

RESOLUTION NO.: 03-054
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2529
(WITTSTROM / CAGLIERO)
APN: 008-381-001

WHEREAS, Chad Wittstrom and Pete Cagliero have filed an application for Tentative Tract 2529 a subdivision that would subdivide the 28.4-acre site into 21 residential lots for 21 single family residences and 1 open space lot; and

WHEREAS, the project is located on the west side of Vine Street in the vicinity of its intersection with 36th Street; and

WHEREAS, the General Plan land use designation for the subject site is Residential Single Family, one unit to the acre (RSF-1); and

WHEREAS, the Zoning designation for the subject site is R1, PD 1.1; and

WHEREAS, Planned Development 03-001 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district; and

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

WHEREAS, a public hearing was conducted by the Planning Commission on June 24, 2003, 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; 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; and,
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 2529 subject to the following conditions of this resolution:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution. When future applications are submitted to the City for development of the newly created lots, additional site specific conditions will apply. 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 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 to the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Tentative Tract Map
C	Preliminary Tract Drainage Plans
D	Miscellaneous Details

3. This Tentative Tract Map 2529 and Planned Development 03-003 authorizes the subdivision of approximately 28.4 acres into 21 single family residential lots ranging from approximately .5 acre to 1.15 acres with one open space lot that would be approximately 10 acres.
4. The maximum number of residential lots permitted within this subdivision/development plan shall be 21. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
5. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan (Exhibits B - D, reductions attached; full size copies are on file in

the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.

6. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 03-003 and its exhibits.
7. Grading of the tract shall be consistent with Hillside Grading Regulations.
8. Prior to the issuance of a grading permit, design details including elevations and colors and materials for the detention basin proposed to be located near the Caballo Road and Vine Street intersection, shall be submitted for DRC review. To the extent possible, the structure shall not exceed above 6-feet in height and shall be incorporated into an entry wall in order to become an aesthetic feature for the project.
9. Prior to the issuance of a grading permit, final retaining wall details including height, location and colors and materials shall be submitted to the DRC for review.
10. Prior to the issuance of a grading permit, the standard oak tree protection measures, as outlined in the Arborist Report by Arbor Tree Surgery on April 3, 2003, shall be in place. The standard protection measures shall be listed on the grading plans.
11. Prior to or in conjunction with the Final Subdivision Map, for the lots that have oak trees, a constructive notice shall be recorded in a form acceptable to the City indicating that all the oak trees shall be preserved, and that any construction on the lots will need to conform to the City's Oak Tree Ordinance.
12. Prior to the issuance of the Final Subdivision Map, for all lots within the subdivision, a constructive notice shall be recorded that identifies future builders/property owners that Planned Development PD 03-003 has been adopted for the subdivision which establishes home construction types and architecture, stepped home construction to minimize grading (no pad or mass grading is allowed for this subdivision).
13. Prior to the issuance of a grading permit, per the Kit Fox Survey completed by Sierra Delta Corporation on June 12, 2002, the applicant shall hire a qualified biologist to conduct an educational program for those employees working on the project.
14. In the event that buried or otherwise hidden resources are discovered during construction work in the area of the find, work should be temporarily suspended and the City of Paso Robles should be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.

ENGINEERING SITE SPECIFIC CONDITIONS

15. The applicant shall construct all new structural paving section and improvements to Vine Street in accordance with City Collector Standard A-3 from the intersection with Caballo

Road to 36th Street. The applicant shall construct curb, gutter and sidewalk on the west side of Vine Street north to the low point at Station 5 + 71 in accordance with the approved plans for Tract 2411. The applicant shall construct curb and gutter on the east side of Vine Street north to 36th Street and on 36th Street to complete the sidewalk return and to join the existing sidewalk in front of Georgia Brown School.

16. The applicant shall construct Caballo Place, from Vine Street to the west Tract boundary, and Calle Chorro (private) in accordance with City Hillside Standard A-9 and as shown on the Tentative Tract Map. The applicant shall construct Calle Alto (private) in accordance with City Hillside Standard A-8.
17. Final approval of proposed gates at Calle Chorro will be subject to City Council consideration and approval of a comprehensive policy regarding gates controlling access to residential areas. Until a policy decision regarding gates controlling residential areas, the gates shall not be installed.
18. The applicant shall provide a minimum 24-foot paved road access to the west to Mustang Springs Road for secondary access in accordance with plans approved by the Emergency Services Department and the City Engineer. This road shall be maintained by the Tract 2529 Homeowner's Association and its maintenance shall be included in the Tract Covenants, Conditions and Restrictions (CC and Rs) as an obligation of the home owners.
19. The proposed on-site sewer lift station shall be privately maintained by the home owners association. All sewer lines located in the private open space shall be privately maintained.
20. A 10-inch water main shall be constructed in Vine Street from Caballo Place to 36th Street and in 36th Street to Spring Street.
21. A water booster station shall be provided in Caballo Place in accordance with City Standards and as approved by the Public Works Department.
22. Two sources of water shall be provided to Tract 2529 as shown on the Tentative Tract Map.
23. A Storm Water Pollution Prevention Plan must be submitted prior to issuance of a grading permit. Storm water quality mitigation measures must be incorporated into the grading and drainage design. Storm water detention must be incorporated into the project in accordance with City Standards.
24. Per Pacific Gas and Electric Company, a 6-foot PUE adjacent to both sides of Road B and Road C shall be added to accommodate electric utility design variations (i.e. currently undefined transformer locations) with the submittal of the Final Map.

AIR POLLUTION CONTROL DISTRICT CONDITIONS

25. The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) as contained in section 6.4 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:
- 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 (non-potable) water should be used whenever possible.
 - b. All dirt stockpile areas should be sprayed daily as needed.
 - c. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
 - d. Exposed ground areas that are to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass 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 APCD.
 - f. 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.
 - g. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
 - h. 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.
 - i. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
 - j. 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.
 - k. Reduce the amount of the disturbed area where possible.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS

25. An emergency fire pump will be required to be installed and maintained for the project. Location and design shall be submitted for approval to Emergency Services Department with the submittal of the tract improvement plans.

PASSED AND ADOPTED THIS 24th Day of June, 2003 by the following Roll Call Vote:

AYES: Flynn, Ferravanti, Johnson, Steinbeck, Calloway, Kemper

NOES: None

ABSENT: Warnke

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

H:\darren\Tract 2529Wittstrom\Cagliari\Tract Reso