

City of El Paso de Robles

RESOLUTION NO. 90-93
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 1886
(DICK WILLHOIT)

WHEREAS, Dick Willhoit has filed an application to subdivide an approximate 47 acre parcel into eighty-one (81) single family residential parcels, located north of Rolling Hills, west of Golden Hill Road and south of Union Road, and

WHEREAS, a public hearing was conducted by the Planning Commission on May 8, 1990 and by City Council on June 5, 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;
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;

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61. The subdivider shall construct/reconstruct Golden Hill Road to arterial road standards along its property frontage and bond for a 16 foot landscaped median. The subdivider shall install 12 foot A.C. travel lane, 4 foot A.C. shoulder and 4 foot aggregate based shoulder beyond centerline with adequate drainage facilities.

62. The subdivider shall reconstruct Rolling Hills Road as necessary, to provide a rural road half street with smooth asphalt transition and shoulders.

63. The layout of the public sewer main shall be installed to be compatible with access for maintenance. When feasible, a sewer main shall be installed within the public roadway. If within an easement, there shall be sufficient all weather surfacing so the HS-20 service trucks can access (as along the western tract boundary).

64. Sanitary sewer facilities shall be installed to be compatible with future upstream sewer including easements necessary to sewer upstream properties. A gravity system shall be installed unless it is not feasible. If the lift station is proposed, it shall be compatible with future expansion needs. Sewer easements shall be provided for the full western tract boundary as required by the City Engineer.

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

66. The Final Map shall show a one foot non-access easement along the rear of all lots that back up to Golden Hill Road and Rolling Hills Road.

67. The applicant shall redesign the drainage in the northeast portion of the project to eliminate the open drainage channel and to install drainage culverts underground. These culverts and associated easements shall be located in such a manner so as to maximize the building envelopes as well as usable area on each lot.

In addition, the detention basin on lots 34 and 35 shall be redesigned in conjunction with the street stub out design. The basin(s) shall be located adjacent to the street right-of-way and dedicated to the City. The landscaping of this basin shall be complied with as outlined in condition number 49.

68. The applicant shall submit a detailed drainage study which shall address areas subject to flood inundation and the affects of alteration of 100 year flood areas. The applicant shall be required to demonstrate that there exists acceptable building sites on each lot which are not subject to flood inundation.

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69. The applicant shall obtain a Stream Bed Alteration Permit from the State Department of Fish and Game for any work associated with the blue line stream/swale located at the northeast corner of the site.

70. The subdivider may apply for reimbursement for off-site sewer and water facilities in accordance with and as may permitted by, the City Municipal Code.

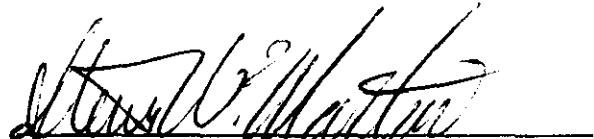
71. The subdivider shall pay the City an equitable amount as his fair share contribution towards the costs of the sewer installation known as the Airport Sewer Main, prior to recording the final map.

PASSED AND ADOPTED THIS 5th Day of June, 1990 by the following Roll Call Vote:

AYES: Cousins, Conway and Martin

NOES: None

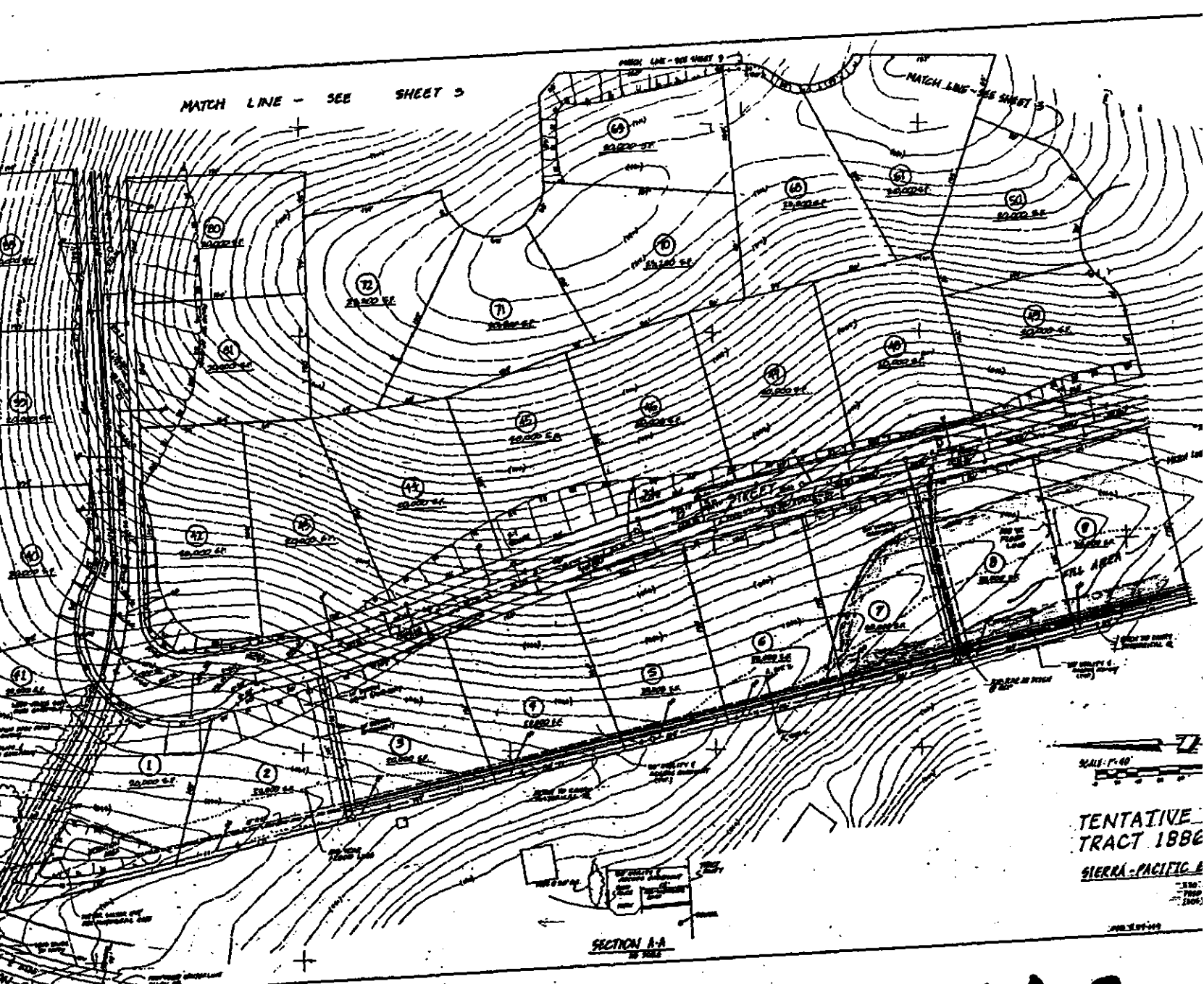
ABSENT: Reneau and Russell


MAYOR STEVEN W. MARTIN

ATTEST:

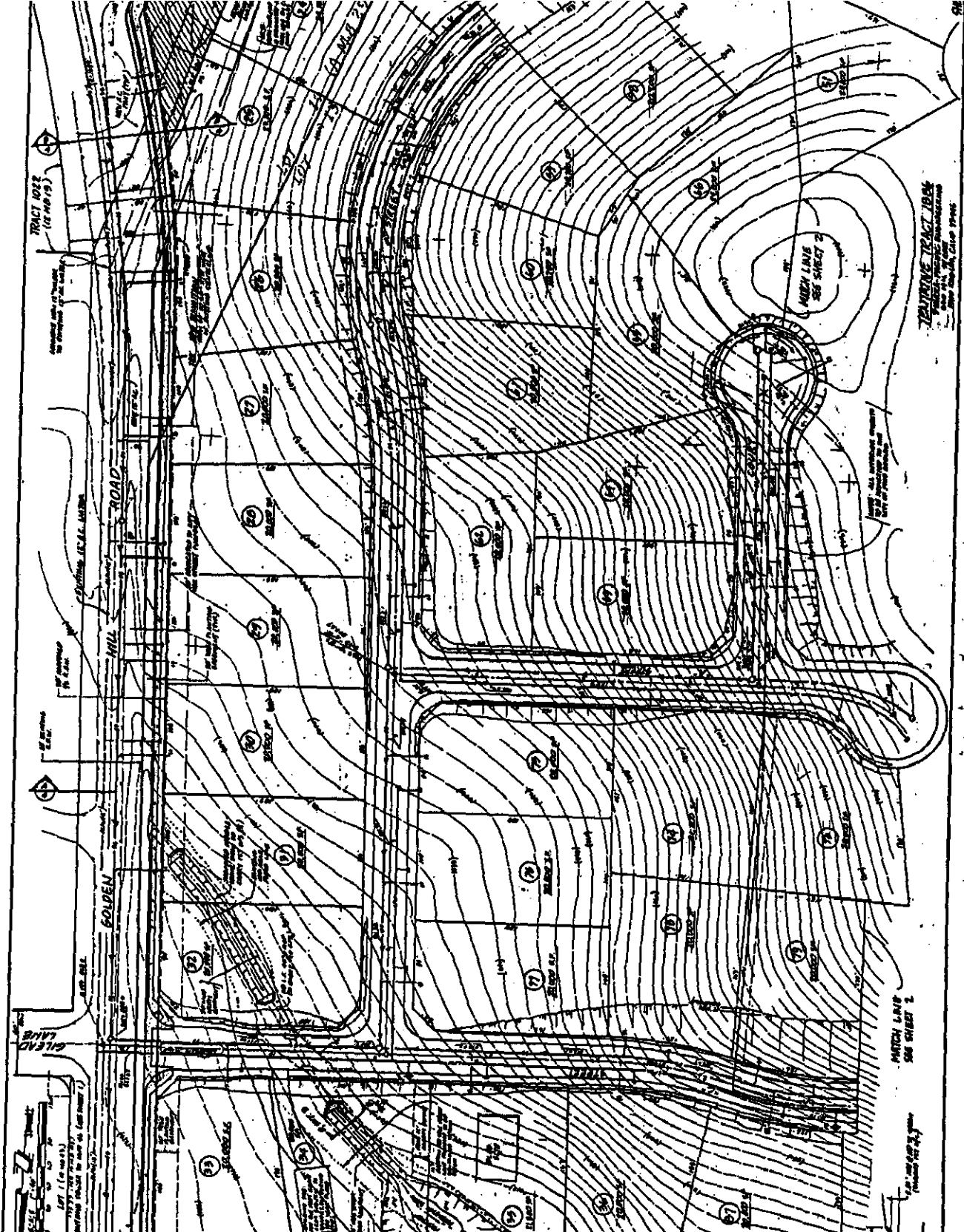

JERRY BANKSTON, CITY CLERK

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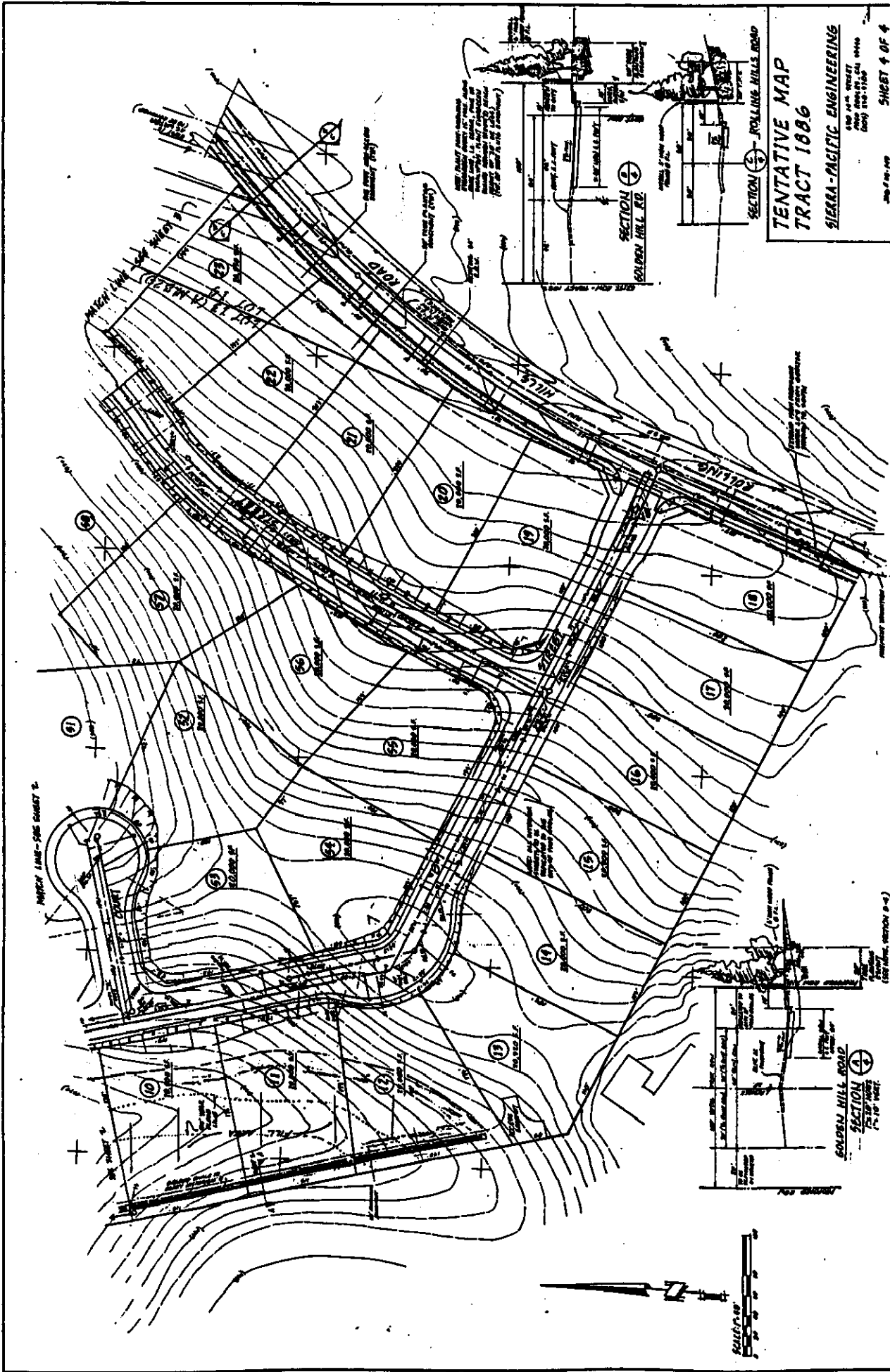
TRACT 1886

EXHIBIT A-2



10 1881

EXHIBIT A-3



TRACT 1886

EXHIBIT A-4

SHEET 4 OF 4

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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 1886 subject to the following conditions:

STANDARD CONDITIONS OF APPROVAL:

ENGINEERING CONDITIONS:

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, any outstanding annexation fees for public safety impact and bridge development, 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 prior to final of subdivision improvements.
7. All utilities shall be extended to the boundaries of the project, unless the City Engineer determines that no need for future extension exists.

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8. All sewer mains and manholes not within the street or paved area shall be within an easement and accessible by an all-water 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, including hydrants, has been completed and approved, and a based access road installed sufficient to support the City's fire trucks (HS-20 truck loading). Fire access roads shall be kept clear to minimum width of 24 feet.

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. The existing Oak trees located on the project site shall be protected and preserved as required in Municipal Code Chapter 10.01 ("Oak Tree Preservation").

15. 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 along the tract frontage 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.

16. 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.

17. When the subdivision fronts 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 replaced to centerline and the remaining pavement shall be overlaid.

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18. 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.

19. 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 1000' intervals on U.S.G.S. datum as required by the City Engineer.

20. 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.

21. 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."

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

23. 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.

24. No buildings shall be occupied until all improvements are completed and accepted by the City Engineer, and accepted by the City Council for maintenance.

25. The applicant shall plant approved street trees throughout the subdivision within the easement provided. One tree shall be planted on each interior lot; two trees shall be planted on each corner lot (one on each street).

26. 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.

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

28. 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.

29. A Mylar copy and a blue line print of as-built improvement plans, signed by the registered engineer who prepared said plans,

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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.

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

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

32. Prior to recordation of the tract map, a computer-aided-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.

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

34. 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. Parkway landscaping (along Rolling Hill and Golden Hills Roads and at intersection);
- c. Fence maintenance in conjunction with landscaping;
- d. Western boundary fencing and screen landscaping;
- e. Street trees;
- f. Detention basin (swale if applicable) landscaping.

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

35. 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

36. All required landscaping shall be installed with automatic irrigation systems. The system design and water meter shall be located at the cost of the developer in a manner subject to approval by the Director of Community Services.

Responsibility for funding of landscaping maintenance shall be under a Benefit Maintenance District.

Landscaping and irrigation systems shall be installed by the developer at the same time as all other public improvements and

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shall be the applicant's responsibility for maintenance for a period of 6 months following approval. City acceptance on behalf of the benefit maintenance district following the 6 month maintenance period shall be subject to the approval of the Director of Community Services.

37. The applicant shall install decorative walls and landscaping along arterials in a manner subject to the approval of the Architectural Review Committee.

38. The applicant shall provide a 1 foot non-access easement along the rear/side of all lots that back up/side against a collector or arterial.

39. All residential development accessing off a collector shall provide circular or hammer-head driveway design.

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

FINANCE

41. 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.

POLICE DEPARTMENT

42. 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

43. 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.

44. 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.

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45. Prior to issuance of any building permit on any lot within this tract, a graded and based all-weather emergency access road shall be extended to each lot. This road shall be capable of supporting a 40,000 pound vehicle.

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.

46. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan (Exhibits A-1 through A-4 - reductions attached; full size copies are on file in the Community Development Department).

47. Any significant amendments to the phasing plan (as determined by the City Engineering, Fire and Planning staff) shall be subject to Planning Commission and City Council consideration and approval. Prior to granting approval of any phasing, 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.

48. Conditions, Covenants, and Restrictions (CC&R's) or equivalent constructive notice shall be prepared and shall contain a notice to inform buyers of the following restrictions for tract development:

a. Minimum standards for side and rear building elevation treatment shall be clearly established. The intent is that all elevations which are visible from a public street shall have architectural detail which is of the same quality as the front building elevations. In addition, concrete tile roofing, or similar architectural quality (three dimensional) material shall be used consistently throughout the project.

b. Individual lot grading and development standards shall be established which clearly define the need to develop lots, which slope in excess of 10 percent, utilizing construction techniques which conform to the terrain such as a split level homes, and combinations of benching and stem wall construction.

c. Notice of the City's development review process (Architectural Review Committee review prior to issuance of building permits) and the parameters of the City's Oak Tree Preservation Ordinance shall be provided.

d. Minimum standards and design criteria for interior privacy fencing shall be established to ensure consistent quality of construction throughout the tract.

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The CC&R's and/or equivalent constructive notice shall be approved by the City Planner and City Attorney prior to final map approval.

49. The applicant shall submit detailed landscaping, irrigation, fencing and hardscape (rock elements etc.) plans to the Architectural Review Committee for approval of the following tract design elements:

- o Detention basin design in the vicinity of lots 34 and 35 as well as lot 1; overflow swale designs shall also be reviewed. The basin on lots 34 and 35 shall be redesigned so as to be adjacent to a public right-of-way and accessible to the public.
- o Open rail fencing and tree screen landscaping along the western and southern tract boundary;
- o Fencing and landscaping details along the Rolling Hills Road and Golden Hill Road street frontages (and rear lots), with significant planting to become progressively taller as it moves away from the right-of-way.
- o Fencing plan for north and south interior tract perimeters;
- o Triangular right-of-way at the intersection of Golden Hill and Rolling Hills Road;
- o Street tree planting and irrigation plan (one tree to be planted every 50 of frontage).

The above noted plan details shall be installed in conjunction with all other tract improvements.

50. Lots 23 through 26 shall be redesigned so as to provide the required square footage and configuration minimums eliminating the Rolling Hills/Golden Hill Road right-of-way which had been proposed for abandonment.

51. The applicant shall improve the proposed pedestrian pathway between lots 41 and 1 with 10 feet of paved width, open fencing and landscaped buffers in a manner subject to the approval of the Architectural Review Committee.

52. The applicant shall provide a street stub out which shall connect "D" Street with the adjacent vacant property to the north of this project. The alignment and design of this stub out shall be in a manner subject to the approval of the City Engineer. If necessary to meet minimum lot width standards lot(s) may be

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required to be eliminated. The subdivider's engineer shall provide design to Union Road. This connection should connect at Union and Prospect Roads or as determined by the City Engineer.

53. 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 in a manner subject to the approval of the City Engineer.

54. The applicant shall increase the slope ratio for cut and fill slopes from 2:1 to a 3:1 minimum (4:1 or 5:1 slopes shall be used wherever possible), but a 5:1 minimum shall be used in the front yard setback area. In addition, the tops of all cut and fill slopes shall be rounded to eliminate the prismatic sharpness of the grade change.

55. The applicant shall record avigation easements (easements which grant the right of air travel above the property) with the recording of the final map.

56. Prior to final map approval, the applicant shall provide an area sound study and mitigation design plan pursuant to State Housing Law Section 17922.6 and Title 25, Chapter 4, commencing with Section 18934 of part 2.5. Mitigation measures outlined by this study shall be implemented in a manner subject to the approval of the Building Official. Findings and mitigation measures within the report shall be disclosed to future property owners in a manner subject to the approval of the City Attorney.

57. The applicant shall submit proof of sufficient title and interest for the proposed sewer and water lines/easements connecting through to Union Road between lots 1 and 41, prior to approval of a grading permit or recording of the final tract map. If the applicant is unable to successfully negotiate the required off-site easement, the property owner shall petition the City Council to utilize eminent domain and shall pay all fees associated with the acquisition of said off-site easement.

58. The applicant shall pay a fair share cost in either the upgrading of the water booster pump station or connection fees related to the installation by Orchard Bungalow Assessment District.

59. The final tract map shall not be recorded until adequate sewer collection facilities are made available.

60. The applicant shall construct local rural road standard streets within the tract, modified to include Portland Concrete Cement curb and sidewalk.