

RESOLUTION NO.: 01-085
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 01-018
(ESTRELLA ASSOCIATES / DICK WILLHOIT)
APN: 009-831-016, 017 & 019

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 20,000 square feet in area, and

WHEREAS, Dick Willhoit on behalf of Estrella Associates, has filed a development plan application to rough grade and to obtain approval of the design concept for the development of a six (6) hole golf course that has been reflected as a planned use within Sub Area B of the Borkey Area Specific Plan, and

WHEREAS, the approximate 21 acre site is located north of River Oaks Drive, west of Buena Vista Drive and east/adjacent to the future Clubhouse Drive, and

WHEREAS, the applicant has filed for Conditional Use Permit 01-018 concurrently with this application since provisions of the Specific Plan require the land use to be considered via such an application in order to define the operational aspects of the golf course proposal, and

WHEREAS, rough grading of the golf course is proposed to start before final architectural and site design elements of the project have been provided, and

WHEREAS, the applicant is able to programmatically describe and conceptually illustrate through concept drawings the operational and physical characteristics of the golf course, and

WHEREAS, prior to building permits being issued for the clubhouse structures and associated site work (parking, lighting, fencing and landscaping), the City will have the opportunity to review and approve the detailed plans for the golf course development, and

WHEREAS, the golf course development and area of site disturbance is consistent with the approved Borkey Area Specific Plan land use matrix and development policies for which a Final Environmental Impact Report (FEIR) was certified, and

WHEREAS, The project is consistent with the framework of the approved Borkey Specific Plan for which an Environmental Impact Report (and Subsequent Environmental Impact Report) was already prepared and certified by the City Council and therefore, pursuant to Section 15182, of the State's Guidelines to Implement CEQA, the project is exempt from additional environmental review, and

WHEREAS, on October 1, 2001 the Development Review Committee (DRC) reviewed this proposal and was supportive of the proposal based on its consistency with the framework of the Specific Plan and provided the applicant provided detailed plans prior to issuance of building permits for further review by the DRC, and

WHEREAS, on October 9, 2001 the Planning Commission considered public testimony and written materials of record regarding this rough grading and development plan request, 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;
8. The grading and development of a golf course is consistent with the master physical layout , land use and design policies of the Borkey Area Specific Plan, Sub Area B;

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 and future site development of a six hole golf course as proposed via Planned Development 01-018, subject to the following conditions of approval:

STANDARD CONDITIONS:

1. The applicant shall comply with all those conditions which are indicated on "Exhibit A" to this resolution.

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	Preliminary Grading and Drainage Plan
C	Preliminary Golf Course Development Plan
D	Preliminary Clubhouse and Maintenance Building Elevations
E	Linear Park and Drainage Corridor
F	Clubhouse Drive Section per Borkey Specific Plan
G	Applicant' s Project Description

3. 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.
4. The applicant shall be responsible for implementing slope stabilization and erosion control methods to assure that the generation of silt is controlled at adjoining rights of way and/or private property in a manner to be approved by the City Engineer.

PRIOR TO ISSUANCE OF A GRADING PERMIT:

5. Prior to issuance of a grading permit for the golf course area, the following items shall be demonstrated to the satisfaction of the City Engineer:
 - a) The existing water line is to be located within the resultant right of way;
 - b) The existing Airport Sewer Trunk Line is to be located in the resultant right of way;
 - c) The open drainage channel shall be located outside of the right of way.

PRIOR TO INSTALLATION OF GOLF COURSE LANDSCAPING:

6. Prior to installation of golf course related development improvements (turf, irrigation, fencing, perimeter landscaping and/or drainage landscaping and parkway landscaping) the applicant shall provide detailed plans for review by the Development Review Committee:
 - a) Permanent turf and green areas
 - b) Cart paths
 - c) Perimeter landscaping (drainage channel)
 - d) Linear parkway areas

PRIOR TO ISSUANCE OF BUILDING PERMITS:

7. Prior to obtaining building permits for buildings and site work, the applicant shall submit detailed development plans for all private improvements for review and approval by the Development Review Committee. These plans shall clearly demonstrate details for:
 - a) Site landscaping (adjacent to parking and clubhouse)
 - b) Floor plans and Elevations for clubhouse and maintenance buildings

- c) Color and material details
- d) Fencing
- e) Lighting
- f) Parking lot design and compliance with parking stall to use ratios
- g) Designation of outdoor use areas
- h) Hardscape area materials and locations
- i) Signs (in accordance with zoning code).

PRIOR TO ISSUANCE OF BUILDING PERMITS:

8. Prior to installation of golf course related development improvements and/or obtaining building permits for buildings and site work, the applicant shall submit detailed development plans for all private improvements for review and approval by the Development Review Committee. These plans shall clearly demonstrate details for:
 - a) Permanent turf and green areas
 - b) Cart paths
 - c) Perimeter and site landscaping
 - d) Floor plans and Elevations for clubhouse and maintenance buildings
 - e) Color and material details
 - f) Fencing
 - g) Lighting
 - h) Parking lot design and compliance with parking stall to use ratios
 - i) Designation of outdoor use areas
 - j) Hardscape area materials and locations
 - k) Signs (in accordance with zoning code).

9. The applicant shall submit detailed landscaping and irrigation plans for the planting within the 24-foot linear parkway section of Clubhouse Drive. These plans shall be subject to review by the Public Works Streets Division and Landscaping and Lighting staff and shall incorporate all applicable standards for landscaping and irrigation within a public right of way.

10. The applicant shall dedicate the full 84 foot section of Clubhouse Drive in accordance with the Borkey Area Specific Plan and as approved by the City Engineer.

11. The applicant shall process a map (either a parcel map or as a part of tract map) to create a legal parcel for the approximate 21 acre Golf Course site. This map shall be recorded prior to issuance of building permits for golf course development as required by the Subdivision Map Act.

PRIOR TO OCCUPANCY:

12. The 24 feet of linear parkway shall be inspected by the Public Works Streets Division staff and accepted for the start of the designated maintenance period.

WATER SERVICE:

13. All Clubhouse and public use areas are to be connected to domestic water supply (City water). Any use of agricultural wells shall be subject to City Council authorization in accordance with Chapter 14.06 of the Municipal Code.
14. Prior to installation of utilities or issuance of building permits , the applicant shall submit plans for and receive approval from the City for any utility connection and/or use for pre-existing or proposed wells.

PASSED AND ADOPTED THIS 9th day of October, 2001, by the following Roll Call Vote:

AYES: CALLOWAY, JOHNSON, MCCARTHY, NICKLAS, STEINBECK, TASCONA,
WARNKE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN, RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY