

RESOLUTION NO: 92-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES  
GRANTING NEGATIVE DECLARATION STATUS FOR TENTATIVE TRACT 1718  
(PAUL AND MARIE WILSON)

WHEREAS, Paul and Marie Wilson have filed an application for Vesting Tentative Tract 1718 for a proposed subdivision of 5.0 acres of land located on the east side of Navajo Avenue, approximately 100 feet south of Rose Lane, into 13 buildable single family residential lots; and

WHEREAS, an Initial Study was prepared for this project to be included as part of the staff report for this project; a copy of which is on file in the Community Development Department; and

WHEREAS, a public hearing was conducted by the Planning Commission on November 12, 1991 and by the City Council on December 3, 1991 to consider the initial study prepared for this application, the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision; and

WHEREAS, based on the mitigation measures identified and required within the resolution granting tentative map approval for Tract 1718, the City Council finds that the project will not have a significant effect in this case because mitigation measures have been included as requirements of project development.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby grant a Negative Declaration status for Tentative Tract 1718 subject to the following mitigation measures:

1. The property owner shall offer for dedication (on the Final Map) for public use, the existing dirt road within the sewer access easement along the south side of the tract. The onsite portion of this existing roadway shall be upgraded to a 10 foot wide pedestrian/bicycle route and shall be paved with 2 inches of asphalt concrete on 6 inches of Class II aggregate base; security lighting shall be provided. All improvements shall be approved by the City Engineer.

2. The applicant shall install at the western tract boundary bollards or a stile that would permit pedestrians and bicycles to pass but would prevent motorized vehicles from passing. Such bollards or a stile should be removable to allow sewer maintenance vehicles to pass when necessary.

3. Prior to recording the Final Map, the developer shall provide an engineering analysis for impact associated with increased runoff down stream. If storm water runoff impacts by this development can

not be justified to the satisfaction of the City Engineer, then a detention basin, if necessary, shall be offered for dedication to the City in fee title.

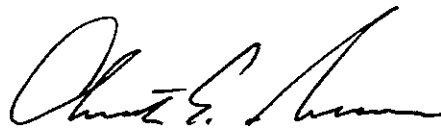
If a detention basin is determined to be necessary, the proposed final map showing the details (plan view and cross-section drawings) of the detention basin shall be reviewed by the Planning Commission for conformance with the tentative map. If the Planning Commission can not make a finding that the proposed final map is in substantial conformance with the tentative map, an amended tentative map shall be submitted for consideration of approval, following a public hearing.

4. An archaeological study shall be made of the site and any mitigation measures proposed by such a study shall be implemented as condition of issuance of a grading plan.

5. In accordance with the applicant's statement dated July 23, 1991, attached as Exhibit "A", any City development impact fees that are in effect at the time of issuance of building permits shall apply to any proposed lot in the subject development.

PASSED AND ADOPTED THIS 4th day of February, 1992 by the following roll call vote:

AYES: Martin, Picanco, Reneau, Russell and Iversen  
NOES: None  
ABSTAIN: None  
ABSENT: None

  
MAYOR CHRISTIAN E. IVERSEN

ATTEST:   
RICHARD J. RAMIREZ, CITY CLERK

# EXHIBIT "A"

DATE: 7/23/91

Community Development Department  
P.O. Box 307  
Paso Robles, CA, 93447

Re: Mitigation of Significant Environmental Impacts to City  
Services for the following residential project:

BRIEF PROJECT DESCRIPTION: 13 LOT SUBDIVISION TRACT 1718

LOCATION: NAVAJO AVE

As the applicant(s) for the above residential project that is subject to review under the California Environmental Quality Act (CEQA), I/we hereby amend the project description for our application as follows:

1. To acknowledge the following:

- o That the Environmental Impact Report (EIR) on the proposed 1991 General Plan Update Program has identified several significant environmental impacts to City services that would occur if residential development continues beyond existing levels in January, 1991, even if said development is consistent with existing zoning.
- o That, in order to mitigate the impacts to City services, the City will be updating its development impact fee schedule in 1991 to be able to pay for the necessary public services and facilities.
- o That until the City has updated its development impact fee schedule, the only means of identifying impacts and mitigation measures attendant to each residential project is to require the preparation of a separate EIR.

2. Rather than preparing a separate EIR that identifies my/our project's share of impacts to the affected services, I/we hereby voluntarily agree to pay any updated development impact fees that will be adopted to mitigate the above-mentioned significant environmental impacts, prior to final map approval or issuance of building permits, whichever the fee schedule requires comes first.

3. I/we agree to have an imposition of a condition requiring execution of an agreement recorded against the property agreeing on behalf of the property owner and successors to payment of such fees. the issuance of any Negative Declaration by the City under CEQA will be contingent upon satisfaction of this condition.

Applicant's Signature D. Paul Wilson 7/19/91  
Applicant's Name (Print) D. PAUL WILSON

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