

**RESOLUTION NO. 04-064**  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 04-0078  
(HOGUE)  
APN: 025-431-0031

WHEREAS, Parcel Map PR 04-0078, an application filed by Tim Roberts on behalf of Hogue Bros. Inc., to divide an approximate 106-acre site into three (3) individual parcels located on the southwest corner of Airport Road and Dry Creek Road, and

WHEREAS, the subject site is located in the Residential Single Family (RSF) land use category and R-1 zoning district, and

WHEREAS, the existing General Plan Land Use designation is BP (Business Park) and the existing zoning is AP,PD (Airport Planned, Development Overlay), and

WHEREAS, the BP/AP-PD designations would allow commercial/industrial type uses as long as they are consistent with the Airport Landuse Plan, and

WHEREAS, although the 1977 Airport Landuse Plan would apply at this time, it is probable that by the time development is proposed on either of the three parcels, the new Land Use Plan would be in effect, and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), and

WHEREAS, the Development Review Committee reviewed the Tentative Parcel Map on May 3, 2004 and recommended approval of the Tentative Parcel Map to Planning Commission, and

WHEREAS, the open public hearing was conducted by the Planning Commission on May 25<sup>th</sup> to consider facts as presented in the staff report prepared for the tentative parcel map, and to accept public testimony regarding the application, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

1. The proposed tentative parcel map is consistent with the adopted General Plan for the City of El Paso de Robles;
2. 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 land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the land division 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 for Parcel Map PR 04-0078 subject to the following conditions of approval:

STANDARD CONDITIONS OF APPROVAL:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

SITE SPECIFIC CONDITIONS OF APPROVAL:

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

PLANNING

2. The project shall be constructed so as to substantially conform with the following listed exhibit and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Tentative Parcel Map PR 04-0078

3. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on a 3.5 inch disk or IBM-compatible CD a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.

4. Prior to the development of any parcel, the applicant shall go through the development plan process (PD) via a public hearing to the Planning Commission.
5. Any future development shall comply with the Airport Land Use Plan that is in effect at the time of development.

ENGINEERING

6. Prior to final map approval, the existing sewer line shall be located and shown in relation to all City easements. Additional easements for operation and maintenance of the existing sewer lines shall be provided as required by the City Engineer.
7. The final parcel map shall include a 100-foot offer of dedication for public right-of-way for Dry Creek Road and a 50-foot offer of dedication from centerline of Airport Road.
8. The subdivider shall enter into an agreement not to protest the formation of an assessment district for improvements at the intersection of Airport Road and Highway 46.
9. Improvements to Dry Creek Road and Airport shall be a condition of approval of any development of the subject parcels.
10. A 24-inch water main shall be placed in Dry Creek Road at the time of any improvements to Dry Creek Road.

PASSED AND ADOPTED THIS 25<sup>th</sup> day of May, 2004 by the following Roll Call Vote:

AYES: Kemper, Johnson, Flynn, Ferravanti, Hamon  
NOES: None  
ABSENT: Mattke  
ABSTAIN: Steinbeck

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CHAIRMAN, TOM FLYNN

ATTEST:

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ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION