

RESOLUTION NO. 91-84

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 (DENNIS MORESCO/EDA)

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, on March 5, 1991, the City Council adopted Resolution 91-19, granting an additional 90 day time extension for tentative tract 1581 as measured from the March 5, 1991 time extension approval date, and

WHEREAS, a request for a one year time extension has been filed by Dennis Moresco and EDA to extend the life of the last four phases of the six phase residential subdivision, and

WHEREAS, a public hearing was conducted by the City Council on July 2, 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 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 improvement to Union and North River Roads, and

WHEREAS, the City has commissioned with a private consultant to review the aforementioned unmitigated impacts within the Union/46 Specific Plan Area which will be considered under separate public hearings by both the Planning Commission and City Council, and

WHEREAS, the outcome of future hearings on revisions to the Union/46 Specific Plan may result in the levying of additional mitigation fees and/or measures for projects which are within the Union/46 Specific Plan Area, and

WHEREAS, a Draft EIR for the General Plan update has identified certain health and safety related unmitigated environmental impacts for which adequate finding to mitigate impacts is not available, and

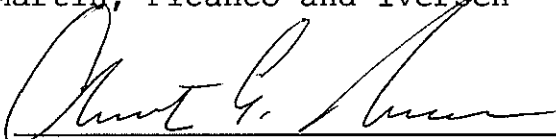
WHEREAS, pending Development Impact Fees are under consideration to adequately address said unmitigated impacts;

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 (as measured from the most current expiration date of June 5, 1991) to tentative tract map 1581, subject to the following conditions:

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 agree in a manner acceptable to the City Attorney to pay impact mitigation fees and comply with adjustments in timing of installation of improvements, as may be established through a resolution adopted by the City Council for the Union/46 Specific Plan Area and General Plan update, which are in effect at the time of issuance of building permits for units within the subject four phases. The agreement shall be entered into before recordation of the final map.

PASSED AND ADOPTED THIS 2nd Day of July, 1991 by the following Roll Call Vote:

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


MAYOR CHRISTIAN E. IVERSEN

ATTEST:

DEPUTY CITY CLERK

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City of El Paso de Robles

CHRONOLOGY OF TRACT 1581

- o **August 2, 1988:** City Council adopted Resolution 88-64 granting tentative tract map approval to Tract 1581. (Two year life on map is established).
- o **March 6, 1989:** City Council adopted Resolution 89-25 amending conditions of the tentative tract. (Map life dates do not change).
- o **October 16, 1990:** City Council adopted Resolution 90-179 granting a 90 day time extension in response to first request for a time extension.
- o **March 5, 1991:** City Council adopted Resolution 91-19 granting a 90 day time extension after holding a series of public hearings.
- o **May 30, 1991:** Applicant files for a one year time extension.
- o **June 5, 1991:** Deadline on which the map will have expired if the Council does not grant current time extension request.

TRACT 1581

Time Extension Request: Phases 3 through 6 RIVERGLEN TENTATIVE TRACT # 1581

PROJECT INFORMATION

DEVELOPER: **STANLEY DEVELOPMENT, INC.**
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 PROJECT: **Time Extension Request**
 FOR PHASES 3, 4, 5, AND 6
 OF TRACT # 1581
 PREPARED BY: **STANLEY DEVELOPMENT, INC.**
 DATE: **June 1, 1988**

LEGAL DESCRIPTION

The legal description of the property is as follows:
 [Detailed legal description text, partially illegible due to image quality]

