

RESOLUTION NO. 00-026  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO AMEND PLANNED DEVELOPMENT 97005  
(PACIFIC MANAGEMENT AND DEVELOPMENT)  
TREANA WINERY EXPANSION

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District, and

WHEREAS, on June 24, 1997 the Planning Commission approved Planned Development 97005 for the construction and operation of an approximate 37,500 wine storage and manufacturing facility on property located at the northeast corner of Second Wind Way and Dry Creek Road, and

WHEREAS, the aforementioned winery production facility has been constructed and is currently in operation, and

WHEREAS, an Amendment to Planned Development 97005 has been filed by Pacific Management and Development on behalf of Treana Winery to expand that facility and add approximately 39,000 square feet of warehouse space for wine barrel storage and 13,000 square feet of additional crush facility area on the same approximate 5-acre site, and

WHEREAS, a supplemental Initial Study was prepared for this project amendment, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 11, 2000, to consider facts as presented in the staff report and the initial study prepared for this amendment application, and to accept public testimony regarding this proposed development plan amendment and environmental determination for the application.

WHEREAS, a resolution was adopted by the Planning Commission approving a mitigated Negative Declaration status for this project in accordance with the California Environmental Quality Act, and

WHEREAS, the applicant has entered into a Mitigation Agreement with the City of El Paso de Robles that acknowledges the requirement to comply with said mitigation measures in order to reduce the potential impacts of the project to a less than significant level, 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 policies and development standards discussed for the Airport Area Specific Plan;
3. That the proposed Planned Development is consistent with the zoning code, and the intent of the AP PD zoning district in which the development project is located;

4. That the proposed Planned Development will be consistent with all other adopted codes, policies, standards and plans of the city;
5. 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;
6. That the proposed Planned Development accommodates the aesthetic quality of the city as a whole;
7. 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;
8. That the proposed Planned Development contributes to the orderly development of the city as a whole.

NOW, THEREFORE, BE IT RESOLVED, that based on their independent judgement the Planning Commission of the City of El Paso de Robles does hereby approve an Amendment to Planned Development 97005 based upon the facts and analysis presented in the staff reports, public testimony received, and subject to the following conditions:

**STANDARD CONDITIONS:**

1. The applicant shall comply with all those conditions which are indicated on "Exhibit A" to this resolution.
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	Preliminary Site Plan
C	Building Elevations
D	Color and Material Board
E	General Performance Standards for Industrial Uses

Note: Large scale copies of exhibits and Color Board are on file in the Community Development Department.

**SITE SPECIFIC CONDITIONS:**

3. The applicant shall secure all necessary permits from the San Luis Obispo County Air Pollution Control District prior to occupancy and/or as prescribed by that agency.

4. All on-site operations of this facility shall comply with Section 21.21.040 of the Zoning Code (General Performance Standards for all uses) in relation to noise, dust, odor, hazards, vibration, glare, et cetera (copy attached as Exhibit E).
5. All processing solid waste such as grapes, etc., shall be kept waste in covered storage bins and removed on a daily basis.
6. Non reflective materials shall be used in the buildings, outdoor equipment and signs where reflection would cause a flying hazard. Roofs and tanks shall be constructed of a non-reflective material or painted/treated to prevent reflection.
7. Soundproofing where appropriate to reduce noise to acceptable level according to City's Noise Element.
8. Electro-magnetic transmissions that would interfere with operation of aircraft shall be prohibited.
9. The airplane storage pad shall be separated from the on-site automobile traffic/circulation in a manner to be approved by the Airport Manager.
10. All bulk storage of volatile liquid shall be approved by the Department of Emergency Services.
11. A minimum 13'6" vertical clearance must be maintained where vehicles will be traveling.
12. A fire hydrant shall be installed near the east entrance of Dry Creek Road to meet minimum distance (300-foot spacing) requirements. The required fire flow from Appendix IIIA UFC 97 is 4,250 gallons per minute.
13. The applicant shall provide a key box for the project as required by Uniform Fire Code Section 902.4(94). The key box shall be the KNOX BOX system and can be either flush mounted or surface mounted as determined by the Department of Emergency Services.
16. The new building areas shall be required to install automatic sprinkler systems in accordance with Paso Robles Municipal Code.
18. A minimum of 88 paved parking spaces shall be provided in a manner that is substantially consistent with the Exhibit B - Site Plan.
19. Prior to the issuance of a building permit for the warehouse facility, the applicant shall demonstrate to the satisfaction of Building and Engineering Division staff, that the septic tank and leach field capacity of the private sewer discharge system adjacent to Second Wind Way has adequate capacity to accommodate the required rest room facilities associated with that building.
20. Prior to issuance of a building permit for the crush facility expansion, the applicant shall demonstrate they have obtained authorization from the California Regional Water Quality Control Board to expand the private sewer discharge system located on the 5-acre adjacent site to the east for use by this development.

21. In the event that City sewer service becomes available to this property and the facility is required to connect to the public system, the applicant shall be responsible (prior to connection) to design and install a sewer pre-treatment facility that is adequate to pre-treat waste discharge to acceptable "B.O.D." levels in a manner to be approved by the Public Works Director or his designee.

PASSED AND ADOPTED THIS 11<sup>TH</sup> day of April 2000, by the following Roll Call Vote:

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

NOES: NONE

ABSENT: STEINBECK

ABSTAIN: NONE

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CHAIRMAN GARY NEMETH

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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