

RESOLUTION NO: 91-19  
A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING A 90-DAY TIME EXTENSION FOR  
TENTATIVE TRACT NO 1581  
(APPLICANT: 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, on October 16, 1990, the City Council adopted Resolution 90-179, granting a 90 day time extension for tentative tract 1581, and

WHEREAS, a second 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 March 5, 1991, 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 subject properties are located within the Union/46 Specific Plan Area, the plan for which was adopted in 1988, and

WHEREAS, the basis for adoption of the Union/46 Specific Plan has changed since its adoption, including but not limited to considerations of traffic and public safety impacts on streets, highways, and bridges, and adequacy of other public facilities and services necessary to serve development within the subject area; specific examples of impacts being generated from the subject tract and specific plan area include but are not limited to the need for a traffic interchange at the intersection of Highway 46 East and Golden Hill Road to service the plan area, inadequate capacities on the 13th Street Bridge which cause that bridge to need to be expanded to a four traffic lane configuration to serve this tract and other development from the plan area, more detailed studies of the costs of providing adequate street improvements along Union Road, and drainage improvements to Union and North River Roads, and

WHEREAS, concerns have been expressed regarding approval of an extension of the subject development without consideration of additional environmental impact mitigation for the subject development, including but not limited to development impact fees that adequately defray the costs of off-site street, drainage,

traffic signalization, and other public facilities and improvements that are necessary to accommodate the impacts being generated from the subject project, and

WHEREAS, in conjunction with updating of the Land Use Element of its General Plan, additional City-wide impacts on traffic, facilities, services, and infrastructure have been identified since Tentative Tract 1581 was approved and should be taken into consideration before additional development approvals are granted; such traffic facilities, services and infrastructure include but are not limited to the city-wide contribution of traffic impacts from the subject tract, the need for the subject development to bear its proportionate share of arterial street widening and Salinas River and Railroad bridge crossings at Niblick Road, 13th Street, and 24th Street, public Library facilities, District Park and Recreation facilities, and adequate provisions for school sites and facilities to serve the future residents of the subject development; and

WHEREAS, an additional ninety (90) day time extension would provide additional time to collect information and consider further analyze implications of studies that have been and are being done regarding the Union/46 Specific Plan and General Plan Up-Date.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby approve a ninety (90) day time extension, as measured from March 5, 1991, for Phases 3 through 6 of Tentative Tract No. 1581.

PASSED AND ADOPTED THIS 5th day of March, 1991 by the following roll call vote:

AYES: Martin, Russell, Picanco

NOES: Iversen

ABSTAIN: None

ABSENT: Reneau

  
CHRISTIAN E. IVERSEN, MAYOR

ATTEST:

  
JERRY BANKSTON, CITY CLERK

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