

RESOLUTION NO. 99-040

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO MODIFY THE GRADING APPROACH FOR TRACT 1771
(APPLICANT: ROY BURKE/COKER ELLSWORTH)

WHEREAS, on June 19, 1990, the City Council granted Tentative Map approval for Tract 1771, a 195 residential subdivision to be constructed in five development phases, and

WHEREAS, the approximate 90 acre project site is located on the north side of Charolais Road, east of South River Road and west of Rambouillet Road, and

WHEREAS, on June 19, 1990, the City Council adopted a Negative Declaration status for Tract 1771 and a Notice of Determination of the environmental finding was subsequently recorded in the County Clerk Recorder's office, and

WHEREAS, conditions and exhibits of the aforementioned tentative tract approval included a preliminary grading and drainage plan that left many of the lots within the subdivision as "natural" lots to be graded for home development on a future lot by lot basis, and

WHEREAS, the applicants Roy Burke and Coker Ellsworth, have filed an application requesting to modify the grading approach for the subdivision which would allow master grading of the site in a manner consistent with the City's Hillside Grading standards, creating a greater number of padded lots than previously approved for the subdivision, and

WHEREAS, the City's Hillside Grading standards would allow cut and fill slopes greater than what is currently being proposed by the applicant, and

WHEREAS, the proposed grading treatment will not change or increase impacts to oak trees, to traffic circulation, lot size or infrastructures service within the project, and

WHEREAS, the incremental change in grading that is proposed within the project area is Categorically Exempt from additional environmental review per Section 15304 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), and

WHEREAS, a public hearing was conducted by the Planning Commission on June 22, 1999 to

consider facts as presented in the staff report prepared for the request to modify the grading approach for the project, and to accept public testimony regarding this application, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve, in concept, a modification to the grading approach for Tract 1771 subject to the following conditions:

1. The applicant shall submit a *detailed* grading plan showing the master grading for the tract area. The grading plan shall be consistent with the following attached Exhibits which represent the grading design concept:
 - Exhibit A - Cross Section (full scale on file in the Community Development Department)
 - Exhibit B - Maximum Slope Standards
 - Exhibit C - Conceptual Grading Matrix
2. The revised detailed master grading plan shall be reviewed by the Development Review Committee (DRC) for consistency with the established conceptual grading approach. At that time, the DRC shall determine whether there are additional appropriate conditions which should be placed on the grading plan to mitigate visual impacts of slopes from public streets, and/or drainage and erosion concerns that may surface. Conditions may include requirements for irrigated vegetative planting, constructive notice to established for future lot owners of requirements for planting, and specific placement of walls (at the Charolais Road perimeter), fencing, and open fencing design.
3. A revised landscaping and wall/fencing plan shall be submitted to the Development Review Committee (DRC) for review. The revised plan shall address the changes in slope profiles adjacent to the Charolais Road, showing appropriate soil preparation, vegetation to control erosion, plant materials to screen the adjacent residential lots from Charolais Road, and to provide for a general attractive appearance along the public right of way.
4. The applicant shall submit a detailed master grading plan to the Engineering Division for a grading permit, and shall comply with all conditions established for that grading permit as set forth by the City Engineer.
5. No oaks trees, beyond those which have already received tentative authorization for removal as part of the original tract design, are to be removed in conjunction with this grading request. This would not preclude individual lot development requests for oak tree removal on a case by case basis to the City Council.
6. The applicant shall comply with all standard and site specific conditions of the original Tentative Map Resolution adopted by City Council on June 19, 1990 and subsequent Time Extension

Resolutions and their stipulations. The only exception is in those conditions regarding grading and drainage, that are superseded by this new grading design.

PASSED AND ADOPTED THIS 22nd day of June, 1999 by the following Roll Call Vote:

AYES: FERRAVANTI, FINIGAN, JOHNSON, STEINBECK, TASCONA

NOES: NONE

ABSENT: NEMETH, WARNKE

ABSTAIN: NONE

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY