

City of El Paso de Robles

RESOLUTION NO. 90-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 1727 (PHILLIP FRENCH)

WHEREAS, Tract 1727 has been filed by Phillip French for the subdivision of 6.29 acres of land generally located on the east side of South River Road, north of Charolais Road and at the intersection with Bridgegate Drive, into 8 single family residential lots, and

WHEREAS, a public hearing was conducted by the Planning Commission on December 12, 1989, and by the City Council on January 16, 1990, to consider facts as presented in the staff report prepared for this subdivision map application, and to accept public testimony regarding the proposed subdivision, and

WHEREAS, based on the information contained in the initial study and staff report prepared for this subdivision, the City Council found that there was no substantial evidence that the proposed subdivision would have a significant effect on the environment, and adopted a Negative Declaration in accordance with the California Environmental Quality Act; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the City Council makes the following findings as required by Government Code Sections 66474:

1. The proposed tentative subdivision 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 could be consistent with the General Plan and Zoning Ordinance;
3. The site could be physically suitable for the type of development proposed;
4. The site would be physically suitable for the proposed density of development;
5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems when and if the required facilities are provided;

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7. The design of the subdivision 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 City Council of the City of El Paso De Robles, does hereby grant tentative map approval to Tract 1727 subject to the following conditions:

STANDARD CONDITIONS OF APPROVAL:

PUBLIC WORKS DEPARTMENT

1. The applicant shall pay the following fees prior to final map approval: Drainage, Recreation, Map and Plan Checking, Construction Inspection and any outstanding annexation fees for public safety impact and bridge development.
2. Approval of this subdivision does not guarantee availability of sewer service. Availability of sewer service for each lot to be determined on a first-come-first-serve basis at the time of application for a Building Permit for each lot.
3. All subdivision improvement plans shall be prepared by a Registered Civil Engineer and shall be submitted to the City Engineer for approval. The improvements shall be designed and placed to City of Paso Robles Standards and Specifications.
4. A Preliminary Soils Report shall be prepared for the property to determine any subsurface problems and shall make recommendations regarding grading of the proposed site. A final report shall be made prior to the final inspection and shall certify that all grading was inspected and approved and that all work was done according to the plans and preliminary report.
5. The applicant shall submit a composite utility plan signed as approved by a representative for each public utility. All oak trees and driveways shall be shown the plan.
6. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground to each lot in the subdivision. Street lights shall be installed at locations as required by the City Engineer. Fire hydrants shall be installed at locations as required by the City Engineer and Fire Chief. All existing overhead utilities adjacent to or within the subdivision shall be relocated underground.
7. All utilities shall be extended to the boundaries of the subdivision, unless waived by the City Engineer.

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8. All underground construction shall be completed and approved before paving the streets, and prior to issuance of any Building permits.

9. All existing Oak trees within and adjacent to the site shall be protected and preserved as required by Ordinance 553 N.S. (Oak Tree Preservation, unless specifically noted on the tentative map to be removed or specifically noted as being approved for removal and replacement as a condition of map approval. (See site specific conditions).

10. All property corners shall be staked for construction control and shall be promptly replaced if destroyed. All final property corners and street monuments shall be installed before acceptance of the public improvements. In addition, benchmarks shall be placed for vertical control at approximately 1000 foot intervals.

11. A complete Grading and Drainage Plan shall be included with the Improvement Plans. Drainage calculations shall be submitted with provisions made for on-site retention if adequate disposal facilities are not available.

12. All top soil removed shall be stockpiled and evenly distributed over all lots and slopes upon completion of rough grading. All graded areas shall be protected by hydroseeding or approved equal. Soil Conservation measures shall be maintained during construction to prevent drainage, erosion, or other damage to adjacent property.

13. When exterior retaining walls necessary for the creation of building pads are shown on the Grading Plan, all such walls shall be completed before approval of the rough grade and prior to issuance of any building permits.

14. No buildings will be occupied until all improvements are completed and accepted by the City Engineer, and accepted by the City Council for maintenance.

15. The applicant shall plant approved street trees for the subdivision along those parcels with street frontage, within the easement provided. These street trees shall be planted prior to any building occupancy. (See site specific conditions).

16. The applicant shall install all necessary street name and traffic signs as well as all necessary traffic striping. All street names for all phases of this subdivision shall be approved by the Subdivision Review Committee prior to Final Map Approval.

17. A blackline clear Mylar (0.4 MIL) copy of a blue line print of the tract map shall be provided to the City Engineer upon recordation. A Mylar copy and a blue line print of as-built

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improvement plans, signed by the registered engineer who prepared said plans, shall be provided to the City Engineer prior to the Final Inspection. A certification shall be included that all survey monuments have been set as shown on the tract map.

COMMUNITY DEVELOPMENT DEPARTMENT

18. All required landscaping, irrigation and screening improvements shall be installed at the time of other public improvements for the tract and shall be completed prior to occupancy of any residences within the tract.

POLICE DEPARTMENT

19. All structures shall install burglar prevention devices as required by Ordinance 547 N.S. (Building Security).

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.

20. The Final Subdivision Map shall be in substantial compliance with the combined tentative subdivision map and preliminary grading plan (Exhibit A - reductions attached; full sized copy is on file in the Community Development Department).

21. Any amendment to the phasing of this subdivision shall be subject to Planning Commission and City Council approval. Prior to granting approval of any amendment to the phasing plan, the City may impose additional conditions upon this subdivision relative to phasing which are necessary to protect the public health, safety and welfare and orderly development of the City.

22. Prior to recordation of the tract map, a certificate from the Tax Collector shall be submitted to verify that all property taxes have been cleared. If there are any assessments on the property, evidence shall be provided that a proration has been prepared for each new lot.

23. Prior to paving any street or issuance of any building permits, the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by means of a mandrel and televised inspection and a copy of the video tape shall be provided to the City. Any necessary sewer easements shall be dedicated in a manner subject to approval of the City Engineer.

24. Prior to recording a final map, the developer shall annex to the City's Benefit Maintenance District for payment of the operating and maintenance costs of the following:

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- a. Street lights;
- b. Parkway landscaping;
- c. Wall maintenance in conjunction with landscaping.

The property owner shall pay all fees and costs associated with annexation to the benefit maintenance district.

25. Approval of the tentative map would approve the removal of the following oak trees located in the vicinity of the South River Road right-of-way:

- 1 - 50-inch
- 1 - 64-inch

Oak trees approved for removal shall be replaced at a ratio of two trees for every one removed. Replacement trees shall have a minimum trunk size of 1-1/2 inch caliper.

The applicant shall submit a detailed Oak Tree replacement plan to include placement and planting method of oak trees which shall be replaced at a ratio of two (2) oaks for every one oak tree removed. The applicant may propose to include the oak tree replacement plan as part of the South River Road landscaping plan.

26. The property owner shall construct a minimum of a four (4) foot wide concrete paved pedestrian walkway within the proposed 50 foot street section. The design of the walkway shall be subject to approval by the Architectural Review Committee.

27. The property owner shall offer to dedicate, on the final map, a one foot non-access easement along the rear of lots 1,2 and 8 (the South River Road frontage).

28. The developer shall install a water line in South River Road in accordance with any updated water master plan or as determined by the City Engineer.

29. The subdivider shall pay their share toward future reimbursement for the Sanitary Sewer Main installed by Tract 1508. Fair share will be based upon a lineal foot basis.

30. The subdivider shall install a storm drain system in accordance with City standards.

31. The property owner shall offer to dedicate the right-of-way along South River Road frontage to create a full 100 foot right-of-way.

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32. The subdivider shall remove existing A.C. pavement as necessary for adequate structural section or as necessary to provide a smooth transition.

33. The subdivider shall install a landscaped median within South River Road with adequate tapers and left turn pockets at the intersection for north and south bound traffic.

34. The applicant shall submit a detailed plan to the Architectural Review Committee for the construction of a decorative masonry wall along the South River Road tract frontage. The ARC may consider design options other than a six foot high wall; such options may include, but not be limited to a landscaped earthen berm with a reduced wall height. The ARC shall not have the authority to eliminate the wall all together.

The wall shall be installed by the developer in conjunction with other tract improvements, and shall be inspected by the City prior to acceptance of the tract.

35. The applicant shall submit a detailed landscaping plan for the parkway area located within the South River Road right-of-way (area between the wall and the back of sidewalk which shall include the slope easement areas), and the landscaped medians, to the Architectural Review Committee for their review and approval. The landscaping shall consist of ground cover, shrubs and trees, as necessary, to create visual interest and to provide erosion control.

Street trees within the parkway shall be a minimum of 1-1/2 inches in diameter and shall be placed at a minimum of 50 feet on center.

Landscaping and irrigation systems shall be installed at the same time as all other public improvements and shall be the applicant's responsibility for maintenance for a period of 6 months following approval. City acceptance following the 6 month maintenance period shall be subject to the approval of the Director of Parks and Recreation.

36. The developer shall delineate, on the final map, an open space easement across all portions of lots 3 through 7 where the slopes exceed 35 percent in slope, with the intent to provide the City control over the preservation of the oak forest and the natural hillside views. This easement shall be established in a form and manner subject to the approval of the City Attorney.

37. Actual notice, in a manner and form subject to the City Attorney's approval, shall be provided by the subdivider to subsequent buyers which shall contain notification of the City's development review process (Architectural Review Committee review prior to issuance of building permits), the parameters of the Oak

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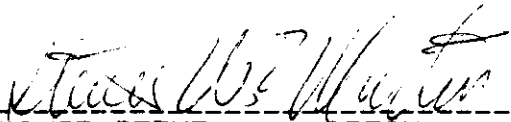
Tree Preservation Ordinance, and the necessity during development to preserve the existing oak trees within this subdivision. The form and manner of this notification shall be approved and implemented prior to final map approval.

PASSED AND ADOPTED THIS 16th Day of January, 1990 by the following Roll Call Vote:

AYES: Russell, Conway and Martin

NOES: None

ABSENT: Reneau



MAYOR STEVEN W. MARTIN

ATTEST:

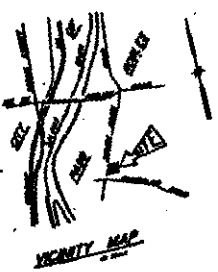
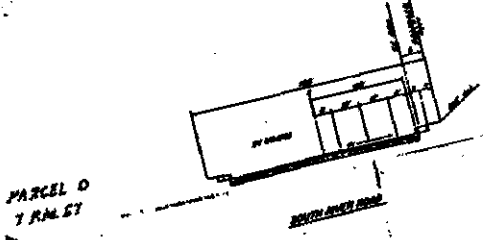
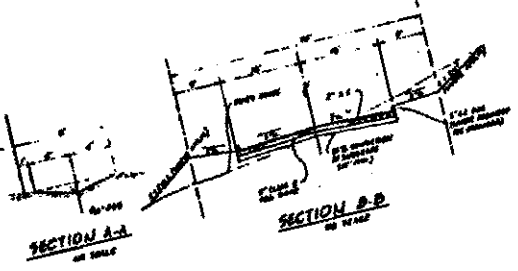
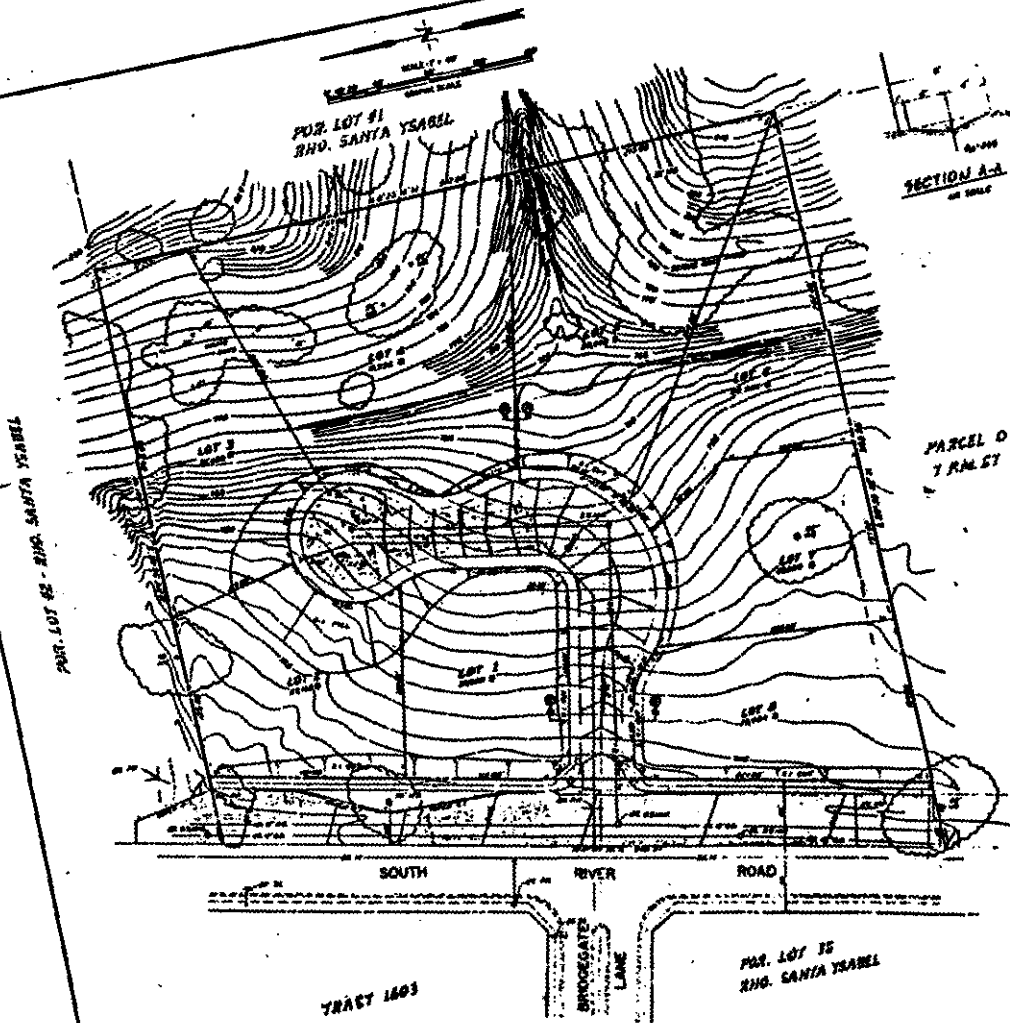


JERRY BANKSTON, CITY CLERK

NOTE: Any judicial review of this decision must be made within the time set forth in Code of Civil Procedure Section 1094.6.

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TRACT 1727 - FRENCH EXHIBIT "A"



CHECK PRINT

TENTATIVE MAP - TRACT 1727

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO)ss.
CITY OF EL PASO DE ROBLES)

I, Jerry Bankston, City Clerk/~~Deputy City Clerk~~ of the City of El Paso de Robles, California, do hereby certify that the foregoing ..Resolution No.. 90-04..... was duly and regularly adopted, passed and approved by the City Council of the City of El Paso de Robles, California, at aregular..... meeting of said City Council held at the regular meeting place thereof, on the16th..... day ofJanuary....., 1990....., by the following vote:

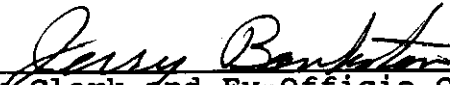
AYES:..... Russell, Conway and Martin

NOES:..... None

ABSENT:..... Reneau

ABSTAINED:..... None

Dated this.....16th.....day of January..., 1990



City Clerk and Ex-Officio Clerk of the
City Council, City of El Paso de Robles,
State of California