

RESOLUTION NO.: 02-080  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2504  
(BEATRICE AND DIDIER COP)  
APN: 025-391-014

WHEREAS, Tentative Tract 2504, filed by North Coast Engineering on behalf of Beatrice and Didier Cop, is a proposal to subdivide an approximately 21-acre site into 17 single family residential lots, 1 mixed use lot, 1 open space lot, and 1 interior public street for the construction of a French Village resort – Bastide Village; that is to be surrounded on the north, the east, and the south by 17 single-family residential homes on one half and one acre lots (with a minimum lot size 20,000 square feet) in Planned Development 02-014 (see attached Exhibit B), and

WHEREAS, the proposed subdivision is located at the northeast corner of Buena Vista Drive and Experimental Station Road in Subarea D of the Borkey Area Specific Plan; and

WHEREAS, the Bastide Village Project is designed as a French village resort with an 80-room, 93,003 square foot destination resort/spa hotel and 38,400 square feet of ancillary/related land uses, including conference facilities, meeting rooms, a Parisian bakery, a cooking/bakery school, retail shops, a spa, and caretaker housing; and

WHEREAS, the main resort complex is to be surrounded by 17 single-family residential parcels on one-half acre and one-acre sites (with a minimum lot size of 20,000 square feet); and

WHEREAS, the General Plan land use designation of the Bastide Village Project site is Borkey Area Specific Plan Overlay with an underlying land use designation of RSF-1 (Residential Single Family – One dwelling unit/acre).

WHEREAS, the site is zoned R1 B4 (Residential Single-Family – 1.0 acre) with a PD Overlay (Planned Development) and the Bastide Village Project includes Zone Change 02-007 which would rezone the site as RSF 1 (Single-Family Residential – One Acre) with a PD (Planned Development) Overlay and a R/L (Resort/Lodging) Overlay; and

WHEREAS, in addition to the Tentative Tract Map application, the Bastide Village Project includes the following requested entitlements: a) Specific Plan Amendment 02-004, b) Zone Change 02-007, c) Planned Development 02-014, d) Conditional Use Permit 02-025, and e) an Oak Tree Removal Permit; and

WHEREAS, at its December 10, 2002 meeting, the Planning Commission held a duly noticed public hearing on the Bastide Village Project, to consider the facts and analysis presented in the staff report and to accept public testimony on the proposal, including Tentative Tract Map 2504 and related applications; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City’s Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the Bastide Village Project, including the proposed subdivision, qualifies for adoption a Negative Declaration; and

WHEREAS, based upon the facts and analysis presented in the staff report and attachments thereto, the 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, the Zoning Ordinance and the Borkey Area Specific Plan;
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;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant tentative map approval to Tract 2504 subject to the following Conditions of Approval set forth in this Resolution:

**STANDARD CONDITIONS**

1. The subdivision shall not be operative or vested until the following application have been approved and put into effect:
  - A. General Plan Amendment 02-03
  - B. Zone Change 02-007
  - C. Specific Plan Amendment 02-004
  - D. Planned Development 02-014
  - E. Conditional Use Permit 02-025

2. The subdivision shall comply with all Conditions of Approval and Exhibits contained in this Resolution and the associated Resolution for the above-referenced Specific Plan Amendment, Planned Development, and Conditional Use Permit.
3. The subdivision shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit A and incorporated by reference therein. (Note: All checked standard conditions shall apply unless superseded by a site specific condition).

**COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS**

NOTE: In the event of conflict or duplication between the standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

**General Site Specific Conditions Applicable to All Phases**

4. The Bastide Village Project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Standard Conditions of Approval
B	Site Plan
C	Phasing Plan
D	Tentative Tract Map No. 2504
E	Schematic Water System Design
F	Schematic Storm Drain System Design
G	Site Sections
H	Preliminary Grading & Drainage Plan
I	Graphic Representation of Bastide Village
J	Bastide Village - Architecture & Landscape Book
K	Bastide Village – Concept Elevations for the Resort
L	Bastide Village – Concept Elevations for the Homes

5. This Tentative Tract Map 2504, together with Zone Change 02-007, Specific Plan Amendment 02-004, Planned Development 02-014, and Conditional Use Permit 02-025, authorizes subdivision of approximately 21 acre into 17 single family residential lots, 1 mixed use lot, 1 open space lot, and 1 interior public street for the construction of a French Village resort – Bastide Village.
6. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map, site plan, phasing plan, schematic water system design plans, schematic storm drain system design plans, site sections, and preliminary grading and drainage plan, as may be amended by the site-specific and standard Conditions of Approval set forth in this Resolution.

7. The Tract shall be built in four (4) phases as shown on Exhibit C. The Applicant may complete more than one phase with each Final Map. Prior to recordation of a Final Map for Tract 2504, the Applicant shall submit an itemized list identifying the public improvements to be completed with each Phase for Planning Commission review and approval. The improvement of Buena Vista Drive shall be completed (or bonded for) prior to recordation of a Final Map that includes Phase 3.
8. The Developer shall pay all fees associated with the BASP as administered by the City in accordance with the established schedule for collecting such fees.
9. Prior to recordation of a Final Map for any phase of Tract 2504, a Final Development Plan for the Bastide Village Project shall be filed with the City for review and approval of the Development Review Committee (which Plan is to be in substantial compliance with the Master Development Plan established with PD 02-014).
  - A. The Final Development Plan submittal is to be accompanied by submittal of the detailed plans of: 1) the building architecture, 2) the colors, textures, materials, and finishes of the buildings, site amenities, and appurtenant facilities, 3) the site landscaping and irrigation, 4) the signage program, 5) the precise grading and drainage, 6) the water system, 7) the sewer system, and 8) the street improvements.
  - B. The Final Development Plan and the accompanying detailed plans are to be in substantial conformance with Exhibits B through L, which Exhibits have been incorporated into this Resolution as per Site Specific Condition No. 4.
  - C. All accessory elements including but in no way limited to trash enclosures, mechanical screens, decorative paving, fountains, outdoor lighting, building mounted lighting, tables, chairs, benches, and wall/fences shall be consistent with the architectural theme established for the Bastide Village Project as shown on the Exhibits B through L.
  - D. The Final Development Plan submittal shall include information for review and approval of the Fire Department, which information shows how the required fire flow of 3,000 gallons per minute for 4-hours will be provided to meet all project demands.
10. All facilities and residential units shall be connected to City sewer and water facilities and all utilities, including sewer and water mains, to the satisfaction of the City Engineer.
11. An Engineer's Cost Estimate shall be provided with the submittal of all improvement plans for public improvements.
12. Handicapped access at all street corners within the development shall be provided.
13. Prior to issuance of certificates of occupancy for any phase, the Applicant or authorized agent shall provide the City with a mylar copy of the recorded final map for the respective phase.

14. Prior to recordation of a Final Map for Phase 1 of Tract 2504, the applicant shall provide a drainage acceptance agreement in a form approved by the City Engineer and/or the City Attorney. The agreement shall authorize the discharge of public storm drains from Tract 2504 into the private detention basins on Lot "A" and Lot 18 and shall provide an easement over Subarea D of the BASP, if necessary. This agreement shall be provided prior to the acceptance of any storm drains.
15. Prior to issuance of a grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the storm water design is consistent with Federal EPA and Regional Water Quality Control Board goals for storm water discharges to the Salinas River.
16. Prior to approval of a final map for any phase of the subdivision, the applicant shall provide a recorded avigation easement, in a form approved by the City Attorney, over the entire area within this subdivision.
17. Prior to issuance of occupancy and use permits, per the City's application submittal requirements and Standard Condition B-1 of Exhibit A, the applicant shall provide on a 3.5 inch disk or IBM-compatible CD containing a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application, in a PDF format, for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.
18. Prior to the issuance of a grading permit, the applicant shall incorporate the following design and operational measures to minimize short-term air emissions. These requirements shall be included on the face of all construction / improvement plans:
  - a. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
  - b. All dirt stockpile areas should be sprayed daily as needed;
  - c. Permanent dust control measures as identified in the revegetation and landscape plans are to be implemented as soon as possible following completion of any soil disturbing activities;
  - d. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with fast-germinating native grasses seed and watered until vegetation is established;
  - e. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the local agency (who may consult with APCD);

- f. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
  - g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
  - h. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
  - i. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
  - j. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
  - k. The applicant shall designate a person to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. The name and telephone number of such person shall be provided to the APCD prior to land disturbance.
19. The applicant shall design and provide for the following long-term air emission mitigations as part of the project design as follows:
- a. When feasible, orient buildings to maximize natural heating and cooling;
  - b. Provide for the planting of street trees at a minimum spacing of one tree per 40 feet.
  - c. Provide for pedestrian access within and through the project site.
  - d. When feasible, use built-in energy efficient appliances, double-paned windows, and energy efficient interior lighting.
20. Prior to issuance of any building or grading permits, the applicant shall show evidence of compliance with Regional Water Quality Control Board rules and regulations.
21. Two (2) oak trees are proposed for removal in conjunction with this map since they are located within the public right-of-way of Experimental Station Road. All oak trees (besides the two slated for removal) that are located within and/or adjacent to the project site shall be preserved and protected in accordance with the City's Oak Tree Preservation Ordinance 835 N.S. Any and all mitigation measures identified in the Ordinance and in the Arborist Report for the Project shall be implemented to the satisfaction of the Planning Division.
22. In the event that during site construction there are archaeological or historical resources unearthed, work shall stop and the developer and/or his contractor shall contact the Community Development Department so that appropriate mitigation measures can be

identified and implemented per the requirements of the California Environmental Quality Act.

23. Street trees shall be provided at one (1) tree for each 40 feet, or fraction thereof, of public street frontage. Trees may be planted in clusters and shall be planted within the street right of way where feasible. Street trees shall be maintained directly by the adjacent private property owner when on private property or indirectly through a Landscaping and Lighting District (when in the parkway).
24. Prior to recordation of any Final Maps for Tract 2504, the Developer shall submit Conditions, Covenants and Restrictions (CC&Rs) for review and approval by City Staff and/or the City Attorney. These CC&Rs shall be recorded concurrent with the Final Map, and shall provide for the following:
  - a. Creation of a Homeowners' Association.
  - b. Maintenance of all common areas.
  - c. Constructive notice to future property-owners that the conditions and stipulations of the Borkey Area Specific Plan and PD 02-014 govern the density and design standards for this subdivision.
  - d. Constructive notice to future lot owners that all lots are subject to an avigation easement for the use of the City's municipal Airport. It is the City's intent to continue to operate and expand aircraft operations at the Municipal airport and associated impacts as a result of this operation/expansion are not considered a nuisance.
25. Two sources of water must be made available to the subdivision in a design approved by the City Engineer.
26. All streets shall be constructed to City standards and/or Borkey Area Specific Plan standards as approved by the City Engineer.

### **EMERGENCY SERVICES**

27. Prior to the recordation of each final map, the applicant / developer shall submit requested street names for the applicable phase to the Community Development Department for review and approval for the streets within the phase.
28. Prior to installation of any entry gates, the applicant / developer shall provide operating information and provisions for emergency operation to the City Fire Department for review, approval and use.
29. The Offer of Dedication of the off-site property necessary for the construction of Experimental Station Road shall be recorded prior to the issuance of grading permits.

30. The centerline radius of 150 feet, as shown on Street "A" on the Tentative Tract Map, does not meet City standard. A knuckle shall be designed and incorporated into the Final Tract Map in accordance with City Standard A-19.
31. Private drainage easements shall be provided on Lots 1 through 10. These lots shall be designed to drain to the storm water detention basin on Lot A.
32. Experimental Station Road shall be constructed with a 14-foot wide east-bound travel lane. Experimental Station Road shall also incorporate parkway landscaping adjacent to the subdivision in accordance with City Standard A-5.
33. The eight (8) inch sewer line extension in Experimental Station Road shall be constructed at minimum grade in accordance with City Standards (0.5%).
34. Buena Vista Road shall be constructed in accordance with City Standard A-1 beginning at the intersection with Experimental Station Road. A transition to the cross-section shown on detail 2-4 on the preliminary grading plan may be made as approved by the City Engineer.

PASSED AND ADOPTED THIS 10<sup>th</sup> Day of December, 2002 by the following Roll Call Vote:

AYES: CALLOWAY, FERRAVANTI, JOHNSON, KEMPER, McCARTHY, STEINBECK,  
WARNKE

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY