

City of El Paso de Robles

RESOLUTION NO: 90-92
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR
TENTATIVE TRACT 1886
(DICK WILLHOIT)

WHEREAS, Dick Willhoit has filed Tract 1886 for the subdivision of an approximate 47 acre site into 81 single family residential lots located west of Golden Hill Road, north of Rolling Hills Road and south of Union Road, and

WHEREAS, a Background Information Report and Initial Study were prepared for this project (Attached as Exhibits A and B), and

WHEREAS, a public hearing was conducted by the Planning Commission on May 8, 1990 and by the City Council on June 6, 1990, 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

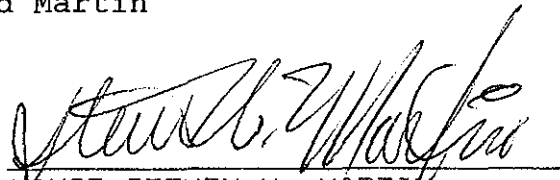
WHEREAS, based on the mitigation measures identified and required within the resolution granting tentative map approval for Tract 1886, the City Council finds that the project will not have a significant effect in this case because mitigation measures have been included as requirements of project development.

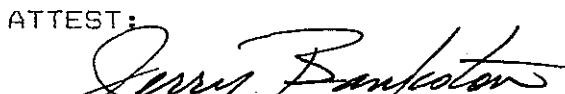
NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby grant a Negative Declaration status for Tentative Tract 1886 subject to the following mitigation measure:

1. All conditions contained within the City Council resolution granting tentative map approval to Tract 1886 (on file in the Community Development Department) shall be implemented.

PASSED AND ADOPTED THIS 5th day of June, 1990 by the following roll call vote:

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


MAYOR STEVEN W. MARTIN


ATTEST:

JERRY BANKSTON, CITY CLERK

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. 90-92. . . 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 . 5th day of . . . June , 1990, by the following vote:

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

Dated this . . 5th day of . . . June , 1990.



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

DEVELOPMENT APPLICATION BACKGROUND INFORMATION

Date of Preparation: April 3, 1990
Prepared By: Meg Williamson

FILE #'s: Tract 1886 and Street Abandonment 90002

APPLICANT: Dick Willhoit

PROJECT LOCATION: West side of Golden Hill Road, north of
Rolling Hills Road, south of Union Road

PROJECT DESCRIPTION:

The applicant desires to subdivide an approximate 47 acre site into 81 single family residential lots to be sold for individual, custom lot development. The subdivision design includes a request to abandon a 30 foot strip of right-of-way which was created by the realignment of the Rolling Hills Road/Golden Hill Road intersection.

ENVIRONMENTAL SETTING:

A. SITE

1. Site Size: Approximately 47 acres
2. General Plan Designation: Low Density Residential
3. Zoning: R-1,B-3 (20,000 square foot net minimum lot size).
4. Topography: The site is sloping with two main knolls the high point of the property, sloping down to both Union Road and Golden Hill Road. The slopes range in grade between 4 and 25 percent with areas which are virtually flat at the tops of the knolls.
5. Flood Zone Status: There is a natural drainage swale meandering through the northeast end of the tract, which a blue-line stream.
6. Vegetation: There is one (1) mature oak tree located on the site (on proposed Parcel 42). The applicant indicates this tree to be preserved. Native grasses also cover the site.
7. Existing Land Use and Improvements: The site is vacant land.

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B. Utilities:

a. Water: Over 50 percent of the proposed lots within the subdivision would require boosted pressure in order to provide adequate fire protection and domestic supplies. The "low pressure zone" water mains existing within Golden Hill Road may be utilized by this project and the "high pressure zoned" areas could be served through extending the 8-inch main within Golden Hill to the south to utilize the existing pump station.

b. Sewer: There is no sewer currently available to this site. The City has established plans to extend sewer facilities to Golden Hill Road at Highway 46. The applicant would then be responsible for the extension of sewer from Golden Hill Road.

9. Access to Circulation System:

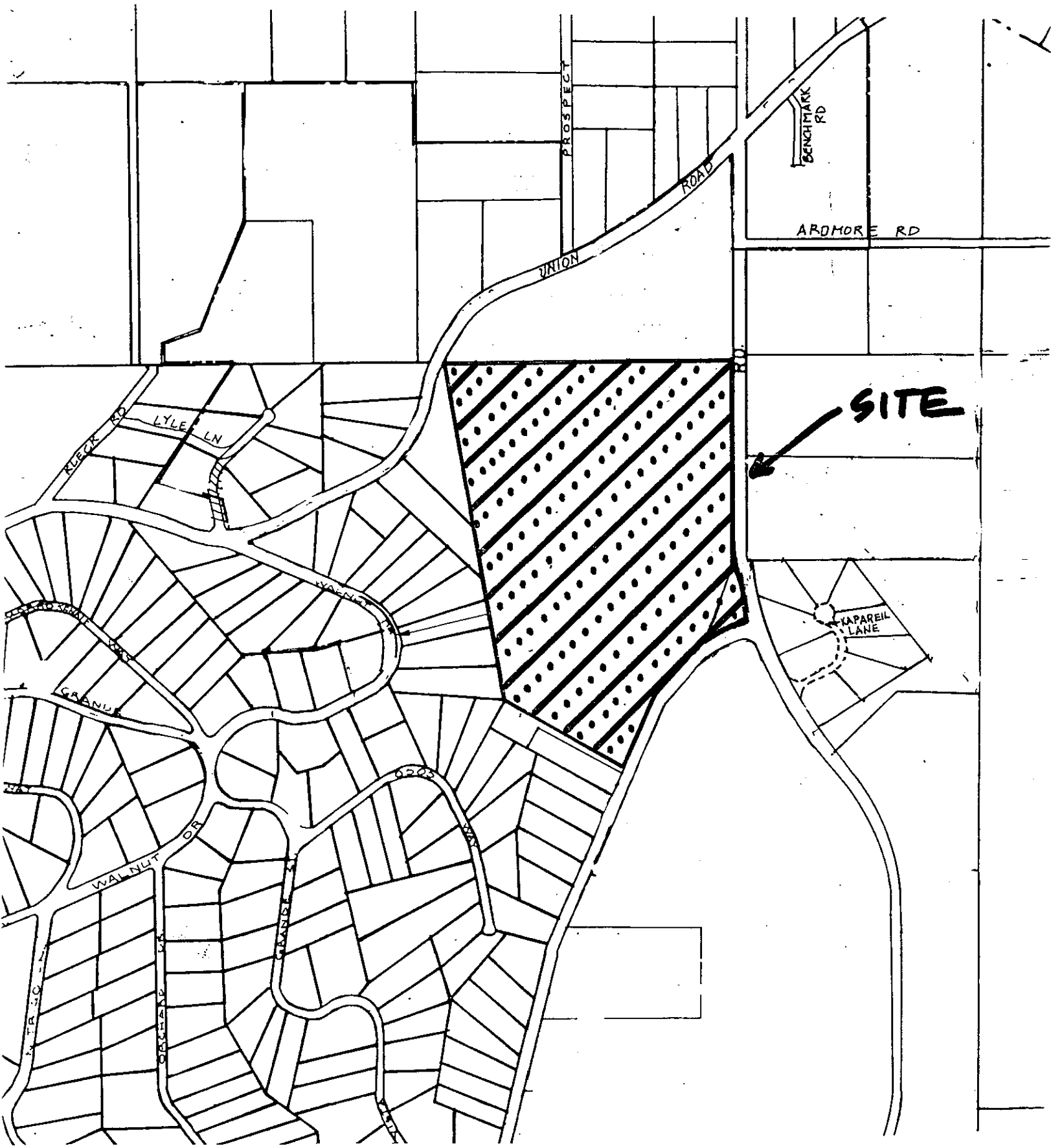
a. Golden Hill Road and Rolling Hills Road: The project has frontage on both Golden Hill Road and Rolling Hills Road. One local interior street is proposed from each end of each street, with an access at both the south and the north ends of the project.

b. Union Road: The project does not front on Union Road, but its northwest corner is adjacent to the Union Road right-of-way. The applicant had originally proposed a third tract entrance at this location, to align with the proposed street within the Union/46 Specific Plan, but has since eliminated that road from the project proposal.

c. Interior streets: All proposed lots would take their access from interior local streets, proposed to be developed to hillside standards.

B. SURROUNDING PROPERTIES (General Plan; Zoning; Land Use)

North:	Low Density Residential; R-1,B-3; Vacant
South:	Low Density Residential; R-1,B-4; Orchard Bungalow subdivision, one acre lots, custom development
East:	Low Density Residential; R-1; vacant, within the Chandler Area Specific Plan
West:	Low Density Residential; R-1,B-4, Orchard Bungalow subdivision, one acre lots, custom lot development



TRACT 1886
ST. ABANDON 90002
LOCATION MAP 6

EXHIBIT B

INITIAL STUDY AND NEGATIVE DECLARATION

DATE: April 3, 1990

FILE #: Tract 1886 and Street Abandonment 90002

APPLICATION: To subdivide an approximate 47 acre parcel into 81
single family lots and to abandon a portion of Golden Hill Rd

APPLICANT: Dick Wilhoit

1. PROJECT DESCRIPTION AND LOCATION: Please see attached Development Application Background Information Report.
2. ENVIRONMENTAL SETTING: Please see attached Development Application Background Information Report.
3. IDENTIFICATION OF ENVIRONMENTAL EFFECTS: Please see attached Initial Study Checklist.
4. MITIGATION MEASURES FOR SIGNIFICANT ENVIRONMENTAL EFFECTS:
 If any of the items on the Initial Study checklist are marked "Yes/Maybe", please see the attached Discussion of Environmental Evaluation for any mitigation measures for this project.

5. CONSISTENCY OF PROJECT WITH EXISTING GENERAL PLAN, ZONING AND OTHER LAND USE CONTROLS:

- This project is consistent with the City's General Plan, Zoning Ordinance and other land use controls.
- This project involves a request to change the General Plan, Zoning Ordinance, and/or other land use controls.

6. PERSONS PARTICIPATING IN THE PREPARATION OF THIS INITIAL STUDY:

Meg Williamson, Associate Planner

George Wolfrank, Assistant City Engineer

7. DETERMINATION: On the basis of this Initial Study:

- I find that the proposed project could not have a significant effect on the environment, and a Negative Declaration will be prepared.
- I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. A Negative Declaration will be prepared.

Ed Gallagher
 Environmental Coordinator

INITIAL STUDY CHECKLIST

FILE #s: Tract 1886 and Street Abandonment 90002
 APPLICATION: Subdivide 47 acre sdite into 81 lots and to abandon a portion of Golden Hill/Rolling Hills Road right-of-way.
 APPLICANT: Dick Willhoit

This Initial Study Checklist was completed by reviewing the project application in light of the following:

- a. The City's General Plan, Municipal Code and adopted Standards;
- b. Environmental information and studies maintained by the City;
- c. Consultation, when necessary, with Responsible and Trustee Agencies, as defined by CEQA, and other interested parties;
- d. Observation of the project site in the field.

All items checked "Yes/Maybe" will be discussed in the section entitled "Discussion of Environmental Evaluation" attached to this checklist.

If an item is checked "No", the project will either not have a significant effect on the environment, or, any potential significant effects will be mitigated by standard conditions of development required by the City.

Item	Environmental Impact	Yes/Maybe	No
1.	<u>LAND USE, POPULATION, HOUSING:</u>		
a.	Alteration of present or planned land use in an area.....		X
b.	Compatibility with existing or planned land uses in an area.....		X
c.	Alteration of location, distribution, density or population growth rate of an area.....		X
d.	Affect existing housing or create demand for additional housing.....		X
e.	Airport Land Use Plan.....	X	
2.	<u>CIRCULATION/TRANSPORTATION:</u>		
a.	Traffic generation.....		X
b.	Traffic access, movement, hazards.....	X	
c.	Pedestrian, bicycle systems.....	X	
d.	Parking facilities.....		X
e.	Emergency vehicle access.....		X
f.	Air, rail operations.....		X

Item	Environmental Impact	Yes/Maybe	No
3.	<u>GEOLOGY AND SOILS:</u>		
a.	Unstable earth, changes in geological substructures.....		X
b.	Changes to soil strata (disruption, displacement, compaction, etc.).....	X	
c.	Exposure of people or property to landslides and seismic hazards.....		X
d.	Increase in soil erosion.....		X
4.	<u>SURFACE AND SUBSURFACE WATER:</u>		
a.	Changes to groundwater flows.....		X
b.	Groundwater quality and quantity.....		X
c.	Streamcourse alteration and siltation.....	X	
d.	Increase in runoff, storm drainage impact.....		X
e.	Other water-related impacts.....		X
5.	<u>VEGETATION AND ANIMAL LIFE:</u>		
a.	Dak trees.....	X	
b.	Other vegetation concerns.....		X
c.	Wildlife habitats.....		X
d.	Other wildlife concerns.....		X
6.	<u>AIR QUALITY:</u>		
a.	Creation of air emmissions.....		X
b.	Creation of objectionable odors.....		X
c.	Alteration of air movement patterns.....		X
d.	Other air quality concerns.....		X
7.	<u>PUBLIC SERVICES AND UTILITIES:</u>		
a.	Fire protection.....		X
b.	Police protection.....		X
c.	Water service.....	X	
d.	Sewer service.....	X	
e.	Street maintenance.....		X
f.	Other governmental services.....		X
g.	Public schools.....		X
h.	PG&E.....		X
i.	So. California Gas Co.....		X
j.	Sonic Cable TV, Pacific Bell.....		X
k.	Solid waste disposal.....		X

Item	Environmental Impact	Yes/Maybe	No
8.	<u>HEALTH AND SAFETY:</u>		
a.	Noise: Creation of or exposure to.....		X
b.	Light & Glare: Creation of.....		X
c.	Electromagnetic disturbance, radiation.....		X
d.	Health hazards: Creation of or exposure to.....		X
e.	Fire, Explosion, Chemical spill.....		X
9.	<u>AESTHETICS:</u>		
a.	Visually-sensitive area or corridor.....	X	
b.	Hillside, grading issues.....	X	
c.	Other aesthetic concerns.....		X
10.	<u>PARKS, RECREATION, AND OPEN SPACE:</u>		
a.	Impact on public parks and recreation.....		X
b.	Generates need for private recreation.....		X
c.	Need to maintain open space.....		X
11.	<u>CULTURAL, HISTORICAL, AND ARCHAEOLOGICAL:</u>		
a.	Historic and/or cultural sites.....		X
b.	Archaeological sites.....	X	
12.	<u>NATURAL RESOURCES AND ENERGY:</u>		
a.	Natural resources supply.....		X
b.	Energy supply.....		X
13.	<u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>		
a.	Potential to degrade the quality of the environment, substantially reduce the habitat of a wildlife species, cause wildlife population to drop below self-sustaining levels, threatened to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.....		X
b.	Potential to achieve short-term, to the disadvantage of long-term, environmental goals.....		X
c.	Impacts which are individually limited, but cumulatively considerable.....		X
d.	Substantial adverse effects on human beings, either directly or indirectly.....		X

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TRACT 1886 AND STREET ABANDONMENT 90002

B. DISCUSSION OF ENVIRONMENTAL EVALUATION:

1. Item 1e (Airport Land Use Area):

The project site is located within the proposed review area of the Draft Airport Land Use Plan being proposed by the County Airport Land Use Commission. The draft plan has not yet been adopted, awaiting the City of Paso Robles completion of a Specific Plan for the Airport Area. The intent would be that the Airport Land Use Plan could then incorporate applicable elements of the Specific Plan. It is anticipated that this plan will be completed within an 18 month period.

The Airport Land Use Commission's draft plan proposed that this specific site be developed with residential lots of no less than 5 acre lot minimums. As noted, this plan has not been adopted, and the current zoning of the property is for 20,000 square foot lots. The applicant's proposal is consistent with the current density and zoning for the site.

It is recommended that the applicant be required to provide avigation easements with the recording of the final map.

2. Item 2b and c (Circulation):

o Number of Accesses: The project is proposed with two public street accesses. One is located on Golden Hill Road, the other on Rolling Hills road. This meets the City's requirement for two accesses to a project. There is a residentially zoned parcel directly adjacent to this parcel to the north. When this adjacent parcel eventually develops, it will also be required to provide two points of access. The City has made it a practice to minimize the number of street accesses onto arterial roads. In anticipation of the future development of the parcel to the north, it is suggested that the applicant be required to provide a street stub out from this project to the north. The intent of the stub out would be to provide a means of a second access point without it needing to be located on an arterial. It is probable that there will be an access point at Union Road, which could align with Prospect Avenue.

o Pedestrian Access: The applicant has proposed a 20 foot wide pedestrian access between lots 41 and 1 which connects to Union Road. Although pedestrian accesses are generally desirable when they provide convenience and safety, discussions with the School District would indicate that the applicant's proposal is not designed in a safe manner. The path leads to the south side of Union Road and would force children to cross this Arterial road to reach the future/planned elementary school site located within the Union/46 Specific Plan Area.

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A more logical and safe pathway route would be along the western side of Golden Hill Road to connect with the Golden Hill and Union Road intersection. Because there is no school site existing to the north at this time, both the School District and City staff believe that an off site path way should not be required of this developer and that the proposed pathway within the development should be eliminated. However, in order to keep future options open, it is recommended that the applicant be required to reserve a 20 foot easement at this time, but which would not be required to be improved.

o Street Abandonment: Although the applicant has indicated the right-of-way requested for abandonment as being surplus, there does not appear to be significant proof of this status. The existing right-of-way creates a triangular parcel at the northwest corner of the Golden Hill and Rolling Hills Road intersection. To use this area for extensive landscaping would serve to increase the amount of visual buffer provided to the upsloping lots within the subdivision as well as to provide an attractive entrance point to the community. There does not appear to be benefit in transferring this area to private ownership.

3. Item 3b (Soil Disruption):

The applicant proposes only to grade for the construction of the roads. Future individual lot development would be subject to review and approval by the City's Architectural Review Committee prior to the issuance of a building permit.

As is often standard, 2:1 slope ratios are proposed. It is recommended that the slope ratio be increased to a minimum of 3:1 (4:1 or 5:1 where possible) and that the tops of cut or fill slopes be rounded (rather than prismatic) to create a grading treatment more natural in its appearance. The treatment should occur throughout the tract, making some driveway accesses easier for future development as well as minimizing potential erosion.

4. Item 4c (Drainage):

There is a drainage swale which traverses along the northeast portion of the project which is shown as a blue line stream on the United States Geological Survey quadrant maps.

The applicant proposes to retain this drainage feature through the project as an open channel rather than undergrounding/culverting the run off. The location of this swale and detention basin feature in relationship to the buildable areas on the proposed parcels, as well as the aesthetic treatment of the open swale and detention design are important project elements.

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Because of the restriction of building areas and usable yard areas with the open swale design, it is recommended that the applicant be required to underground the storm water. It is also recommended that the detention basin be redesigned with the redesign of this area for the extension (stub out) of "D" Street to the north. This detention basin should be located adjacent to the street frontage and dedicated as public area. The detention basin could then be landscaped to achieve a park-like appeal.

The applicant must be required to provide a detailed drainage study that will provide additional information regarding the location and impact of the 100 year flood areas to the project. The applicant will have to show that all proposed lots can be developed outside of impact of the 100 year flood area. This must be done in such a manner so as to substantially comply with the tentative tract map design.

5. Item 5a (Oak Trees):

There is one 40-inch mature oak tree existing on the site (at the rear of lot 41). The applicant is proposing to preserve this oak tree. However, there is trenching occurring in the vicinity of the tree for sewer and water purposes. It is recommended that the applicant be required to do all trenching by hand in the vicinity of this tree.

6. Item 7 c and d (Utilities):

o Sewer: There is no sewer existing to service the site. The applicant would be required to extend sewer services from the point of the Golden Hill Road and Highway 46 East intersection. The timing of sewer extension to this intersection is not precisely known at this time. The project could not proceed ahead if sewer were not made available to the site.

o Water: A majority of the lots proposed within the subdivision would be required to utilize water booster systems in order to provide adequate fire protection flows as well as domestic usage. It appears that this project could link into the booster station which is existing and servicing the Orchard Bungalow Tract. Any associated water assessments for hooking into the Orchard Bungalow booster station would have to be paid by the applicant.

7. Item 9a and b (Aesthetics):

The project is located on an elevated hill which is highly visible from many areas of the City, especially public rights-of-way. It is recommended that special grading standards be established for the development of each lot and that these standards be established within CC&Rs which should also function

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to put future property owners on notice of the development requirements. The CC&Rs should also contain minimum standards for the treatment of the side and rear elevations of homes to be as detailed as front elevations, since many of the lots are oriented away from public rights-of-way (Golden Hill Road as an example where rear yards face the street).

The visibility from Golden Hill and Rolling Hills Roads should be mitigated through a vegetative screen planting in a manner subject to the review of the City's Architectural Review Committee (ARC).

The visibility from the western and southern properties should be mitigated through a tree screening planted along the western and southern boundary in a manner to be approved by the ARC.

Street trees should be planted and irrigation systems installed by the developer at the time of other tract improvements in order to provide a head start for vegetative screening within the interior of the tract. These trees could then be maintained under a benefit maintenance district.

8. Item 11b (Archaeological):

Whether archaeological resources exist on this site is unknown at this time. It is recommended that the applicant be required to commission and conduct an archaeological resource survey of the site prior to recording the final map. In the event such resources are discovered, the applicant shall be required to implement the mitigation measures set forth within that archaeological study in a manner subject to the approval of the City Engineer.