. Suite A, Palm Beach, FL 33480

1991