

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TRACT 2956 AND PLANNED DEVELOPMENT 05-016
(DRY CREEK PARTNERS, LLC. - MONDO)

DATE: NOVEMBER 13, 2007

Needs: For the Planning Commission to open the noticed public hearing then to table this item.

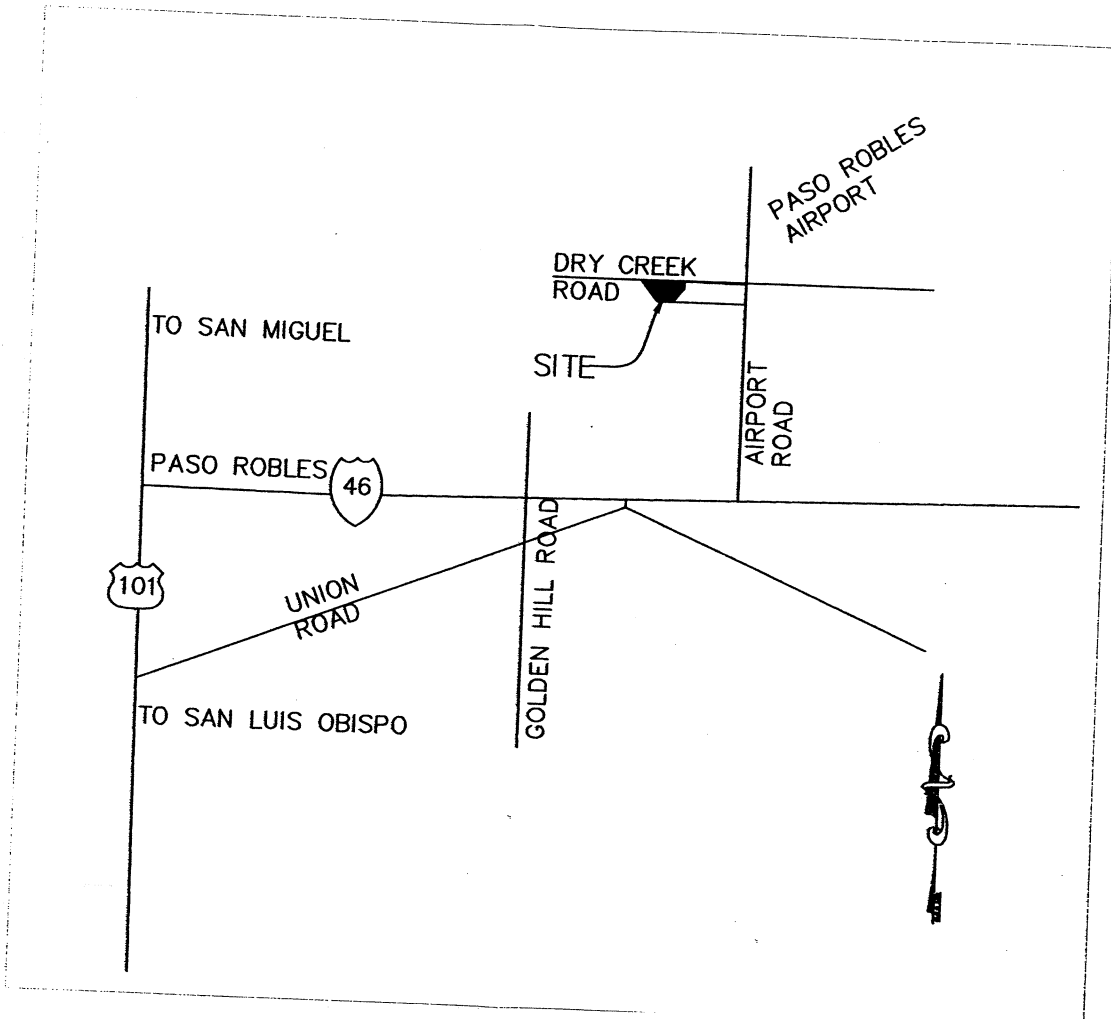
- Facts:
1. The application for the subdivision was submitted by John McCarthy on behalf of Dry Creek Partners, LLC (Doug Mondo) requesting to subdivide the approximate 30-acre site into 6 parcels.
 2. The site is located southwest corner of Airport Road and Dry Creek Road (See Attachment 1, Vicinity Map).
 3. The intent of the subdivision is to provide for the extension of the interior north/south road down to the southern property, as required by a condition of approval of Tract 2772. The tentative tract would also subdivide the property for financing purposes (See Attachment 2, Tentative Tract Map).
 4. In order to allow additional time to strategize on the timing of public improvements and kit fox mitigation associated with the subdivision, the applicants have requested that the item be postponed (See Attachment 3, e-mail from John McCarthy).
 5. Since the project will need to be re-noticed and will likely be resubmitted as a parcel map rather than a tract map, this application needs to be tabled. Any new application will need to be re-noticed.

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

- A. That the Planning Commission continue this item to a date uncertain;
- B. Amend, modify, or reject the above options.

Attachments:

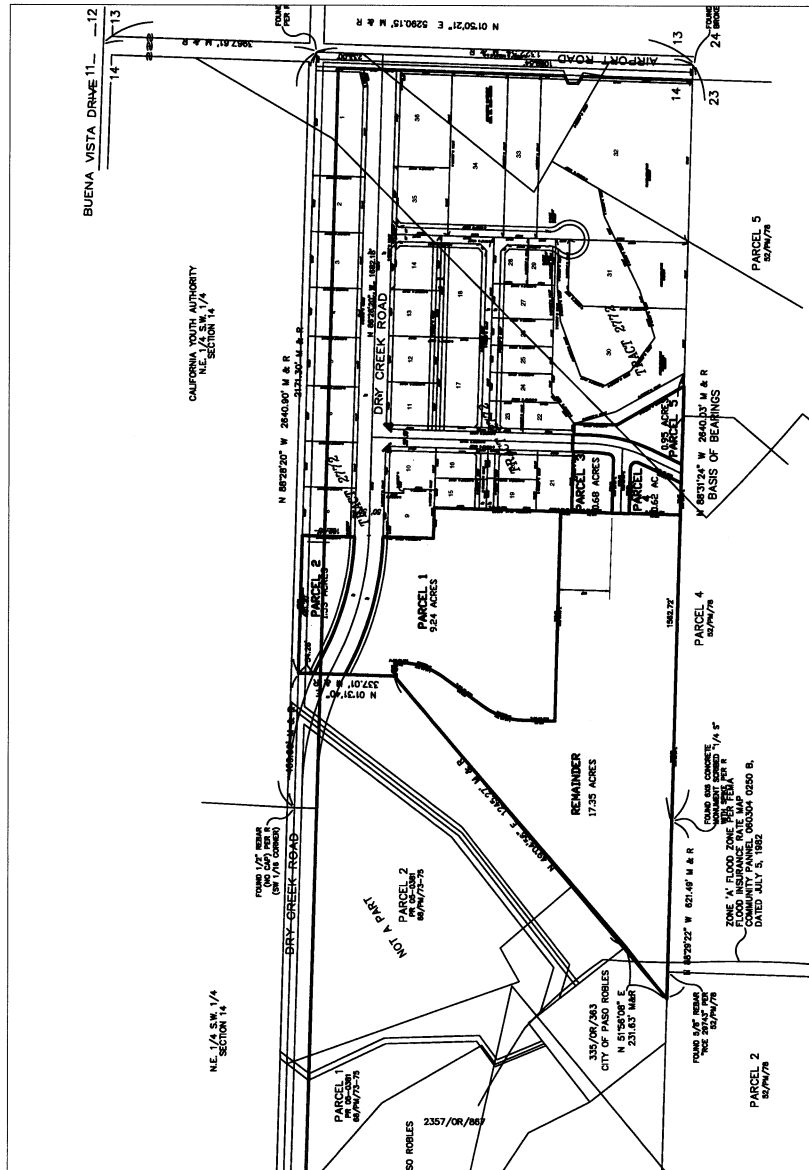
1. Vicinity Map
2. Tentative Tract Map
3. Letter from John McCarthy requesting continuance
4. Newspaper Affidavit



Attachment 1
Vicinity Map
Tent. Tract 2956
(Dry Creek Partners)

TENTATIVE TRACT MAP 2956

A SUBDIVISION OF PARCELS 1 AND 2 OF PR 04-078
IN THE CITY OF EL PASO DE ROBLES



General Notes

PROJECT - TO CREATE A 5 LOT SUBDIVISION FOR FINANCING PURPOSES AND TO REFLECT THE NEW ROAD ALIGNMENT OF DRY CREEK ROAD AS REQUIRED BY THE CITY OF PASO DE ROBLES.

IN ADDITION, THE CITY IS REQUIRING THAT PUBLIC ACCESS BE PROVIDED TO THE PROPERTY TO THE SOUTH OF TRACT 2772, AND THIS MAP DEFINES THAT ROADWAY AREA.

LOCATION: PARCELS 1 & 2 OF PARCEL MAP PR 04-0078.

VATES = CITY OF PASO DE ROBLES

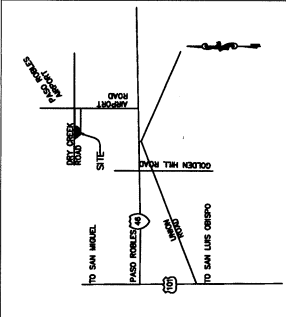
DOMESTIC WASTEWATER= CITY OF PASO DE ROBLES

AIRPORT OVERLAY ZONES 3&4

No.	Revision/Issue	Date

DRY CREEK PARTNERS LLC

Project: 8-1-07
Sheet: 1 OF 1
Scale: 1" = 200'



TENTATIVE TRACT MAP 2956
BEING A SUBDIVISION OF PARCELS 1&2 OF PR 04-0078
IN THE CITY OF EL PASO DE ROBLES AS RECORDED IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

OWNER'S STATEMENT
I HEREBY REQUEST APPROVAL OF THIS DIVISION OF REAL PROPERTY IN THE AUTHORIZED REPRESENTATIVE OF THE BEST OF MY KNOWLEDGE.

JOHN R. MCCLURE, INC. 2022 2047
EXPIRES 03/29/2009 DATE

GENERAL INFORMATION

PROPERTY OWNERS: 101 COUNTY AVENUE, SUITE 100, PASO DE ROBLES, CALIFORNIA 93446
DRY CREEK PARTNERS LLC
388 SHERIDAN BOULEVARD, PASO DE ROBLES, CA 93446
SITE ADDRESS: 388 SHERIDAN BOULEVARD, PASO DE ROBLES, CA 93446

DRAWING = AP-70 GENERAL PLAN = BP
APN 085-455-03-14
REPRESENTATIVE: MCCLURE ENGINEERING
757 ORCHARD DR. PASO DE ROBLES, CA 93446

Attachment 2
Tent. Tract Map
Tent. Tract 2956
(Dry Creek Partners)

Darren Nash

From: Mac [kapaluamac@gmail.com]
Sent: Wednesday, October 31, 2007 10:19 AM
To: Darren Nash
Cc: Doug Mondo
Subject: Tentative Tract Map 2956 Dry Creek near Airport Rd.

Darren:

Please continue this item to a future meeting as we are considering options regarding improvements and Kit Fox mitigation that may cause modifications to the map.

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John McCarthy
McCarthy Engineering
(805) 238-9585

Attachment 3
Request for Continuance
Tent. Tract 2956
(Dry Creek Partners)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

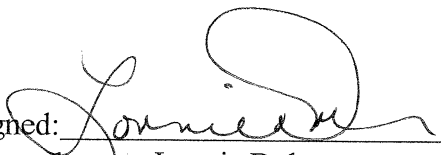
Newspaper: Tribune

Date of Publication: October 25, 2007

Meeting Date: November 13, 2007

Project: Tentative Tract 2956 & Planned
Development 05-016 Amend.
(Dry Creek Partners, LLC)

I, Lonnie Dolan, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: 
Lonnie Dolan

forms/newsaffi.691

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING;

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider approval of the following project:

Tentative Tract 2956 & Amendment to Planned Development 05-016: Tentative Tract application filed by John McCarthy on behalf of Dry Creek Partners, LLC, to subdivide an approximate 30-acre site into 6 parcels. In conjunction with the subdivision request is an amendment to PD 05-016 to establish the development standards for future development of the 6 parcels. The site is located southwest corner of Airport Road and Dry Creek Road. (APN: 025-435-013 & 014)

The meeting will begin at the hour of 7:30 pm on November 13, 2007, in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

Written comments on the proposed development plan and tract may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

If you challenge the development plan or tract in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren Nash, Associate Planner
October 25, 2007 6654950