

RESOLUTION NO. 00-024
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 00-001
(ESTRELLA ASSOCIATES)
APNS: 025-393-49 AND 025-393-050

WHEREAS, Section 21.23.B.030 of the Municipal Code of the City of El Paso de Robles requires approval of a development plan for rough grading of land in excess of 10,000 square feet in area, and

WHEREAS, Estrella Associates has filed a development plan application to rough grade an approximate 4.5 acre site in order to generate fill for a nearby approved residential subdivision and future commercial RV/Mini-storage lot, and

WHEREAS, the subject property proposed for rough grading is located on the west side of Buena Vista Drive, between Experimental Station Road and River Oaks Drive in Sub Area B of the Borkey Specific Plan Area, and

WHEREAS, this project is Categorically Exempt from environmental review per Section 15304 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), and

WHEREAS, the rough grading of these properties does not constitute an entitlement for future construction and/or development of which would be the subject of independent future consideration, and

WHEREAS, a public hearing was conducted by the Planning Commission on July 13, 1999, to consider this rough grading application, and to accept public testimony regarding this proposed development plan, and

WHEREAS, based upon the facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings:

1. That the proposed Planned Development is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development is consistent with the zoning code;
3. That the proposed Planned Development will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed Planned Development will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
5. That the proposed Planned Development accommodates the aesthetic quality of the city as a whole;

6. That the proposed Planned Development is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That the proposed Planned Development contributes to the orderly development of the city as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles in its independent judgment, does hereby approve the rough grading proposed by Planned Development 00-001, subject to the following conditions of approval:

1. The developer shall utilize dust control methods in a manner prescribed by the City Engineer to minimize nuisance to surrounding properties during grading and hauling.
2. The applicant shall be responsible for properly hydroseeding slopes created within the project area and shall assure that the generation of silt is controlled at Buena Vista Drive and Experimental Station Road in a manner to be approved by the City Engineer.
3. The rough grading for this site shall be in substantial compliance with the attached "Exhibit A" to this resolution.
4. The developer shall obtain a grading permit from the City of Paso Robles, to be approved by the City Engineer.

PASSED AND ADOPTED THIS 14th day of March, 2000, by the following Roll Call Vote:

AYES: JOHNSON, FINIGAN, MCCARTHY, STEINBECK, TASCONA, WARNKE

NOES: NONE

ABSENT: NEMETH

ABSTAIN: NONE

VICE CHAIRMAN, RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY