

TO: JAMES L. APP, CITY MANAGER

FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SPA 05-004, FOR PROPERTY LOCATED AT THE EAST END OF EXPERIMENTAL STATION ROAD, APN 025-391-035, APPLICANT – CHAD WITTSTROM

DATE: DECEMBER 20, 2005

Needs: For the City Council to consider an amendment to the Borkey Specific Plan to modify the circulation plan to allow a rural local road standard for the extension of Experimental Station. This is requested to provide access to Tentative Tract Map 2782, a subdivision approved by the Planning Commission in November 2005.

Facts:

1. The tract map is located at the eastern terminus of Experimental Station Road and includes subdivision of the 8.06 acre site into 7 parcels.
2. The applicant has requested a reduced road width from 40 feet to 24 feet wide to serve this subdivision, which has been supported as being adequate by the City Engineer and the Chief of Emergency Services.
3. The Planning Commission recommended approval of this amendment to allow a reduced paved road width of 32 feet.

Analysis
and

Conclusions: The City Engineer, Emergency Services and Planning staff supports the applicants request to modify the rural local road standard from a 40 paved road (which includes on-street parking) to a reduced road standard of 24 feet. The low density development pattern in the vicinity would be more attractive to have less paving, and would result in less impervious surfaces and urban runoff. Additionally, there are portions of the segment between the west boundary of Tract 2782 and the east boundary of Tract 2504 where there are oak trees that would preclude a road wider than 24 feet without oak tree removals. The Commission voted (4-2 with one member absent) to allow the paved road width narrowed down to 32 feet; they had concerns about a 24 foot road standard. The concerns indicated by the Commission regarding their discomfort with reducing the road width to 24 feet are: 1) additional development on Experimental Station Road in addition to the recent 7 lot tract map approval, might add too much traffic on the road; and 2) that reducing the road standard to 24 feet would be a significant departure from the adopted Specific Plan. The General Plan and Borkey Area Specific Plan establish a low-density, one acre minimum lot size in that area, which would not result in significant amount additional development potential. The tract map approval was conditioned to improve Experimental Station Road from the project site to the eastern property line of Tract 2504.

Reference: Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance and CEQA.

Fiscal
Impact: No direct fiscal impact

Options: After opening the public hearing and taking public testimony, the City Council is requested to take one of the actions listed below:

- a.** Introduce for First Reading Ordinance No. XXX N.S. amending the Borkey Specific Plan, page 19, to provide for a 32 foot paved road width as the Rural Standard Local Street standard recommended by the Planning Commission; and set January 3, 2006, as the date for adoption of said Ordinance.

- b.** Introduce for First Reading an Ordinance to amend the Borkey Specific Plan, page 19, to provide for a 24 foot paved road width as the Rural Standard Local Street standard; and set January 3, 2006, as the date for adoption of said Ordinance.

- c.** Amend, modify, or reject the above options.

Attachments:

1. Tract Map 2782
2. Memorandum from City Engineer
3. Ordinance No. XXX N.S. amending the Borkey Specific Plan with Exhibit A (32' paved road)
4. Ordinance No. XXX N.S. amending the Borkey Specific Plan with Exhibit A (24' paved road)
5. Newspaper and Mail Notice Affidavits

MEMORANDUM

TO: Susan DeCarli
FROM: John Falkenstien
SUBJECT: Tentative Tract 2782
DATE: November 4, 2005

Streets

The Borkey Specific Plan outlines a rural road standard that is to be applied to Experimental Station Road. That standard shows a paved width of 40 feet. Given the low density of the Plan in this area it would not seem prudent or attractive to pave parking lanes on Experimental Station Road. The applicant has indicated a road width of 24 feet on the tentative tract map. City Rural Standard A-7 would seem appropriate for Experimental Station Road.

In order to gain approval for the alternate road width, the applicant must apply to the City Council for a Specific Plan Amendment.

Experimental Station Road will be required to be improved from Buena Vista Drive to meet Emergency Services requirements.

Sewer and Water

Sewer and water are proposed to be extended to the subdivision from an easement through properties to the north. The application must include recorded easements from the property owner to the north for the construction and operation of these lines.

Prior to acceptance of the sewer and water lines by the City, easements in favor of the City must be recorded.

Site Specific Conditions of Approval

Experimental Station Road shall be constructed in accordance with City Rural Standard A-7 within the boundaries of the subdivision.

Experimental Station Road shall be improved to a 24-foot paved section in accordance with plans approved by the City Engineer and the Emergency Services Department from the easterly boundary of Tentative Tract 2504 to the boundary of Tract 2782.

A comprehensive drainage plan shall be submitted and approved by the City Engineer.

An 8-inch water main shall be extended from Dallons Drive (or Jena Court) to the west boundary of Tract 2782.

An 8-inch sewer line must be extended from Dallons Drive (or Jena Court) to serve each of the lots in the subdivision.

A public drainage easement must be provided from the north end of Experimental Station Road to Jena Court.

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING THE BORKEY AREA SPECIFIC PLAN TO INCLUDE A RURAL
LOCAL STREET STANDARD IN SUBAREA D, FOR THE EAST SIDE OF EXPERIMENTAL
STATION ROAD WITH A RIGHT OF WAY OF 50 FEET, AND A PAVED
WIDTH OF 32 FEET (APPLICANT: WITTSTROM)

WHEREAS, the Land Use Element of the City's General Plan establishes the need for preparation of Specific Plans for certain geographic areas of the City, including, but not limited to, areas north of Highway 46 East and east of North River Road; and

WHEREAS, pursuant to Ordinance 588 N.S., the Borkey Area Specific Plan (BASP) text, plan diagram, and fee schedule were established on January 8, 1990 for the area north of Highway 46 East and east of North River Road; and

WHEREAS, the BASP established the road design and locations for the roadways anticipated to serve the Specific Plan area; and

WHEREAS, the applicant has requested an amendment to the standard road requirements for Experimental Station Road in Subarea D to allow a rural local road standard of a 50 foot right of way, with a paved width of 24 feet; and

WHEREAS, the proposed rural local road standard has been reviewed by the City Engineer and Chief of Emergency Services and it has been determined that it would adequately serve properties on Experimental Station Road in Subarea D; and

WHEREAS, at its meeting of November 22, 2005, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council approve the proposed ordinance amending the Borkey Area Specific Plan and related exhibit based on a 32 foot rural road standard; and

WHEREAS, at its meeting of December 20, 2005, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Considered the recommendation from the Planning Commission's meeting on November 22, 2005; and
- d. Introduced the Ordinance for first reading.

NOW, THEREFORE, the City Council of the City of El Paso de Robles does hereby ordain as follows:

The Borkey Area Specific Plan amendment is established as shown in Exhibit A attached hereto and on file in Community Development Department and made a part hereof.

SECTION 1. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 2. Effective Date. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

SECTION 4. Inconsistency. To the extent that the terms or provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof, such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

The City Council hereby declares that it would have passed this Ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

Introduced at a regular meeting of the City Council held on December 20, 2005, and passed and adopted by the City Council of the City of El Paso de Robles on the 3rd day of January, 2005
by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

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