

RESOLUTION NO.: 05-0051

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
TRACT 2594
(ROBERT SHANNON)
APN: 025-421-008

WHEREAS, Tract 2594 has been filed by Wilson Land Surveys on behalf of Richard Shannon to construct a 48-lot commercial / light industrial subdivision on a 17.46 acre site, where the parcels would range in size from 8,400 to 34,000 square feet; and

WHEREAS, the site is located at 2965 Wallace Drive, at the terminus of Combine and Wallace; and

WHEREAS, the General Plan land use designation is Commercial Service (CS), the Zoning is C3, Commercial/Light Industrial; and

WHEREAS, the project is located within Sub Area E of the Borkey Area Specific Plan; and

WHEREAS, in conjunction with Tract 2594, Planned Development 05-012 has been submitted to establish the architectural guidelines for the development of the parcels, the applicant has applied for Tentative Tract Map 2594; and

WHEREAS, an Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was approved by the Planning Commission on June 14, 2005, and

WHEREAS, a public hearing was conducted by the Planning Commission on June 14, 2005 to consider facts as presented in the staff report prepared for the tentative tract 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 Tentative Tract 2594 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.
2. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 05-012 and its exhibits. In the event that either the tract or development plan is not approved, the approval of one plan does not automatically grant approval of the other.

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.

COMMUNITY DEVELOPMENT 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.

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions
B	Tentative Tract Map
C	Preliminary Grading and Drainage

4. This Tentative Tract Map 2594 coincides with Planned Development 05-012 and authorizes the subdivision of a 48-lot commercial / light industrial subdivision on a 17.46 acre site, where the parcels would range in size from 8,400 to 34,000 square feet.
5. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan (Exhibits B & C, reductions attached; full size copies are on file in the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.
6. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 05-012 and its exhibits.
7. Prior to the approval of the final map, in conjunction with the street improvement plans, the street tree plan shall be reviewed and accepted by the Public Works Department. All necessary irrigation shall be shown on the plan.
8. In the event that buried or otherwise hidden resources are discovered during construction work in the area of the find, work should be temporarily suspended and the City of Paso Robles should be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.

AIR POLLUTION CONDITIONS: The following conditions are from a letter from the APCD dated February 9, 2005. The letter was reviewed by the DRC at their meeting on June 20, 2005 to delete conditions that did not apply to this particular project. The following conditions are as approved by the DRC.

9. The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) as contained in section 6.4 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:
 - a. Reduce the amount of the disturbed area where possible.
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
 - c. All dirt stockpile areas should be sprayed daily as needed.
 - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.

- e. Exposed ground areas that are to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible

10. Standard Measures:

- a. Provide on-site bicycle parking. One bicycle parking place for every 10 car parking spaces is considered appropriate.
- b. Provide preferential carpool and vanpool parking spaces.
- c. Increase the building energy efficiency rating by 10-percent above what is required by Title 24 requirements. This can be accomplished in a number of ways (increasing attic, wall, or floor insulation, installing double pane windows, using efficient interior lighting, etc.).

11. Discretionary Measures (Site design mitigation for this commercial project):

- a. Implement on-site circulation design elements in parking lots to reduce vehicle queuing and improve the pedestrian environment with designated walkways.

12. Energy Efficiency Elements: Increasing the energy efficiency for these projects will decrease the demand on electrical supply, thus reducing emissions at the power plant source. Include the following Energy Efficiency measures as feasible:

- a. use built-in-energy efficient appliances, where applicable
- b. use double-paned windows
- c. use low energy efficient parking lot and street lights (e.g. sodium).
- d. install door sweeps or weather stripping if more energy efficient doors and windows are not available.

OAK TREE MITIGATION

13. The emergency access road shown on Lot 14 shall be constructed with pavers for the area within the Critical Root Zone of Tree No. 1. There shall be no utilities, sewer lines, or storm drains constructed within the CRZ without Arborist consultation.
14. All utilities and storm drains shall be located on the north side of the street to minimize impacts to Tree No. 2. Monitoring will be required during any grading or trenching activities.
15. The following oak tree monitoring will be required:
 - a. Prior to the issuance of a Grading Permit, a letter from the project arborist insuring that all oak tree measures have been installed to his satisfaction will be required.
 - b. Prior to the issuance of a Building Permit on lot 10 or 14 a letter from the project arborist shall be submitted insuring proper oak tree mitigation has been designed into the project.
 - c. Prior to a Certificate of Occupancy for buildings on the lots 10 and 14, a letter from the project arborist shall be submitted insuring that all oak tree mitigation has been accomplished per his satisfaction.
16. Prior to or in conjunction with the recordation of the final map, a constructive notice shall be recorded on Lot 10 and Lot 14 to alert future owners that there are oak trees on the site and that any construction shall be in compliance with the City's Oak Tree Ordinance. The projects for these lots shall be designed out of the oak tree critical root zones.

Engineering Site Specific Conditions

17. All streets in Tract 2594 shall be improved in accordance with City Industrial Street Standard A-4 and plans approved by the City Engineer.
18. Secondary emergency access must be provided to Oakwood Street as approved by the Emergency Services Department.

19. A 12-foot offer of dedication of public right-of-way shall be provided along the southerly boundary of the subdivision. The 12-foot offer of dedication would be within the 30-foot landscape setback area.
20. An 8-inch sewer main shall be extended to the project from Golden Hill Road in accordance with plans approved by the City Engineer.
21. Two sources of water shall be provided to the subdivision as shown on the Tentative Tract Map.
22. A private storm water retention basin shall be provided to accommodate all storm water runoff generated in the subdivision in accordance with plans approved by the City Engineer.
23. Prior to recordation of the final map, the subdivider shall abandon all existing wells on the property in accordance with the standards and requirements of the County Health Department and the City Municipal Code.
24. Prior to recordation of the final map, the subdivider shall abandon any existing septic systems on the property in accordance with the standards and requirements of the County Health Department and the City Municipal Code.

PASSED AND ADOPTED THIS 14th day of June, 2005 by the following Roll Call Vote:

AYES: Johnson, Mattke, Menath, Steinbeck, Hamon, Holstine

NOES: None

ABSENT: Flynn

ABSTAIN: None

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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