

RESOLUTION NO. 92- 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
TO GRANT VESTING TENTATIVE MAP APPROVAL FOR 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, a public hearing was conducted by the Planning Commission on November 12, 1991, and by City Council on December 3, 1991, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision; and

WHEREAS, a Negative Declaration was adopted by the City Council for this project, 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 of approval listed below, the City Council makes the following findings as required by Government Code Section 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 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 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;
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 vesting tentative map approval to Tract 1718 subject to the following conditions:

STANDARD CONDITIONS OF APPROVAL:

PUBLIC WORKS DEPARTMENT:

1. The applicant shall pay for the following fees prior to final map approval: Drainage, Recreation, Subdivision Map and Improvement Plan Checking, Subdivision Improvement Construction Inspection, and Street Trees.

2. 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 installed in accordance with the City of Paso Robles standards and specifications.

3. A Preliminary Soils Report shall be prepared for the property to determine the presence of expansive soil or other soil problems and shall make recommendations regarding grading of the proposed site. A final soils report shall be submitted prior to the final inspection and shall certify that all grading was inspected and approved and that all work done will be in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.

4. The applicant shall submit a composite utility plan signed and approved by a representative for each public utility company, together with the improvement plans.

5. The applicant shall install all utilities (sewer, water, gas, electric, cable TV and telephone) underground. 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 unless the Planning Commission and the City Council determine that such under-grounding is not economically feasible.

6. Water meters must be installed at developer's expense.

7. All utilities shall be extended to the boundaries of the project, unless the City Engineer determines that no need for future extension exists.

8. All sewer mains and manholes not within the street or paved area shall be within an easement and accessible by an all-weather road.

9. Prior to paving any street, 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, with a copy of the video tape provided to the City.

10. Building permits shall not be issued until the water system, has been completed and approved, and a based access road installed sufficient to support the City's fire trucks.

11. Each tract or phase shall provide two sources of water and two points of access, unless the City Engineer and Fire Chief determine this not to be feasible.

12. All underground construction shall be completed and approved by the City and the public utility companies, and the subgrade shall be scarified and compacted before paving the streets.

13. Any cost reimbursement for oversizing and extensions of water and sewer mains shall be included in the subdivision agreement prior to any work undertaken.

14. When the subdivision fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be placed to centerline and the remaining pavement shall be overlaid.

15. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking instead of trenching may be required on newly constructed or heavily traveled City streets.

16. All property corners shall be monumented for construction control and shall be promptly replaced if disturbed. All final property corners and street monument shall be installed before acceptance of the public improvements. Benchmarks shall be placed for vertical at approximately 1,000 foot intervals on U.S.G.S. datum as required by the City Engineer.

17. A complete grading and drainage plan by a civil engineer 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.

18. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected by hydroseeding or landscaping.

19. Any grading during the rainy season will require the approval of a construction zone drainage and erosion control plan to prevent damage to adjacent property.

20. No buildings will be occupied until all public improvements have been completed and approved by the City Engineer, and accepted by the City Council for maintenance.

21. The applicant shall plant approved street trees throughout the subdivision within the easement provided, or an in-lieu fee may be paid to the City. One tree shall be planted on each interior lot; two trees shall be planted on each corner lot (one on each street).

22. Any construction within an existing street shall require a traffic control plan. The plan shall include any necessary detours, flagging, signing, or road closures requested.

23. The applicant shall install all necessary street name and traffic signs as well as all necessary traffic striping.

24. 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.

25. A Mylar copy and a blue line print of as-built 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.

26. The applicant's engineer shall furnish a reproducible Mylar of the tentative map stamped with the date of approval and resolution number by the City Council to the City Engineer.

27. The subdivider shall pay any outstanding assessment or provide evidence that the assessment has been reapportioned.

28. Prior to recordation of the tract map, a computer-aided-drafting program containing the digitized map (Auto Cad or equal) for the subdivision map in a format acceptable to the City Engineer, shall be submitted to the Engineering Division.

29. The street monuments and property corners listed in the closure calculations for the tract map shall be tied into the California Coordinate System.

30. 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:

- a. Street lights;
- b. Landscaping/weed abatement within the sewer easement.

31. When retaining walls 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, unless waived by the Building Official and the City Engineer.

COMMUNITY DEVELOPMENT DEPARTMENT

32. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan attached as Exhibit A; full size copies are on file in the Community Development Department.

33. Any phasing of the project shall require additional consideration by the Planning Commission and City Council after conducting additional public hearings.

34. The developer shall provide constructive notice to future buyers that residences shall be required to be equipped with trash compactor units.

35. Street lights to be installed within this subdivision shall have shields that contain the glare to the street.

36. Any subdivision identification signage shall be approved by the Architectural Review Committee.

FINANCE:

37. The developer shall provide constructive notice to buyers that all homes are required to utilize semi-automated trash containers as provided by the City's franchisee for solid waste collection.

POLICE DEPARTMENT:

38. The applicant shall meet with the City's Community Service Officer prior to Final Map approval or Building Permit issuance, whichever comes first, for recommendations on security measures to be incorporated into the design of any structures to be built in this subdivision.

FIRE DEPARTMENT:

39. All open space areas that are to be dedicated to the city will be inspected by the Fire Department prior to acceptance and a report will be submitted recommending action needed regarding debris and weed removal, tree trimming and brush removal. The developer shall clean out debris, dead limbs, and trash from areas to be recorded as open area prior to acceptance on behalf of a benefit maintenance district.

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.

40. The property owner shall offer for dedication (on the Final Map) to the City, an additional 10 feet of right-of-way along

Navajo Avenue and improve it to urban standards along the tract frontage including transitional paving south of proposed frontage improvements.

41. The property owner shall offer to dedicate (on the Final Map) to the City, Street A and improve it to urban standards.

42. The property owner shall offer to dedicate (on the Final Map) to the City, a 15 foot wide storm drain easement and a 15 foot wide sanitary sewer easement.

43. The property owner shall offer for dedication (on the Final Map) for public use for pedestrian and bicycle access, the existing dirt road. This dedication shall be shown on the final map. This existing roadway shall be improved with 2 inches of asphalt concrete paving on 6 inches of Class II aggregate base to a width of 10 feet; security lighting shall be provided. All improvements shall be approved by the City Engineer.

44. 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.

45. The subdivider shall abandon the existing water well in accordance with County Health Department standards.

46. 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, and shall be subject to approval by the City Engineer.

47. The applicant shall provide a 1 foot non-access easement along the Navajo Avenue frontage of Lots #1 and 13.

48. 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.

49. In accordance with the applicant's statement dated July 23, 1991, attached as Exhibit "B", 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.

50. In order for this tract to be in conformance with the General Plan, the tract shall be annexed into a Community Facilities District (CFD) that serves to mitigate impacts to public schools. Said CFD shall either be a joint City-School District CFD or a CFD created by the School Districts that the City Council has approved. If at the time that the final map is submitted for approval, proceedings to annex the tract into a CFD have not been completed, the applicant shall record on all lots, a waiver of future protest to the formation of a CFD joint City-School District CFD or a CFD created by the School Districts that the City Council has approved.

51. Constructive notice (e.g. a letter sent via certified mail) shall be given to the owners of Lot #31 of Tract 1118, that the gate in the fence between said Lot #31 and Lot #7 of Tract 1718 should be sealed and that the four trees southwest of the gate are the property of the owners of Lot #7. A copy of said notice shall be provided to the Community Development Department.

52. Constructive recorded notice shall be given to the owners of Lots #8, 9, 10, and 12 that these lots are subject to the Hillside Development District regulations and that Architectural Review Committee approval of homes and lot development is required prior to issuance of building permits.

53. Constructive recorded notice shall be given to the owners of Lots #8 and 9 that, within the sewer easement on these lots, no structures may be built and no grading may take place and that the Architectural Review Committee may require construction of fencing and planting of a vegetative screen within this easement.

PASSED AND ADOPTED THIS 4th Day of February, 1992 by the following Roll Call Vote:

AYES: Martin, Picanco and Iversen

NOES: Reneau and Russell

ABSENT: None


MAYOR CHRISTIAN E. IVERSEN

ATTEST: 
RICHARD J. RAMIREZ, 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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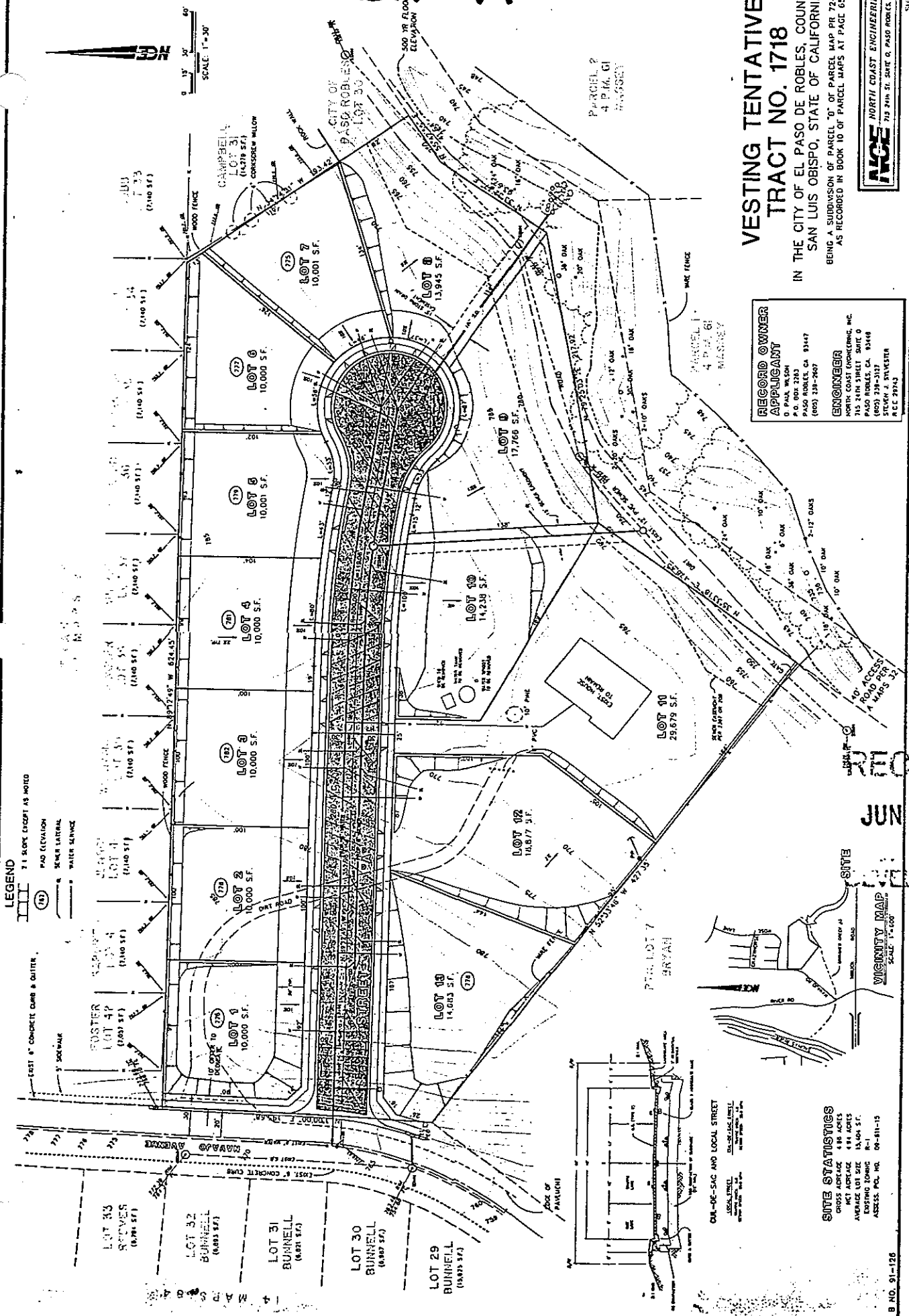
EXHIBIT "A"

VESTING TENTATIVE TRACT NO. 1718
 IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF PARCEL "C" OF PARCEL MAP PR 72-395 AS RECORDED IN BOOK 10 OF PARCEL MAPS AT PAGE 65

ACE NORTH COAST ENGINEERING INC.
 715 24th ST. SUITE 0, PASO ROBLES 93247
 (805) 238-7607
 SUTEL 110

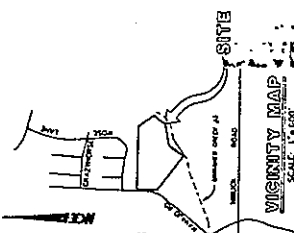
RECORD OWNER
APPLICANT
 P. O. PAUL W. SMITH
 P. O. BOX 2283
 PASO ROBLES, CA 93247
 (805) 238-7607

ENGINEER
 NORTH COAST ENGINEERING, INC.
 715 24th STREET SUITE 0
 PASO ROBLES, CA 93247
 (805) 238-7607
 P. O. BOX 2283
 PASO ROBLES, CA 93247



LEGEND
 1. 1 SLOPE EXCEPT AS NOTED
 PAD ELEVATION
 SEWER LATERAL
 WATER SERVICE

RECEIVED
 JUN 18 1991
 COMMUNITY DEVELOPMENT



SITE STATISTICS
 GROSS AREA: 438 ACRES
 NET AREA: 434 ACRES
 AVERAGE LOT SIZE: 15,000 SF
 ESTIMATED ZONING: R-1
 ADDRESS: P.O. BOX 2283

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EXHIBIT "B"

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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RECEIVED
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JUL 24 1991
COMMUNITY
DEVELOPMENT