

City of El Paso de Robles

RESOLUTION NO. 91-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
TO GRANT A TIME EXTENSION FOR TRACT 1508 (BONITA HOMES)

WHEREAS, on January 11, 1991, the applicant filed an application for a one year extension to extend the life of Tract 1508 to February 4, 1992, and

WHEREAS, on August 4, 1987, the City Council adopted Resolution 87-48 granting tentative tract map approval to Tract 1508, a 251 lot residential subdivision located on the west side of South River Road, north of Charolais Road, and

WHEREAS, on September 5, 1989, the City Council adopted Resolution 89-124, amending the tract phasing and consequently the conditions of tentative tract map approval for tract 1508, and

WHEREAS, a one year time extension was granted by the City Council on September 19, 1989, extending the life of the map until August 4, 1990, and

WHEREAS, on October 2, 1990, following the applicant's request for a second one year time extension, the City Council granted a six month time extension to February 4, 1991, and

WHEREAS, in its decision to limit the previous time extension to six months, the City Council cited concerns with impacts to City services from the undeveloped phases of Tract 1508 that might be identified in the General Plan Update EIR, and

WHEREAS, Since the Council granted the last time extension on October, 2, 1990, the General Plan Update EIR has been completed; that EIR identifies significant impacts to public services (streets, highways, bridges, police, fire protection, parks and recreation, solid waste disposal and library) and states that these significant impacts would occur if residential development continues beyond existing levels, even if said development is consistent with existing zoning, and

WHEREAS, the EIR and draft General Plan propose that the City develop updated impact fees to pay for the necessary public facilities to mitigate these impacts; the target date for completion of the updated fee schedule is 6 months following adoption of the updated General Plan, and

WHEREAS, in its approval of a different residential development project in December, 1990, the City Council acted to require that that project mitigate those impacts identified in the General Plan Update EIR by agreeing to pay those impact fees that are to be developed following adoption of the updated General Plan, and

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WHEREAS, the approval of a time extension could create significant fiscal impacts if the applicant does not agree to pay those impact fees developed to implement the updated General Plan, and

WHEREAS, Phases 1 and 2 of Tract 1508 were required, as part of the resolutions approving their development plans (PD's), to have at least one tree planted in the rear yard of all lots, the purpose of which was to help mitigate the visual impacts of the tract, particularly as viewed from Highway 101, and

WHEREAS, a public hearing was conducted by the City Council on March 19, 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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby grant a one year time extension to Tentative Tract 1508 extending the life of the map until February 4, 1992, subject to the following conditions:

1. Original conditions of approval as contained within Resolution 89-124.
2. The applicant shall plant a 1½ inch caliper tree in the rear yard of all lots in all phases.
3. Prior to Final Map approval of Phases 3 and 4, the applicant shall provide a recordable agreement to pay those impact fees that are in effect at the time of issuance of building permits. Said agreement shall be in a form to be approved by the City Attorney.

PASSED AND ADOPTED THIS 19th Day of March, 1991 by the following Roll Call Vote:

AYES: Russell, Reneau, Picanco, Martin, Iversen

NOES: None

ABSENT: None


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.

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