

RESOLUTION NO.: 99-014  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2316  
(CAGLIERO)  
APN: 009-761-012 & 009-761-039

WHEREAS, Tentative Tract 2316 has been filed by North Coast Engineering, on behalf of Pete Cagliero, a proposal to subdivide an approximate 77.29 acre site into 6 lots for future subdivision, and

WHEREAS, the proposed subdivision would be located on the East of South River Road; East and West of Nicklaus Road, and

WHEREAS, Tentative Tract 2316 would act as a “master tract” and establish conditions of approval addressing mainly off-site improvements and the timing in which they would need to be installed, and

WHEREAS, site specific conditions related to environmental, architectural, landscaping and other issues would be addressed by the Planning Commission at the time development applications are submitted for each separate Lot, and

WHEREAS, a resolution was adopted by the Planning Commission approved a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Tentative Tract application in accordance with the California Environmental Quality Act, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 26, 1999, 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.
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;
3. The site is physically suitable for the type of development proposed;
4. The site is physically suitable for the proposed density of development;
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;

6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems;
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;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant tentative map approval to Tract 2316 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. When future applications are submitted to the City for development of the lots, additional site specific conditions will apply. 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	Tentative Tract Map
C	Utility and Improvement Plan

3. This Tentative Tract Map 2316 authorizes the subdivision of approximately 77.29 acres into 6 lots ranging in size from 2.81 acres to 40.0 acres.
4. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map (Exhibits B - reductions attached; full size copies are on file in the Community Development Department).
5. Upon the future development of each parcel, depending on the type of development proposed, the applicant shall submit to the City the necessary information to process a development application (i.e. tentative tract maps, tentative parcel map, development plan). Each application would require a public hearing by the Planning Commission and as part of that application, potential environmental impacts would be identified.

6. Prospective development on Lots 1,3,4 and 5 (Lot 2 is a Commercial Zoned Lot) of this tentative map, shall comply with the relevant conditions of approval established by Resolution 97-055, where the density of these lots was established by Planned Development PD 97012.

#### **ENGINEERING SITE SPECIFIC CONDITIONS**

7. Roadway dedications shall be made for South River Road, and the on-site collector street as part of the recordation of the final map for Tentative Tract Map 2316. Improvements for these roadways (including streetlights and parkway landscaping as needed), shall be required at the time a separate development application is submitted for each lot.
8. A bikepath shall be dedicated to the City as part of the recordation of the final map for Tentative Tract 2316. The final alignment of the bikepath shall be in accordance to the City's Adopted Master Plan of Bikeways and reviewed and approved by the City Engineer.
9. In accordance to the Subdivision Map Act, new property corners shall be set upon recordation of the final map.
10. The existing sewer easements within this tentative tract map application shall be retained.

PASSED AND ADOPTED THIS 26th Day of January, 1999 by the following Roll Call Vote:

AYES: Finigan, Ferravanti, Warnke, Nemeth, Johnson, Steinbeck

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN GEORGE FINIGAN

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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