

# City of El Paso de Robles

## RESOLUTION NO. 90-34

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 1870  
(OWNER: A.E., E.A., M.L. WEIPERT & J.A. WAKEFIELD;  
APPLICANT: MARK GODFREY)

WHEREAS, Mark Godfrey has filed an application to subdivide an approximate 25 acre parcel into forty-eight (48) single family residential parcels, located on the northeast corner of Golden Hill Road and Creston Road (east of the Williams Brothers Center), and

WHEREAS, a public hearing was conducted by the Planning Commission on February 13, 1990 and by City Council on March 6, 1990, 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 resolution was adopted by the City Council granting a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed subdivision and accompanying Planned Development application 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;

# City of El Paso de Robles

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 1870 subject to the following conditions:

## STANDARD CONDITIONS OF APPROVAL:

### ENGINEERING CONDITIONS:

1. The applicants' engineer shall furnish a reproducible Mylar of the tentative map stamped with the date of approval by the City Council to the City Engineer.
2. Approval of this project does not guarantee availability of sewer service. Availability of service to be determined on a first-come, first-serve basis at the time of application for building permit.
3. All improvement plans shall be prepared by a civil engineer and be submitted to the City Engineer for review and approval. The improvements shall be designed and installed in accordance with the City of Paso Robles Standards and Specifications.
4. A Preliminary Soils Report shall be prepared for the project to determine any subsurface problems and shall make recommendations regarding grading of the proposed site. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
5. 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.
6. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans.
7. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the subdivision shall be relocated

# City of El Paso de Robles

underground, unless the Planning Commission and the City Council determine that such undergrounding is not economically feasible.

8. All utilities shall be extended to the boundaries of the project, unless the City Engineer determines that no need for future extension exists.
9. All sewer mains and manholes not within the street or paved area shall be within an easement and accessible by an all-weather road.
10. Any cost reimbursement for oversizing and extensions of water and sewer mains shall be included in the subdivision agreement prior to any work undertaken.
11. 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.
12. 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.
13. 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.
14. Each tract or phase shall provide two sources of water and two points of access, unless the City Engineer and Fire Chief determines this not to be feasible.
15. The proposed structures and tract grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
16. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading. All graded areas shall be protected by hydroseeding. Soil conservation measures shall be maintained during construction to prevent drainage, erosion, or other damage to adjacent property.
17. 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 control at

# City of El Paso de Robles

approximately 1000' intervals on U.S.G.S. datum as required by the City Engineer.

18. 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.
19. The existing Oak trees located on the project site shall be protected and preserved as required in Municipal Code No. 553, "Oak Tree Preservation", unless specifically shown for removal on the approved tentative map to be removed. An Oak Tree Inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required.
20. 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 as determined by the City Engineer, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid.
21. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring rather than trenching may be required on newly constructed or heavily traveled City streets.
22. If the adjoining existing City street is inadequate for the traffic generated by the subdivision, or will be severely damaged by the tract construction, the applicant shall remove the entire roadway and replace it with a full half-width street plus a 12' wide travel lane and 8' graded shoulder adequate to provide for two-way traffic.
23. If the development includes a phased street construction along the tract boundary for future completion by the adjacent property owner, the applicant shall provide a half-width street plus a 12' travel lane and 4' graded shoulder adequate for two-way traffic.
24. The applicant shall install all traffic signs and street striping as required by the City Engineer.
25. 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).

# City of El Paso de Robles

26. The applicant shall pay the following City fees prior to recording the final map:
  - a) Drainage
  - b) Recreation
  - c) Street Tree
  - d) Map and Plan Checking
  - e) Inspection (Billed monthly during construction)
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 Public Works Department.
29. The street monuments and property corners listed in the closure calculation for the tract map shall be tied into the California Coordinate System.
30. A blackline clear Mylar (0.4 mil) copy and a blueline print of the tract map shall be provided to the City Engineer upon recordation.
31. A Mylar copy and a blueline print of As-built improvement plans, signed by the engineer of record, all 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.
32. 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.
33. The Final Subdivision Map shall be in substantial compliance with the approved tentative subdivision map. All conditions shall be complied with in a manner subject to approval of the City of El Paso de Robles.

## POLICE DEPARTMENT

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

## FIRE DEPARTMENT

35. All open space areas that are to be dedicated to the City will be inspected by the Fire Department prior to acceptance

# City of El Paso de Robles

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 the acceptance of open space on behalf of a benefit maintenance district.

36. If the development includes phased street construction, then temporary turnarounds shall be provided at the end of these streets. The temporary turnaround shall meet the City's requirements as set forth in the Engineering Department's standards.

## ADMINISTRATIVE SERVICES DEPARTMENT:

37. The developer shall provide constructive notice to buyers that all homes are required to utilize 90 gallon automated trash containers as provided by the City's franchisee for solid waste collection.

## COMMUNITY DEVELOPMENT DEPARTMENT:

38. The developer shall provide constructive notice to future buyers that residences shall be required to be equipped with trash compactor units. The intent of this requirement is to aid in the reduction of the volume of residential solid waste produced.

## 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.

39. The Final Subdivision Map shall be in substantial compliance with the combined tentative subdivision map and preliminary grading plan (Exhibits A and B - reductions attached; full sized copies are on file in the Community Development Department).
40. All development within this subdivision shall be in conformance with the conditions and exhibits of approval for Planned Development (PD) 89009 (Exhibit C which is on file in the Community Development Department).
41. Any amendments to the phasing of the project 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.

# City of El Paso de Robles

42. The subdivider shall construct a fire access roadway to provide two points of access for emergency vehicles to be located within a record easement, and to be shown on the final map.
43. The subdivider shall construct detention basins to reduce storm water in accordance with City Standards. The detention basin located in the southeast corner of the project site shall be developed with maximum side slopes of 4:1 ratio and shall not exceed 4 feet in depth. In order to maintain a park-like setting and to preserve the aesthetics of the neighborhood, the detention basin shall be fully landscaped in a manner subject to the approval of the Architectural Review Committee.
44. The subdivider shall install a water booster system. This installation shall be suitable to serve future tracts to the east, including that tract commonly know as Dickson's tract. Boosting system shall be suitable to upgraded for servicing additional tracts to the east and south and shall be designed in a manner subject to approval by the City Engineer.

If the City requires the water booster system to be oversized to accommodate future tracts, the City will enter into an agreement with the subdivider to reimburse for the oversizing. Such agreement will provide for reimbursement by future developers if and when future tracts are approved which will utilize any oversized facility.

The location and architectural style/treatment of this booster station shall be subject to the review and approval of the Architectural Review Committee.

45. The subdivider shall construct and improve "A" Street to the City's Collector road standard (64 foot right-of-way with 44 foot paved section curb to curb) with sidewalk constructed on the north side and the elimination of sidewalk on the south side to be replaced with heavy landscape buffer and fencing. After any necessary dedications, the resulting lot sizes within the tract shall maintain minimums required under the Hillside/R-1 Ordinance.

All other streets shall be improved to a minimum hillside street standard with the modification of standard Portland Concrete Cement curb and gutter on both sides, and 5 foot sidewalk on one side. Pave outs for parking areas shall be provided with appropriate transitions in a manner subject to the approval of the City Engineer.

46. Vehicular and pedestrian guard rail shall be installed along proposed crib wall in accordance with City Standards. The

# City of El Paso de Robles

developer shall back fill the crib wall with nutrient rich soil in order to assure that landscape planting will successfully be established within the wall.

47. Design of the road improvements and lot grading for lot 9 shall be reviewed in further detail. Any additional modification which can be incorporated to further protect and preserve the existing oak tree shall be implemented.
48. The developer shall submit an arborist's report addressing potential impacts of tract development on Oak trees in accordance with the Oak Tree Preservation Ordinance.
49. Creston Road shall be restriped to provide left hand turn pockets to access the project.
50. Access for lots 32, 33 and 34 shall be via a common 24 foot wide driveway in order to reduce the amount of curb cut and paved front yard area for these lots. A non-access strip shall be recorded across the remaining portions of those lots which is not utilized by the common driveway. The applicant shall record a reciprocal access and maintenance agreement between these three parcels.
51. The applicant shall install all landscaping and wall treatment as required by PD 89009 at the same time as all other public improvements for tract development. Construction details for these project improvements shall comply with the conditions and requirements of PD 89009.
52. The applicant shall conduct an Archaeological Survey on this site prior to approval of the grading plan. In the event that this site is determined to be of significant cultural and/or historical value, those mitigation measures as identified by the report shall be implemented.
53. Conditions, Covenants, and Restrictions (CC&R's) or equivalent constructive notice shall be prepared and shall contain a notice to inform buyers of the conditions of PD 89009. The CC&R's or equivalent constructive notice shall be approved by the City Planner and City Attorney prior to final map approval.
54. Along all interior streets, there shall be planted two (2) 1-1/2 inch caliper street trees per lot. Street trees for each phase shall be planted prior to issuance of a certificate of occupancy for any dwelling unit to be built within that phase of this tract. All species of street trees to be planted shall be approved by the Architectural Review Committee as part of Planned Development 89009.







# City of El Paso de Robles

---

TRACT 1870

EXHIBIT "C": Resolution for Planned Development  
89009 - is on file in the Community  
Development Department

# City of El Paso de Robles

55. 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 within all parkways;
- c. All perimeter landscaping and wall treatment;
- d. Storm Drainage facilities (retention basin landscaping);

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

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

57. The Final Map shall show a one foot non-access easement along the rear of all lots that back up to "A" Street.

58. The site grading shall be modified to reduce the height of the northern perimeter crib wall in compliance with alternate no. 2 of Exhibit "D" of PD 89009 in a manner subject to the approval of the City Planner and City Engineer.

PASSED AND ADOPTED THIS 6th Day of March, 1990 by the following Roll Call Vote:

AYES: Russell, Cousins, 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.

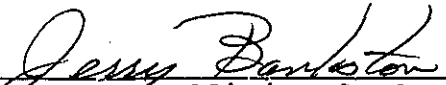
g:\data\wpdata\meg\tracts\trct1870.res

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. 90-34..... was duly and regularly adopted, passed and approved by the City Council of the City of El Paso de Robles, California, at a ....regular.... meeting of said City Council held at the regular meeting place thereof, on the ....6th..... day of .....March....., 19.90...., by the following vote:

AYES:.....Russell, Conway, Cousins and Martin.....  
NOES:.....None.....  
ABSENT:.....Reneau.....  
ABSTAINED:.....None.....

Dated this.....6th.....day of..March..., 1990.

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