

RESOLUTION NO. 17-011  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
TRACT MAP 3098  
(Union Road LLC)  
APN: 025-402-024

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

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

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

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

WHEREAS, Section 15182 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA) exempts projects from additional environmental review when it can be determined that the subject project(s) is consistent with the adopted Specific Plan of which it is a part; and

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

**Section 1- Findings:** based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

- a. The proposed tentative tract map is consistent with the adopted General Plan for the City of El Paso de Robles in that it provides for infill development within close proximity to schools, shopping and other services;
- b. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance and the Union 46 Specific Plan; and
- c. The site is physically suitable for the type of development proposed as shown on the tentative tract map (Exhibit C to this resolution); and
- d. The site is physically suitable for the proposed density of development by meeting the Union-46 Specific Plan requirements of 10,000 square foot minimum lot size with an average of 12,000 square feet lot size; and
- e. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat; and
- f. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems; and

- g. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision; and

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

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

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

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

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

AYES: Commissioners Barth, Donaldson, Rollins, Agredano, Davis and Brennan.

NOES:

ABSENT: Commissioner Burgett

ABSTAIN:

  
CHAIRMAN BOB ROLLINS

ATTEST:

  
WARREN FRACE, PLANNING COMMISSION SECRETARY

# Exhibit A

## Project Conditions

### (Tract 3098 – Union Road LLC)

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution. When future applications are submitted to the City for development of the newly created lots, additional site specific conditions will apply. Note: All checked standard conditions shall apply unless superseded by a site specific condition.
2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Standard Conditions
C	Tentative Tract Map
D	Preliminary Grading & Drainage
E	Fence & Wall Plan
F	Preliminary Landscape Plan

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

8. The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) as contained in section 6.4 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:
  - a. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
  - b. All dirt stockpile areas should be sprayed daily as needed.
  - c. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
  - d. Exposed ground areas that are to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.
  - e. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
  - f. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
  - g. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
  - h. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
  - i. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
  - j. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
  - k. Reduce the amount of the disturbed area where possible.
9. Regarding the oak trees on site, the following mitigation measures will be added to insure proper preservation:
  - a) Prior to the issuance of a grading permit for Lot 5, and prior to the approval of the improvement plans, all mitigations as outlined in the Arborist Report performed by A&T Arborist (attached) shall be complied with. A letter from the Arborist will need to be submitted to the City acknowledging that all necessary mitigations have been

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

- b) Constructive notice shall be recorded against the title of Lot 5 notifying future owners that any construction on these lots will need to stay out of the Critical Root Zone of the Oak Trees. A plan exhibit that graphically shows the relationship of the building envelope with the oak tree critical root zones shall be included with the Constructive Notice.

- 10. In the event that buried or otherwise hidden cultural resources are discovered during construction work in the area of the find, work should be temporarily suspended and the City of Paso Robles should be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developer's expense.
- 11. The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services and maintain such services at the standards established in the General Plan.

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

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

### **ENGINEERING SITE SPECIFIC CONDITIONS**

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

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

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

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

# Exhibit B

## CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

Planned Development \_\_\_\_\_  Conditional Use Permit \_\_\_\_\_  
 Tentative Parcel Map \_\_\_\_\_  Tentative Tract Map - 3098 \_\_\_\_\_  
Approval Body: Planning Commission \_\_\_\_\_ Date of Approval: January 24, 2017 \_\_\_\_\_  
Applicant: Union Road LLC \_\_\_\_\_ Location: Union and Prospect \_\_\_\_\_  
APN: 025-402-024 \_\_\_\_\_

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

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

### A. GENERAL CONDITIONS – PD/CUP:

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

project (**Planned Development**) may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.



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

- a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
- b. A detailed landscape plan;
- c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
- d. Other

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

- 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map) TR 3098 into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:  


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

(Adopted by Planning Commission Resolution 09-028)

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

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

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

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

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

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

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

the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.

- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

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

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

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

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

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

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

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

existing paving to centerline for a smooth transition.

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

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

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

**G. GENERAL CONDITIONS**

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

(Adopted by Planning Commission Resolution 09-028)

6.  Provide permanent turn-around to current City Engineering Standard for driveway/access roads that exceed 150 feet in length.
7.  Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
8.  Prior to the issuance of Certificate of Occupancy:
  - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
  - Final inspections shall be completed on all buildings.
9.  Building occupancies of 200 or more require Automated External Defibrillator (AED) be installed for structures constructed after Jan 1<sup>st</sup>, 2017.

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

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Keith V. Crowe, P.E. 10450  
 Phone & Fax: (909) 464-0070  
 KVCrowe@charter.net



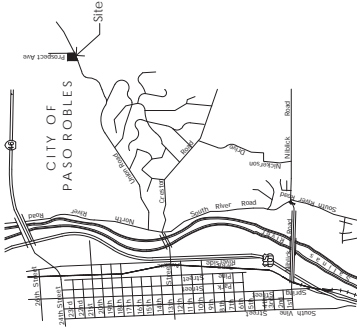
Project:

Union Road and Prospect Avenue Tentative Tract Map

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

Sheet Title:  
 Tentative Tract Map  
 # 3098

Sheet Date:  
 Job: Union & Prospect Tract Maps  
 Plot Date: 09/20/19  
 Revision Date:  
 sheet:



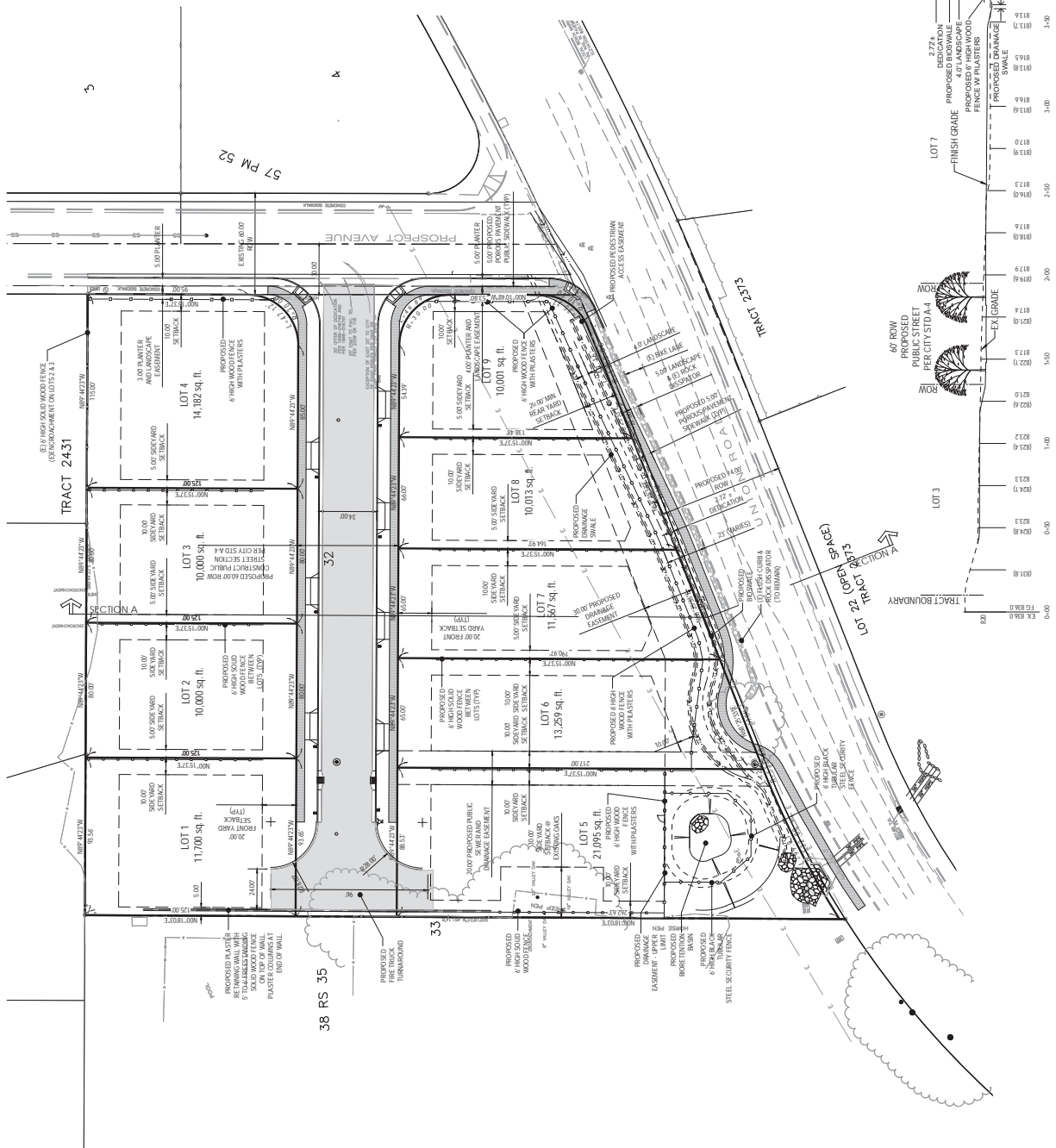
Vicinity Map  
 No. 32-B

Statistics

Area: 3.13 ACRES  
 AKA: 025-402-024  
 Zoning: R-1/PD-3  
 Existing and Adjacent Uses:  
 Existing Use: Vacant Land  
 Proposed Use: Single-Family Units  
 Proposed Project Description:  
 A subdivision of lot 32 of Prospect Highlands nine (9) is: UPD3 (residential lots).

Notes

1. All graphics and boundary information provided by MRS. LAND SURVEY.
2. Easements have been obtained from this report by United Independent title order no. 711031303 dated April 26, 2006. LOT 3 OF PROSPECT HEIGHTS AS SHOWN ON MAP FILED IN BOOK 3 AT PAGE 19 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, CALIFORNIA.
3. Property lines shown are based on recent performance and a boundary survey was not performed.



Site Section A-A

Tentative Tract Map #3098







Keith V. Crowe, P.E. 104620  
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 KVCrowe@charter.net



Project:

Union Road and Prospect Avenue Tentative Tract Map

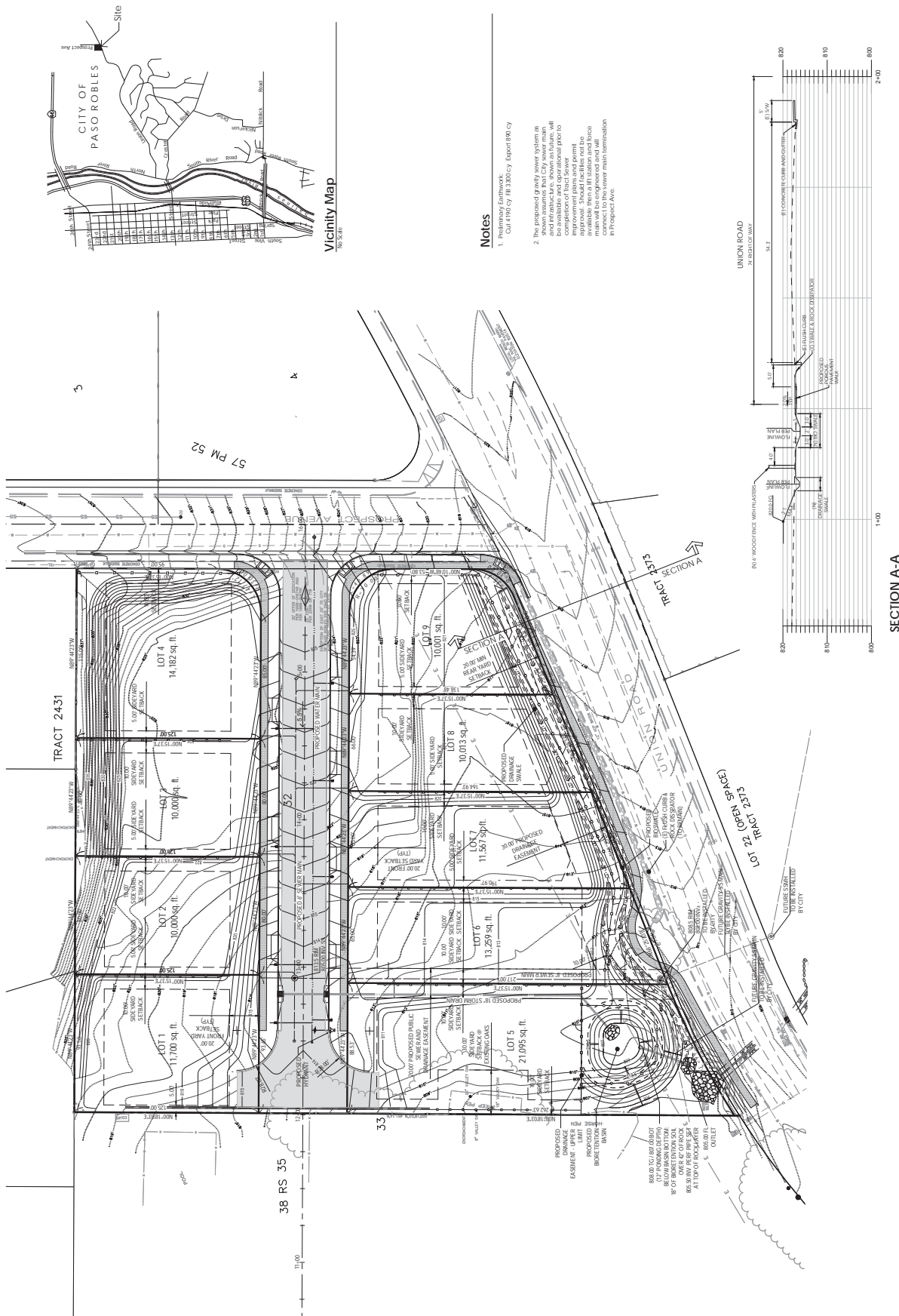
LEGAL DESCRIPTION:  
 LOT 1 OF PROSPECT CHINESE SLICES AS SHOWN ON MAP FILED IN BOOK 3 AT PAGE 19 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, CALIFORNIA.  
 APN: 025-402-024  
 ZONING: R-1/PD-3

Client:  
 Union Road LLC  
 6477 Sycamore Road, Unit B  
 Alcatraz, CA 95422

Sheet Title:  
**Tentative Tract Map #3098**  
**Preliminary Grading, Drainage and Utility Plan**

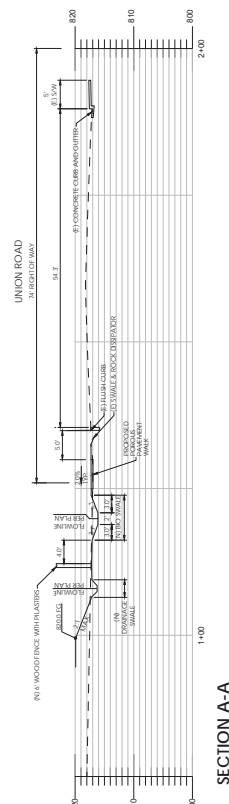
Sheet Date:  
 Job: Union & Prospect Paved Road  
 Drawn By: SC  
 Revision Date:  
 Revision Date:

Sheet:



**Notes**

1. Preliminary Earthwork: Cut 4196 cu ft / Fill 3300 cu ft Export 896 cu ft
2. The proposed gravity sewer system as shown on this plan is subject to the City of Paso Robles' approval. All materials and equipment shall be available and operational prior to construction. The contractor shall be responsible for obtaining all necessary permits and approvals. Should facilities not be approved, the contractor shall be responsible for providing an alternative system. All construction shall be in accordance with the City of Paso Robles' standards and specifications.



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



Keith V. Crowe, P.E. 10425  
 Phone & Fax (805) 464-0775  
 KVCrowe@charter.net



LEGAL DESCRIPTION:  
 LOT 5 OF PROPOSED LOTS 5 THROUGH 9 OF PASEO ROBLES, COUNTY OF SAN LUIS OBISPO, CALIFORNIA  
 APN: 025-402-024  
 ZONING: R-1/PD-1

Client:  
 Union Road LLC  
 6847 Sycamore Road, Unit B  
 Atascadero, CA 93422

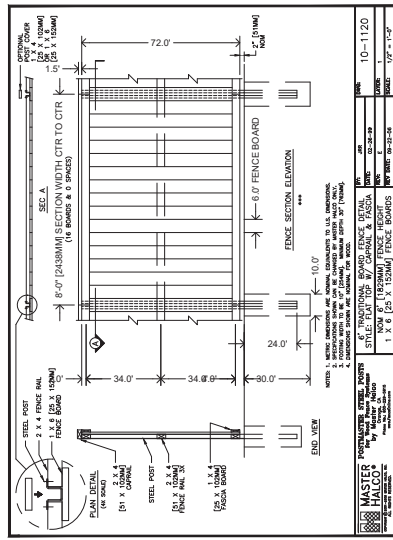
Sheet Title:  
 Tentative Tract Map  
 # 3098 - Fence /  
 Screen Detail

Sheet Date:  
 Job: Union & Prospect Phase/Bodies  
 Plot Date: 01/12/2017  
 Revision Date:  
 Sheet:  
 3  
 of 4 sheets

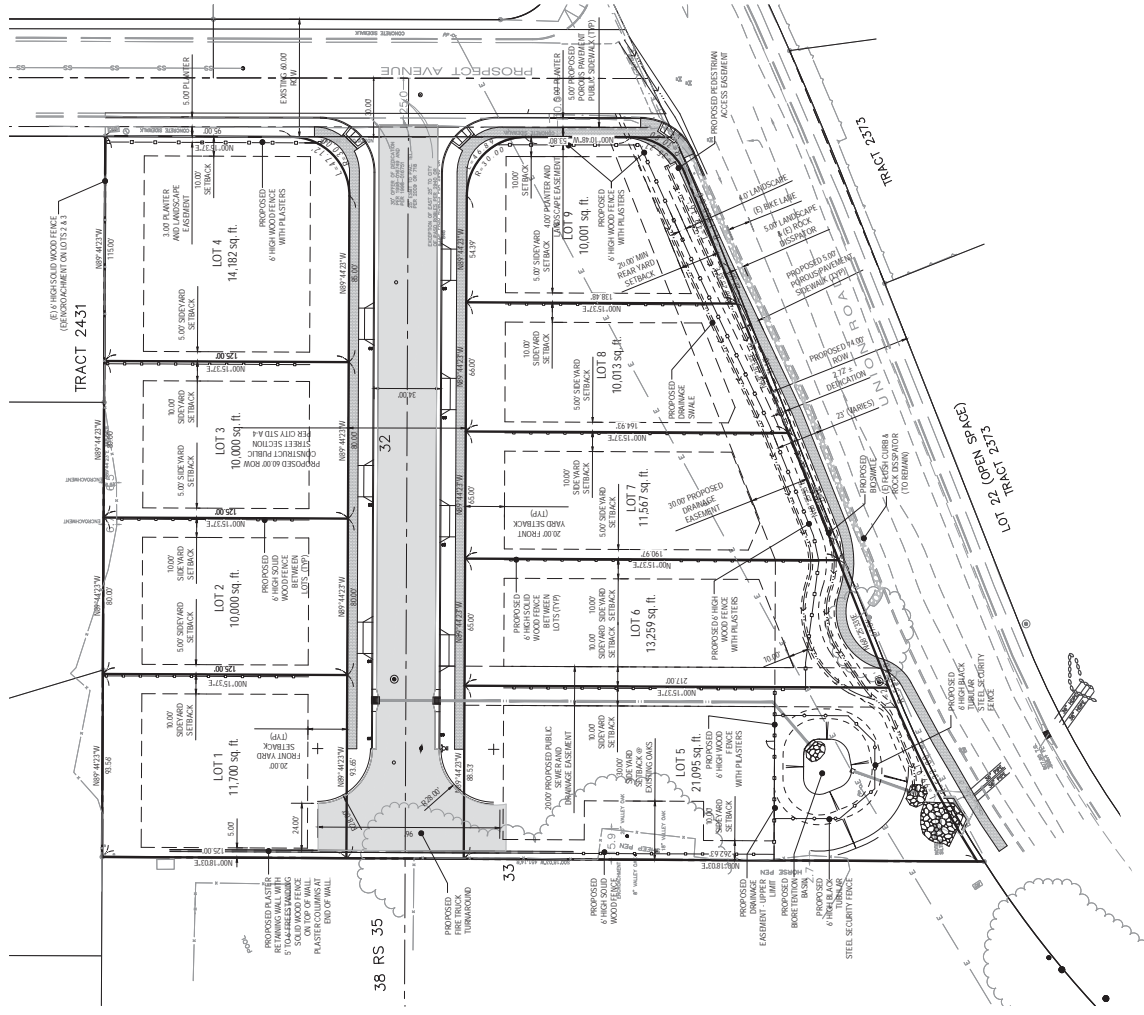
- NOTES:
1. ALL MASONRY PLASTERS TO BE FINISHED WITH BRUSHED PLASTER FINISH.
  2. PLASTERS TO BE SPACED 28" ON CENTER.
  3. WOOD FENCE BE TWEN (2) INCHES TO THE SOLID WOOD FENCE WITH HORIZONTAL TOP CAP.



Masonry Plaster / Wood Fence Wall Detail



Wood Fence Detail



Fence Plan

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UNION ROAD & PROSPECT AVENUE  
TENTATIVE TRACT MAP SUBMITTAL  
PRELIMINARY LANDSCAPE PLAN

SHEET TITLE  
PROJECT NAME & ADDRESS  
DATE

DRAWN BY  
CM  
OWNER APPROVAL

STAMP  
LOS ANGELES DISTRICT  
UNION ROAD & PROSPECT AVENUE  
TENTATIVE TRACT MAP SUBMITTAL

PROJECT NUMBER  
16020

FILE NAME  
union rd prelim & plan

PLOT DATE  
January 12, 2017

SHEET NUMBER  
L-1.0

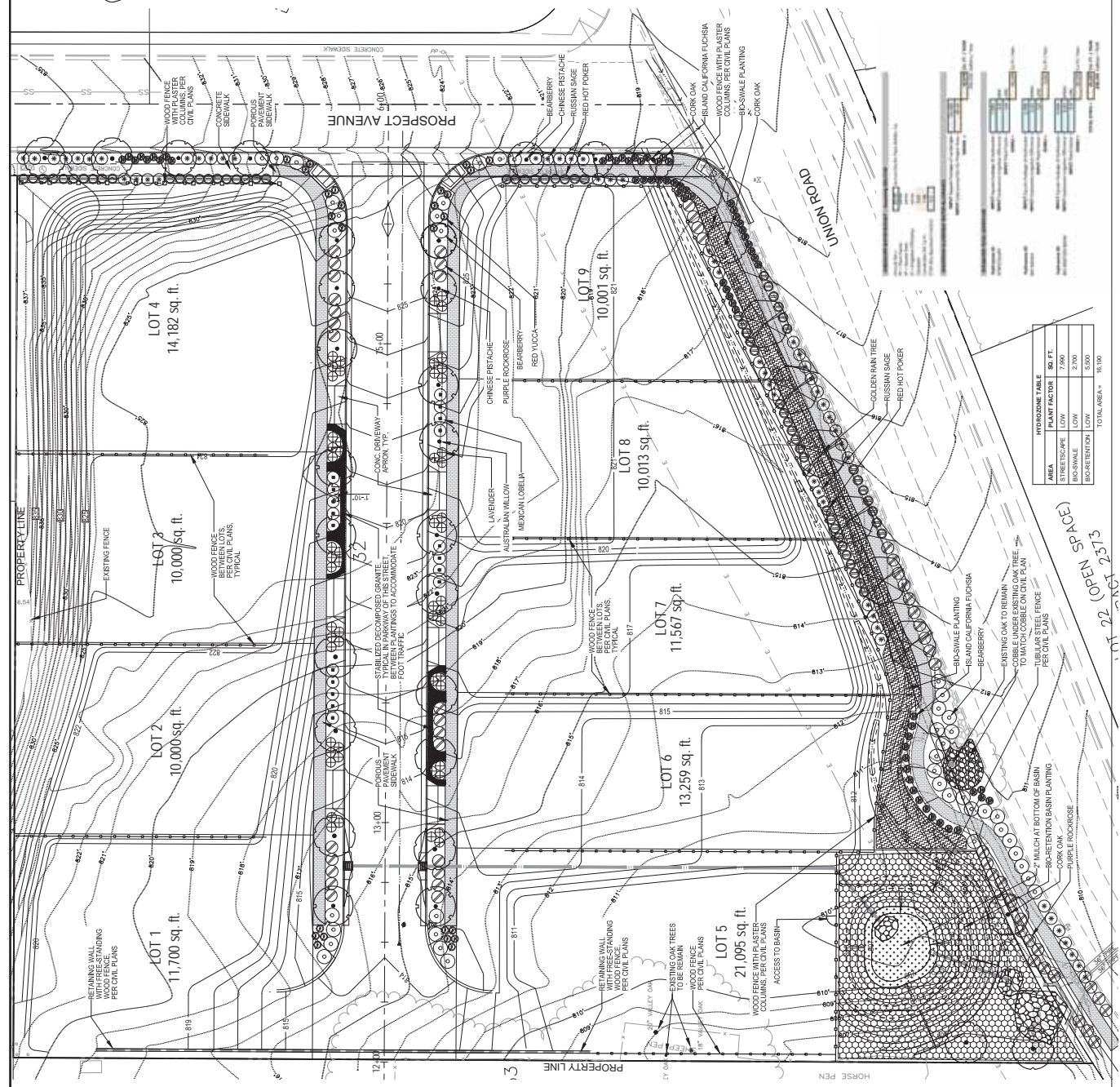
TREES	SYMBOL	COMMON NAME	CF	SIZE	SPACING	MULCH NOTES
✓		Golden Pines Tree	8	15 Gal.	Per Plan	Standard Trunk B.B. HT. 1" Dia. Coliper
✓		Red Yucca	6	15 Gal.	Per Plan	Standard Trunk B.B. HT. 1" Dia. Coliper
✓		Chinese Pistache	9	15 Gal.	Per Plan	Standard Trunk B.B. HT. 1" Dia. Coliper
✓		Oak Oak	13	15 Gal.	Per Plan	Standard Trunk B.B. HT. 1" Dia. Coliper

STREETSCAPE PLANTING PALETTE	SYMBOL	COMMON NAME	CF	SIZE	SPACING	MULCH NOTES
1		Castor palm	55	5 Gal.	15' x 15' OC	Low
2		Concealer daisy	36	1 Gal.	15' x 15' OC	Low
3		Heisteria 'White Light'	25	1 Gal.	Per Plan	Low
4		Lavender	56	1 Gal.	15' x 15' OC	Low
5		Medicinal Lobelia	18	1 Gal.	15' x 15' OC	Low
6		Russian Sage	56	1 Gal.	15' x 15' OC	Low
7		Red Hot Poker	65	1 Gal.	15' x 15' OC	Low
8		Red Yucca	64	1 Gal.	15' x 15' OC	Low

BIG-SWALE PLANTING PALETTE	SYMBOL	COMMON NAME	CF	SIZE	SPACING	MULCH NOTES
1		Red Yucca	Approx. 23	1 Gal.	15' x 15' OC	Low
2		Deer Grass	Approx. 40	1 Gal.	15' x 15' OC	Low
3		Yucca	Approx. 30	1 Gal.	15' x 15' OC	Low
4		Rock Rose	Approx. 45	1 Gal.	15' x 15' OC	Low
5		Deer Grass	Approx. 30	1 Gal.	15' x 15' OC	Low
6		Hamamelid	Approx. 35	1 Gal.	15' x 15' OC	Low
7		Red Yucca	Approx. 45	1 Gal.	15' x 15' OC	Low

BIG-RETENTION PLANTING PALETTE	SYMBOL	COMMON NAME	CF	SIZE	SPACING	MULCH NOTES
1		Red Yucca	Approx. 23	1 Gal.	15' x 15' OC	Low
2		Deer Grass	Approx. 40	1 Gal.	15' x 15' OC	Low
3		Yucca	Approx. 30	1 Gal.	15' x 15' OC	Low
4		Rock Rose	Approx. 45	1 Gal.	15' x 15' OC	Low
5		Deer Grass	Approx. 30	1 Gal.	15' x 15' OC	Low
6		Hamamelid	Approx. 35	1 Gal.	15' x 15' OC	Low
7		Red Yucca	Approx. 45	1 Gal.	15' x 15' OC	Low

1. NEAR TREE ROOTS ADDRESS SHALL BE MET BY PLANTING TREES WITH HIGH TO MODERATE ROOT DAMAGE POTENTIAL AND WHEN TREES ARE WITHIN 6 FT. OF PAVING SPRAY HEAD IRRIGATION WILL BE UTILIZED FOR BIORETENTION AND BIG-SWALE PLANTERS AND ALL SUBSEQUENT PLANS SHALL MEET CURRENT WATER CONSERVATION REQUIREMENTS.
2. ALL SUBSEQUENT PLANS SHALL MEET CURRENT WATER CONSERVATION REQUIREMENTS.
3. PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCE 18.01.01.01 AND THE CITY OF LOS ANGELES ORDINANCE 18.01.01.02.
4. PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCE 18.01.01.01 AND THE CITY OF LOS ANGELES ORDINANCE 18.01.01.02.
5. PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCE 18.01.01.01 AND THE CITY OF LOS ANGELES ORDINANCE 18.01.01.02.
6. BIG-SWALE PLANTERS SHALL RECEIVE 2 LAYER OF STRINGY TEXTURED OR GORILLA HAIR MULCH.



HYDROZONE TABLE	AREA	PLANT FACTOR	SQ. FT.
STREETSCAPE	LOW	7.800	
BIG-SWALE	LOW	2.700	
BIG-RETENTION	LOW	5.500	
TOTAL AREA *			16,000

