

RESOLUTION NO: 05-0009
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR
AMENDMENTS TO THE GENERAL PLAN CIRCULATION ELEMENT, THE UNION/46
SPECIFIC PLAN, AND THE CONDITIONS OF APPROVAL OF TENTATIVE TRACT 2369
AND PD 00-003
(NORTH COAST ENGINEERING FOR FRANK ARCIERO)

WHEREAS, an application requesting amendments to the Circulation Element, Figure CE-1 and Map 3.2, Circulation System Streets and Trails, of the Union/46 Specific Plan to delete the planned connection of "A" Street to North River Road and conditions of approval pertaining to this change in Tentative Tract 2369 and PD 00-003; has been filed by North Coast Engineering for Frank Arciero; and

WHEREAS, the reasons for the applicant's request is to avoid having a significant impact on the existing topography, the oak woodlands area, the blueline stream, grading, and aesthetics; and

WHEREAS, Specific Plan Amendment 03-003 covers properties in the Union/46 Specific Plan area including properties located south of Highway 46 East, west of Prospect Avenue, north of Union Road, and east of North River Road; 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, at its January 25, 2005 meeting, the Planning Commission held a duly noticed public hearing to accept public testimony on this project and the environmental determination thereof; and

WHEREAS, public notice of intent to adopt a Mitigated Negative Declaration was distributed as required by Section 21092 of the Public Resources Code; and

WHEREAS, based on the information and analysis contained in the Initial Study and the attachments thereto, a determination has been made that amendments to the Circulation Element, Figure CE-1 and Map 3.2, Circulation System Streets and Trails, of the Union/46 Specific Plan to delete the planned connection of "A" Street to North River Road and conditions of approval pertaining to this change in Tentative Tract 2369 and PD 00-003 qualifies for adoption of a Mitigated Negative Declaration.

NOW, THEREFORE, the Planning Commission of the City of El Paso de Robles, using its independent judgment and analysis, does hereby:

1. Find and determine that amendments to the Circulation Element, Figure CE-1 and Map 3.2,

Circulation System Streets and Trails, of the Union/46 Specific Plan to delete the planned connection of "A" Street to North River Road and conditions of approval pertaining to this change in Tentative Tract 2369 and PD 00-003 will not have a significant impact on the environment. This finding and determination was made based upon the substantial evidence presented at the public hearing, including the whole record before the Planning Commission (including the Initial Study, the Staff Report and attachments thereto, and any public comments or testimony received thereon).

2. Recommend to the City Council adoption of a Mitigated Negative Declaration, and Mitigation Measures in Exhibit A, for amendments to the Circulation Element, Figure CE-1 and Map 3.2, Circulation System Streets and Trails, of the Union/46 Specific Plan to delete the planned connection of "A" Street to North River Road and conditions of approval pertaining to this change in Tentative Tract 2369 and PD 00-003.

PASSED AND ADOPTED THIS 25th day of January, 2005, by the following roll call vote:

AYES: Commissioners - Menath, Johnson, Hamon, Holstine, and Chair Steinbeck
NOES: Commissioners - Flynn
ABSENT: Commissioners - None
ABSTAIN: Commissioners - Mattke

CHAIRMAN STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

Exhibit A

Mitigation Measures and Monitoring Program:

Project: Montebello Estates – Elimination of West connection of ‘A’ Street to North River Road

MM-1:

Impact – Additional vehicles (551) redistributed onto Skyview Drive, where there is an existing neighborhood condition of vehicles exceeding the speed limit due to the physical design of Skyview Drive. Project may result in increased incidence of vehicles exceeding the speed limit on this street.

Mitigation Measure - The applicant will need to develop a traffic calming program to address the vehicle impacts added to Skyview Drive.

Responsibility – Project Proponent, FrankArciero, President of Fallingstar Homes, Inc.

Timeframe – Prior to issuance of residential building permits for Tract Map 2369, Phase 5.

MM-2:

Impact – Additional vehicles (598) redistributed onto Union Road, where road improvements are necessary to accommodate traffic.

Mitigation Measure - The applicant will need to pay their proportionate share of road improvement costs associated with additional trips that will be added to Union Road, which would have otherwise been distributed to North River Road.

Responsibility – Project Proponent, FrankArciero, President of Fallingstar Homes, Inc.

Timeframe – Prior to issuance of residential building permits for Tract Map 2369, Phase 5.