

City of El Paso de Robles

RESOLUTION NO. 90-179

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES TO GRANT A 90 DAY TIME EXTENSION FOR TENTATIVE TRACT 1581 (RIVERGLEN DEVELOPMENT)

WHEREAS, on August 2, 1988, the City Council adopted Resolution 88-64 granting tentative tract map approval to Tract 1581, a 214 lot residential subdivision located on the northeast corner of Union Road and North River Road, and

WHEREAS, on March 6, 1989, the City Council adopted Resolution 89-25, amending the conditions of tentative tract map approval for tract 1581, and

WHEREAS, a request for a one year time extension has been filed by Riverglen Development to extend the life of the six phase residential subdivision, and

WHEREAS, a public hearing was conducted by the City Council on September 18, 1990 and October 2, 1990, to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the extension, and

WHEREAS, the City Council found, as a result of consideration of public testimony and examination of other relevant evidence, that certain common area landscaping and public improvements, located along the Union Road and North River Road frontages of the subject subdivision, for which improvement is a condition of the entire residential subdivision and, by which through a spread of the approved benefit maintenance district, provides enhancement to the value of all residential lots in the subdivision, are in need of remedial work in order to address public health, safety, and welfare concerns; and

WHEREAS, the common area landscaping and public improvement areas that lie along Union and North River Roads, the primary frontages and traffic arteries that both serve and benefit all phases and subdivision lots of the approved tentative tract map 1581 including but not limited to providing the primary points of access for each of the previously approved development phases; and

WHEREAS, correction of a lack of adequate landscaping and drainage controls on public and private property is an obligation of each and every residential lot in the subject development, regardless of phase; and

WHEREAS, it would be contrary to the public health, safety, and welfare to permit further phases of the subject development to

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proceed without providing adequate correction to these common public and private areas that benefit the entire tract;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby grant a 90 day time extension (from the date of adoption of this resolution) to tentative tract map 1581 subject to the following condition:

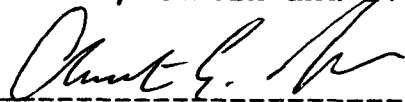
1. All conditions adopted within resolutions 88-64 and 89-25 shall remain in full force and effect (on file in the Community Development Department).

2. The applicant shall, within (ninety) 90 days of adoption of this resolution, but no later than January 11, 1991, fully repair and install drainage and landscaping improvements to both eliminate current siltation and water drainage problems, and preclude future flooding and silting of downstream areas (including, but not limited to, streets and private property), in a manner to be approved by the City Engineer.


Said landscaping improvements shall be in accordance with the requirements applied to adjacent tract approvals east of the subject property. Drainage improvements shall constitute whatever measures are reasonably necessary, in the judgement of the City Engineer, to address public health, safety and welfare concerns that are caused by run-off from the development, including nuisance run-off from landscaping, over and above historic flows and accumulation, by any of the interrelated and interdependent phases of Tract 1581.

PASSED AND ADOPTED THIS 16th Day of October, 1990 by the following Roll Call Vote:

AYES: Russell, Reneau, Picanco, Martin and Iversen
NOES: None
ABSENT: None



MAYOR CHRISTIAN E. IVERSEN

ATTEST:


JERRY BANKSTON, CITY CLERK

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