

RESOLUTION NO.: 05-0010

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF
AMENDMENTS TO THE GENERAL PLAN CIRCULATION ELEMENT,
UNION/46 SPECIFIC PLAN, AND CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT 2369 AND PLANNED DEVELOPMENT 00-003, TO ELIMINATE THE
PLANNED WEST CONNECTION OF “A” STREET TO NORTH RIVER ROAD
(APPLICANT’S REPRESENTATIVE – 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, elimination of the planned west connection of “A” Street will be an environmentally superior alternative to installing this road, and will lessen site impacts and not require the removal of over 100 oak trees, or result in impacts to an oak woodland and wildlife habitat; and

WHEREAS, elimination of the planned west connection of “A” Street would be a benefit to potential storm water quality impacts and erosion, would not require impacting a blueline stream, and would not result in negative aesthetic impacts from grading and construction of retaining walls, than if the road were to be constructed; and

WHEREAS, two independent traffic studies evaluated potential traffic impacts from elimination of the west connection of “A” Street, and determined that it would not result in significant traffic impacts on the surrounding neighborhood circulation and safety; and

WHEREAS, this Resolution deletes the following Conditions of Approval from Tentative Tract Map 2369 as follows: Engineering Site Specific Conditions 26, 34, 44, 45, and 46; and Standard Condition of Approval, Condition 5 regarding *offer to dedicate and improve “A” Street on-site and off-site*, shall be “null and void”.

WHEREAS, new conditions of approval are added to Tentative Tract Map 2369, which are included in Engineering Site Specific Conditions; and

WHEREAS, mitigation measures are incorporated into the environmental document that requires payment of the pro rata share of road improvement fees to Union Road that will result from the elimination of “A” Street, and the development, implementation and construction of a traffic calming program on Skyview Drive; and

WHEREAS, the City of Paso Robles Emergency Services Department does not oppose the elimination of the “A” Street connection to North River Road; and

WHEREAS, the Planning Commission held a duly noticed public hearing on January 25, 2005 on these amendments, to accept public testimony on this application and associated environmental review; 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, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed project will not result in significant environmental impacts and it is appropriate for the Planning Commission to adopt a Negative Declaration, which is included in a separate resolution; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The project, including amendments to the General Plan and Union/46 Specific Plan, is consistent with the adopted codes, policies, standards and plans of the City; and
2. The project will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The project accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The project is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The project is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The project 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 does hereby recommend approval of this project, subject to the following conditions, to the City Council:

ENGINEERING 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.

1. The applicant shall provide a study of options for traffic calming on Skyview Drive and shall install traffic calming improvements as required by the City Council prior to issuance of building permits for Tract 2369, Phase 5.
2. Prior to issuance of building permits for Tract 2369, Phase 5, the applicant shall participate in a share of the cost of improvements prior to Union Road from North River Road to Skyview Drive as mitigation for increased traffic as a result of the elimination of "A" Street. This share shall be over and above the Union-46 specific plan fees. The applicant shall also participate in a share of the cost of a study of improvements to Union Road from Kleck Road to Golden Hill Road. The amount of the shares shall be determined by the volume of increased traffic on Union Road in a methodology approved by the City Engineer.
3. The applicant shall extend the 12-inch water main in Tract 2369 to North River Road via Phases 4 and 5.
4. The applicant shall construct a storm water detention basin to mitigate the impacts of the development of Tract 2369 on the natural drainage course in the original alignment of "A" Street. The detention basin shall be designed to retain dry season landscape irrigation runoff.
5. All other existing conditions of approval included in Resolution Nos. 00-207, 00-208, and 00-209 shall remain in effect and shall continue to apply to development of Tract 2369.

PLANNING SITE SPECIFIC CONDITIONS:

6. Prior to issuance of building permits for Tract 2369, Phase 5, the applicant shall design and construct a trail connection within the existing 'A' Street right-of-way (exact alignment to be approved by the City Engineer and Community Development Director), extending from the detention basin access road around the south side of the proposed drainage basin, to the west tract boundary. The design parameters shall adhere to industry standard hiking trail guidelines.

Prior to issuance of building permits for Tract 2369, Phase 5, the applicant shall construct the lower portion of the trail, in a manner to be approved by the City Engineer or post a cash deposit equal to the cost of construction under prevailing wage rates, as estimated by the City Engineer.

This would extend the trail from the west boundary within the 40 foot easement from the west tract boundary to North River Road. The trail shall not be located within the blueline stream corridor unless required permits from affected agencies are obtained including the Department of Fish and Wildlife and the U.S. Army Corps of Engineers.

Approval of development of adjacent properties located to the north and south of the future trail connection (and east of North River Road) including but not limited to APNs 025-392-004, 025-392-001, 025-392-002, and 025-392-005, shall reimburse the applicant for their pro rata share of costs required for construction of the trail connection. Future development of assessor parcels 025-392-004, 025-392-001, and 025-392-002 shall take access from

western extension of Kleck Road, and the existing driveway access to the parcels from North River Road shall be abandoned for use in the trail alignment.

7. The applicant shall pay in-lieu for the cost of construction of 'A' Street fees by posting a cash deposit equal to the amount of the City Engineer's cost estimate for construction.

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