

RESOLUTION NO. 16-050

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING TENTATIVE TRACT MAP 3097
APN: 025-390-009
APPLICANT: RIVER OAKS, LLC

WHEREAS, Tentative Tract Map 3097, an application filed by River Oaks, LLC to subdivide approximately 131.34 acres of land into six (6) lots: Lot 1 – 18.82 acres; Lot 2 - 13.69 acres; Lot 3 - 23.21 acres; Lot 4 - 48.89 acres; Lot 5 - 19.45 acres, and Lot 6 – 7.27 acres; and

WHEREAS, the property is located within the Borkey Specific Plan Area, Subarea A, north of State Route 46 East, east of River Road, and west of Buena Vista Road; and

WHEREAS, the property is designated in the General Plan, Land Use Element as partially Residential Single Family (RSF-4) 85 acres, Parks and Opens Space (POS) 18 acres, and Agriculture (AG) 26 acres, and it is zoned with compatible zoning districts of Residential Single Family (R-1) - 85 acres, Agriculture (AG) - 26 acres, and Parks and Open Space (POS) - 18 acres; and

WHEREAS, the Tentative Tract Map is consistent with the applicable General Plan Land Use Designations, Borkey Area Specific Plan - Subarea A, and Zoning; and

WHEREAS, the Tentative Tract Map is consistent with the applicable 2016 Master Development Plan and associated Conditions of Approval; and

WHEREAS, since the proposed Tentative Tract Map is consistent with the Borkey Area Specific Plan, as amended, which was previously the subject of an environmental review and a Mitigated Negative Declaration, it is exempt from further environmental review under the California Environmental Quality Act (CEQA); and

Section 1 – Findings:

Based upon the facts and analysis presented in the staff report, public testimony received the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

1. The proposed Tentative Tract Map is consistent with the adopted General Plan for the City of El Paso de Robles in that it provides for infill development within close proximity to schools, shopping, and other services;
2. The proposed six (6) lots are consistent with the General Plan and Zoning Ordinance;
3. The site is physically suitable for proposed subdivision which is intended for phasing and financing purposes only;
4. 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;
5. The land division proposed is not likely to cause serious public health problems;

6. The design of the land division will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;

Section 2 – CEQA Exemption:

In accordance with Public Resources Code, CEQA Statutes Section 21068.5 (Tiering), this project is exempt from further environmental review.

Section 3 – Decision:

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant approval of Tentative Tract Map 3097, as shown on Exhibit A – Conditions of Approval and Exhibit B - Tentative Tract Map 3097.

PASSED AND ADOPTED THIS 27th day of September, 2016 by the following Roll Call Vote:

AYES: Commissioners Donaldson, Barth, Rollins, Agredano and Davis

NOES:

ABSENT: Commissioner Burgett

ABSTAIN: Commissioner Brennan



BOB ROLLINS, CHAIRMAN

ATTEST:



WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

Exhibit A – Conditions of Approval

Exhibit B – TTM 3097

Exhibit A
Conditions of Approval

Tentative Tract Map 3097 is approved subject to the following conditions:

1. This subdivision will expire in 2 years from September 27, 2018, if a parcel map or certificate of compliance have not been recorded to finalize this approval, or if a time extension has not been requested, with appropriate fees paid, prior to the expiration date.
2. The Final Map shall be in substantial compliance with the attached Exhibit A. All conditions shall be complied with in a manner subject to approval of the City of Paso Robles.
3. A licensed land surveyor shall prepare the Final Map.
4. All new property corners shall be installed.
5. Prior to recordation of a Final Parcel Map or certificates of compliance, the applicant shall provide a digital copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application in PDF format for electronic archiving.
6. Lot 5 shall be dedicated to the City of Paso Robles at time of final map. Concurrently with recordation final map the City will execute an agreement granted 100% credit towards the Parks and Recreation Development Impact Fee, in effect at the time of issuance, for a maximum of 271 single-family residential building permits.

