

# City of El Paso de Robles

## RESOLUTION NO. 90-201

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2036 (GRANARY ASSOCIATES)

WHEREAS, Tract 2036 has been filed by Granary Associates for the division of approximately 23,000 square feet of commercial space into condominium units, located on the southwest corner of Riverside Avenue and 12th Street, and

WHEREAS, a public hearing was conducted by the Planning Commission on October 23, 1990, and by the City Council on November 20, 1990, to consider facts as presented in the staff report prepared for this subdivision map application, and to accept public testimony regarding the proposed subdivision, and

WHEREAS, based on the information contained in the initial study and staff report prepared for this subdivision, the City Council found that there was no substantial evidence that the proposed subdivision would have a significant effect on the environment, and adopted a resolution granting a Negative Declaration 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 listed below, the City Council makes the following findings as required by Government Code Sections 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 would be consistent with the General Plan and Zoning Ordinance;
3. The site would be physically suitable for the type of development proposed;
4. The site would be 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 when and if the required facilities are provided;

# 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 2036 subject to the following conditions:

## STANDARD CONDITIONS OF APPROVAL:

### ENGINEERING DEPARTMENT

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.

# City of El Paso de Robles

---

7. All utilities shall be extended to the boundaries of the project, unless the City Engineer determines that no need for future extension exists.
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"), 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.
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.

# City of El Paso de Robles

---

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.

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.

# City of El Paso de Robles

---

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, 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;
- c. Wall maintenance in conjunction with landscaping;
- d. Detention basin landscaping.

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.

## POLICE DEPARTMENT

36. 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.

# City of El Paso de Robles

## FIRE DEPARTMENT

37. 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.

## 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.

38. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map (Attached as exhibit A).

39. 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 amendment to 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.

40. Conditions, Covenants, and Restrictions (CC&R's) or equivalent constructive notice shall be prepared and shall be subject to review by Planning staff and the City Attorney prior to their recordation.

41. All conditions of Planned Development 90013 shall be complied with in conjunction with the approval of this tentative tract map.

42. All public street widening improvements, within the frontage of Phase I, shall be installed concurrently with Phase I, and the remainder of street and water line improvements on Riverside Avenue and 12th Street completed concurrently with any future phase of development within Planned Development 90013. Thus, prior to issuance of building permits for work on any structure in Phases two or three, the applicant shall have posted securities, in a manner subject to approval of the City Engineer, for the construction of all remaining public improvements, together with performance and labor and materials bonds in amounts sufficient to guarantee performance of said construction.

43. That prior to occupancy of Phase I or any other building on the site subject to this Subdivision Map, that the entire site shall be cleaned, graded, and landscaped, and that security fencing shall be provided, all in a manner to be approved the City's Architectural Review Committee.

# City of El Paso de Robles

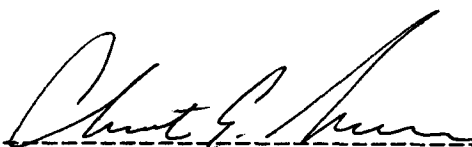
---

PASSED AND ADOPTED THIS 20th day of November, 1990 by the following Roll Call Vote:

AYES: Reneau, Picanco, Martin, Iversen

NOES: (None)

ABSENT: Russell

  
-----  
MAYOR CHRISTIAN E. IVERSEN

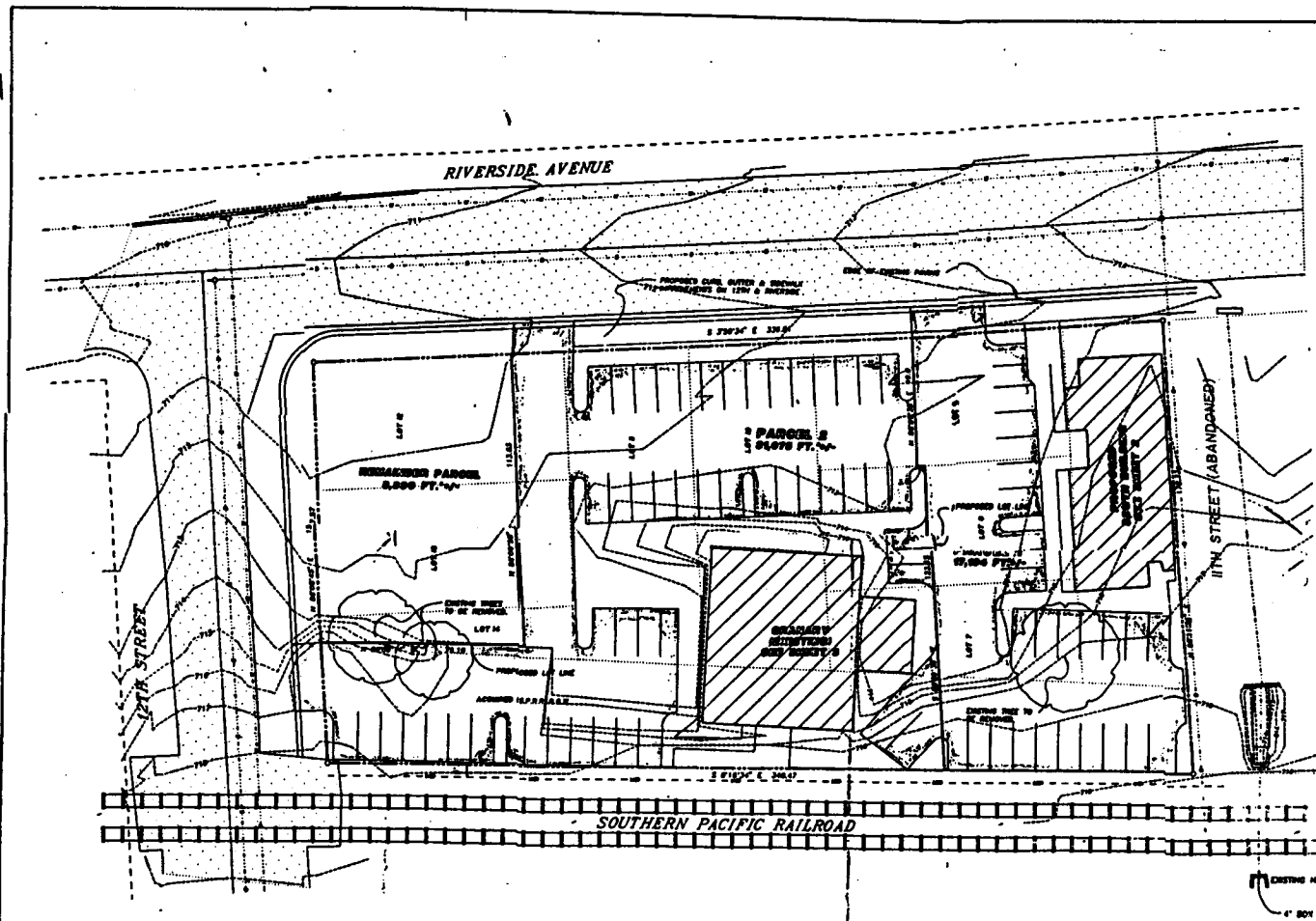
ATTEST:

  
-----  
JERRY BANKSTON, CITY CLERK

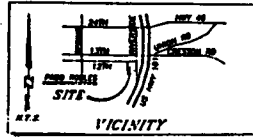
NOTE: Any judicial review of this decision must be made within the time set forth in Code of Civil Procedure Section 1094.6.

g:\data\wpdata\meg\pd\tr2036.apr

34



**OWNER'S STATEMENT**  
 I HEREBY REQUEST APPROVAL OF THIS DIVISION AND REQUEST FOR DEVELOPMENT OF THE REAL PROPERTY SHOWN ON THIS TENTATIVE MAP AND STATE THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE OWNER AND THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 \_\_\_\_\_  
 ROBERT T. VAUGHAN, L.S. 1931



REVISIONS		
NO.	DATE	DESCRIPTION
1	5/2/50	START & END

**NOTE:**  
 PROPERTY BOUNDARY AND CONTOURS WERE CALCULATED FROM RECORD DATA ONLY. A FIELD SURVEY MAY INDICATE DIFFERENCES IN PROPERTY BOUNDARY LOCATION.

**OWNER / DEVELOPER:**  
 GRANARY ASSOCIATES  
 644 RIVERSIDE AVENUE  
 PASO ROBLES, CA 93246  
 (805) 236-8748

**ENGINEER:**  
 VAUGHAN SURVEYS  
 630 FORTYEIGHTH STREET  
 PASO ROBLES, CA 93246  
 (805) 236-8748

**TENTATIVE TRACT No. 2036**  
 BEING AN APPLICATION TO COMMISSIONER OF LANDS & MINES IN AND UNDER THE CITY OF PASO ROBLES, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.  
 A.P.M. 00-100-02  
 PREPARED FOR: MR. HAYTHES

RECEIVED  
 AUG 3 1950  
 COMMUNITY DEVELOPMENT

**VAUGHAN SURVEYS**  
 630 FORTYEIGHTH STREET  
 PASO ROBLES, CALIFORNIA 93246  
 (805) 236-8748  
 JOB # 90-170 00 AUGUST 1950  
 SHEET 1 OF 4.

# TRACT 2036 EXHIBIT "A"