

RESOLUTION NO.: 00-091
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING AN AMENDMENT NO. 1 TO TENTATIVE MAP TRACT 2269
(TOM ERSKINE)
APNS: 025-421-018

WHEREAS, Tom Erskine has filed an application to amend Tentative Tract 2269, that proposes to redesign the interior street layout and phasing of the subdivision, and

WHEREAS, Tentative Tract Map 2269 was approved by the Planning Commission on January 13, 1998, via Resolution No. 98-014, as a subdivision of an approximate 74 acre site into 21 industrial lots, and

WHEREAS, the tract is located on the east side of Golden Hill Road, approximately 1/4 mile north of Highway 46 east, and

WHEREAS, Planned Development 97013 was approved by the Planning Commission on January 13, 1998, via Resolution No. 98-002, for the purpose of establishing development standards for the tract, and

WHEREAS, Amendment No. 1 to Tract 2269 would not change PD 97013, therefore Resolution No. 98-002 would remain in full effect, and

WHEREAS, a public hearing was conducted by the Planning Commission on December 12, 2000, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development amendments, and

WHEREAS, Resolution 98-001 was adopted by the Planning Commission on January 13, 1998 and approved a Negative Declaration status for the project, and a Negative Declaration was prepared for the proposed subdivision and accompanying Planned Development application in accordance with the California Environmental Quality Act, and

WHEREAS, this amendment would not create any additional significant environmental impacts, 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;
8. The amendment would not create any additional significant environmental impacts above and beyond those identified for the original Tract 2269 & PD 97013;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approves Amendment No. 1 to Tract 2269 subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.
2. The project shall comply with all conditions of approval contained in Resolution 98-002, the resolution granting approval to development plan PD 97013, and its exhibits.

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.

ENGINEERING

3. The applicant shall provide and install a secondary overflow system to mitigate potential blockage of sump inlets in the streets. This secondary overflow system shall be reviewed and approved by the City Engineer.
4. Golden Hill Road shall be dedicated to a half-width arterial roadway. Prior to the recordation of the final map, the roadway shall be improved to a half-width standard plus 12 additional feet of southbound travel lane. Transition improvements to the existing roadway shall be constructed at the direction and to the satisfaction of the City Engineer (To occur during Phase 2 Construction).

5. The applicant shall obtain any necessary permits from San Luis Obispo County prior to commencing any work to that portion of Golden Hill Road west of the centerline.
6. Prior to the recordation of the final map, a minimum 24-foot wide paved roadway with 4-foot based shoulders shall be constructed from the southerly boundary of the property to Dallons Drive. Transition improvements to the existing conditions shall be constructed at the direction and to the satisfaction of the City Engineer.
7. All curb returns, intersection configurations, knuckles, and cul-de-sac shall conform to City Standard Details.
8.
 - A. The applicant shall enter an Agreement not to protest the formation of an Assessment District for future improvements required at the intersection of Highway 46 and Golden Hill Road. The Agreement shall be in a form approved by the City Attorney and the City Engineer and shall be recorded concurrent with the recordation of the final map; or
 - B. The applicant shall enter an Agreement to pay the Highway 46 and Golden Hill Road interchange fees established for the Borkey Specific Plan.
9. Prior to the recordation of the final map, the applicant shall submit a water network analysis and the applicant shall install waterlines meeting the City's fireflow requirement for an industrial park.
10. Prior to the recordation of the final map, the applicant shall extend the existing 12-inch diameter waterline in Golden Hill Road from south of the site to its northerly property boundary.
11. Prior to the recordation of the final map, the applicant shall connect to an existing waterline in Engine Street.
12. Prior to the recordation of the final map, the applicant shall install a looped water system in "C" Court.
13. Prior to the issuance of a building permit for each parcel, the applicant shall pay his pro-rata share of the Airport Trunk Sewer Reimbursement Agreement.
14. The proposed open space and detention basin shall be dedicated to the City and annexed into the City's Landscape and Lighting Maintenance District.
15. All public improvements required per phase shall be completed prior to the recordation of the final map for that phase.
16. The applicant shall pay applicable annexation fees prior to the recordation of the final map.
17. Each phase of development shall have two sources of water service.

18. The detention basin shall be constructed with phase one improvements unless waived by City Engineer in favor of individual site specific basins.
19. The applicant shall dedicate a *10-foot* wide utility and access easement along the southerly boundary of Parcels 15, 20 and 21.
20. Prior to its abandonment, the applicant shall submit documentation that the existing access easement on Lot 18 is not in favor of the property owners to the north.

EMERGENCY SERVICES

21. Golden Hill Road needs to be improved to meet with the proposed tract prior to construction of Phase 2.
22. Secondary access needs to be provided. The most likely location is Wisteria Lane, westerly to Golden Hill Road. Barricades shall be installed on the access road at Golden Hill Road and at Germaine Way. Exact location and type of barricade shall be reviewed by the City Engineer and Fire Marshall.
23. A second source of water will be required. The most logical location would be Engine Street.

COMMUNITY DEVELOPMENT

24. In order to assure that adequate maintenance is provided in the event that legislative or other legal measures preclude the use of the landscaping and lighting district for such maintenance, the applicant shall take the necessary legal measures, prior to recordation of the map, to form a Property Owner's Association, which could then serve as a maintenance entity if it ever became necessary. If the Landscape and Lighting District were to be dissolved, it would be the Property Owner's Association's responsibility to take over the landscaping and lighting responsibilities of this tract.
25. The Street Tree Plan shall be revised to correspond with the new street configuration and revised to include turf or other vegetative ground cover within the landscaped parkway. The size, species and spacing of the trees shall comply with Exhibit C of this resolution (old street tree plan). Final Street Tree Plan shall be submitted for review and approval by the Development Review Committee prior to the recordation of the final map. The final street tree plan be revised
26. A landscape/screening plan shall be submitted for the eastern border of the tract for review and approval by the Development Review Committee as a part of a development plan application for Parcel 21.
27. A site specific building envelope for lot 21 that will preserve the oak tree and be consistent with the noise mitigation measures shall be submitted to the Development Review Committee for review and approval and incorporated into PD 97013.

28. For all lots, an Avigational Easement shall be dedicated to the City on the final map.
29. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

EXHIBIT	DESCRIPTION
B	Tentative Tract Map/Phasing Plan
C	Street Tree Plan
D	Conceptual Planting Plan

30. *No oak tree inventory shall be required, unless deemed necessary by the City Engineer due to construction or grading activities near oak trees.*

NOW, THEREFORE, BE IT FURTHER RESOLVED, that Resolution 98-014 is hereby rescinded with the approval of the Amendment to Tract 2269 & PD 97013.

PASSED AND ADOPTED THIS 12th Day of December, 2000 by the following Roll Call Vote:

AYES: Warnke, McCarthy, Tascona, Steinbeck

NOES: None

ABSENT: Johnson

ABSTAIN: None

CHAIRMAN PRO-TEM, ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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