

RESOLUTION NO.: 05-0110  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
TRACT 2775  
(CHARTER PACIFIC - GUTHRIE)  
APN: 009-221-042

WHEREAS, Tract 2775, an application filed by Jim Guthrie on behalf of Charter Pacific Holdings Inc., to divide a 7.62-acre site into seventeen (17) single-family residential; and

WHEREAS, Tract 2775 is located on the southwest corner of Maple Street and Pacific Avenue; and

WHEREAS, the subject site is located in the RSF- 4 land use category and R-1, zoning district; and

WHEREAS, an Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and a Negative Declaration was approved by the Planning Commission on February 8, 2005, and

WHEREAS, a public hearing was conducted by the Planning Commission on December 13, 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 2775 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.

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.

1. 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	Title Sheet
C	Tentative Tract Map
D	Preliminary Grading & Drainage
E	Preliminary Utility Plan
F	Design Criteria for Homebuilders

2. This Tentative Tract Map 2775 authorizes the subdivision of approximately 7.62-acres site into a maximum of 17 single family residential lots ranging from approximately 15,000 square feet to 23,662 square feet in size.
3. The maximum number of residential lots permitted within this subdivision/development plan shall be 17. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
4. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan (Exhibits C & D, 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.

5. Grading of the tract shall be consistent with Hillside Grading Regulations. No pad or mass grading is allowed for this subdivision except for lots that have a natural slope of less than 10-percent, as approved by the Development Review Committee. Since lots 1 & 2 have a natural slope of less than 10-percent, these lots may be pad graded subject to the criteria set out in Chapter 21.16E of the Zoning Code.
6. 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.
7. Prior to the recording of the final map, a site specific landscape and fencing plan shall be submitted for lots 1, 2 and 17 to the DRC. The approved plan will need to be incorporated into the Design Criteria for Homebuilders (Exhibit F).
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 mitigation measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.
9. The new street for Tract 2775 shall be named Maple Wood Court.
10. The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services and maintain such services at the standards established in the General Plan

If for any reason, applicant does not take the necessary steps to have the development included within a CFD, applicant shall, in a manner subject to approval by the City Council and City Attorney, provide for alternative means of fiscal mitigation at a level equal to the special taxes established in the Rate and Method of Apportionment applicable to CFD 2005-1, as they may be adjusted from time to time.

For any project resulting in the development of five (5) or more residential units on separate parcels, applicant shall also prepare and record the necessary documents to form a homeowners association (the "HOA") for such development, which HOA shall become active only if and when the CFD is terminated. The HOA documents shall provide that the HOA shall be required to fund the services provided by the CFD, and at the same level established in the Rate and Method of Apportionment for the CFD.

### **Engineering Site Specific Conditions**

11. Maple Street shall be improved along the frontage of the subdivision in accordance with City Local Street Standard A-5. The street shall be improved for a half street plus 10 feet.
12. The interior street shall be improved in accordance with Hillside Standard A-8 with sidewalk on both sides with parkway configuration.
13. Overhead utilities along Maple Street shall be relocated underground. All poles along the Maple Street frontage from Pacific Avenue to the south boundary of the property must be removed with the exception of the most southerly pole. This pole provides overhead service to a number of other properties and cannot be removed. This pole may need to be relocated depending on new street grades, curb alignment and the condition of the existing pole.
14. Downstream storm drain improvements shall be provided to the satisfaction of the City Engineer, to mitigate the drainage impacts of the subdivision on City streets.

PASSED AND ADOPTED THIS 13<sup>th</sup> day of December, 2005 by the following Roll Call Vote:

AYES: Menath, Flynn, Holstine, Mattke, Hamon, Steinbeck, Johnson  
NOES: None  
ABSENT: None  
ABSTAIN: None

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CHAIRMAN, ED STEINBECK

ATTEST:

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ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION