

RESOLUTION NO.: 04-092
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 03-018
(PR FORD)

APN: 025-421-004 & 005

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, Dutch Sawyer, on behalf of Paso Robles Ford, has filed a development plan application to import 12,000 cubic yards of fill dirt and rough grade an approximate 3-acre site located on the northwest corner of Oakwood St. & Wallace Dr., and

WHEREAS, a public hearing was conducted by the Planning Commission on August 10, 2004, to accept public testimony regarding this proposed development plan, 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.

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 proposed by Planned Development 03-018, subject to the following conditions of approval:

1. The rough grading / stock pile for this site shall be in substantial compliance with the attached "Exhibit A" to this resolution.
2. If, during any future construction excavation, any buried or isolated cultural materials are unearthed, work in the affected area should stop until these materials can be examined by a qualified Archeologist and appropriate recommendations made regarding their treatment and/or disposition. Such examination should be conducted under the coordination of the City of Paso Robles.
3. The developer shall obtain a grading permit from the City of Paso Robles, to be approved by the City Engineer.
4. This approval is for grading only. Any future development and/or entitlement for this site are subject to future independent review and analysis.
5. Prior to issuance of a grading permit, the applicant's civil engineer shall demonstrate to the satisfaction of the City Engineer that the grading will not increase downstream storm water run-off or impact downstream properties.
6. Prior to the issuance of a grading permit, the applicant shall post a grading bond and enter a "Grading Restoration Agreement" with the City. Release of the grading bond is contingent upon:
 - a. Hydroseeding of the graded areas to the satisfaction of the City Engineer to prevent erosion.
 - b. Receipt of certifications from project's civil and soils engineer and contractor that the grading work has been performed in accordance to the grading plan and the Uniform Building Code.
 - c. Receipt of a Final Compaction Report prepared by a licensed soils engineer.
7. All oak trees shall be preserved. Prior to the issuance of a Grading Permit, protective fencing shall be installed around the outside of the trees critical root zone. No grading shall occur within the drip line or within any oak tree critical root zone.
8. An arborist from the City's approved list of arborists shall confirm that the required tree protection fence is installed, shall monitor grading to insure no damage occurs to any oak trees, and shall confirm in written form that the required monitoring has been performed. Said written

confirmation should be provided to the City upon completion of grading and before any release of bond.

9. Street sweeping shall occur as necessary to keep streets clean of dirt and debris.

PASSED AND ADOPTED THIS 10th day of August 2004, by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

H: DARREN/PD/03-018PRFord/PD RES