

RESOLUTION NO: 04-023
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING A FINDING OF CONSISTENCY WITH
THE APPROVED UNION/46 AREA SPECIFIC PLAN AND ITS ASSOCIATED
ENVIRONMENTAL DOCUMENTS IN CONSIDERATION OF
TENTATIVE TRACT 2571 AND PLANNED DEVELOPMENT 03-013
(MONTE VISTA / WITTSTROM)
APN: 025-040-001, 003 & 004

WHEREAS, Tentative Tract 2571 (Monte Vista) has been filed by Chad Wittstrom to subdivide an approximate 19.6 acre site into 34 single family residential lots; and

WHEREAS, the proposed subdivision would be located east of the Montebello subdivision, north of Union Road and west of Arciero Way; and

WHEREAS, the project site is located within Sub Area C of the Union/46 Specific Plan area; and

WHEREAS, Planned Development 03-013 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, the Planned Development application is being proposed to create resulting lots sizes that are as small as 7,552 square feet and are “clustered” away from the adjacent oak woodland area to preserve approximately 5 acres in permanent open space, while maintaining the average lot size of 12,000 square feet and respecting the maximum residential density as prescribed by the Specific Plan; and

WHEREAS, an Environmental Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and although project level mitigation measures were identified within the study (on file in the Community Development Department), the conclusion was such to enable a finding of consistency of the project with the approved Union/46 Specific Plan for which an Environmental Impact Report were already prepared and certified by the City Council; and

WHEREAS, Section 15182 of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA) exempts projects from additional environmental review when it can be determined that the subject project(s) is consistent with the adopted Specific Plan of which it is a part.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles based on its independent judgment, does hereby find and determine that the proposed Tentative Tract 2571 and Planned Development 03-013 are consistent the approved Union/46 Area

Specific Plan and its associated environmental documents, thereby requiring no additional environmental review and analysis.

NOW, THEREFORE, BE IT FURTHER RESOLVED, creation and development of this subdivision shall be consistent with the attached mitigation measures identified by the certified Environmental Impact Report prepared for the Union/46 Specific Plan. These mitigation measures address the following general categories:

Geologic and Seismic
Water Resources and Sewer
Drainage and Erosion
Biological
Archaeological
Visual Resources
Traffic and Circulation
Noise
Air Quality

NOW, THEREFORE, BE IT FURTHER RESOLVED, those project specific mitigation measures identified in the tract resolution relating to: air quality, biological (open space/oak trees), water shall be fully implemented.

PASSED AND ADOPTED THIS 9th day of March, 2004, by the following roll call vote:

AYES: Ferravanti, Johnson, Kemper, Flynn, Mattke, Hamon

NOES: None

ABSENT: Steinbeck

ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

darren\Tract\Tract 2571Wittstrom\neg dec res