

RESOLUTION NO. 96-30  
A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2214  
(RICHARD WILLHOIT)  
APN: 09-752-06

WHEREAS, Richard Willhoit has filed an application for Tentative Tract 2214 which proposes to subdivide an approximate 9-1/2 acre site into 90 residential parcels and common space areas, generally located east of Creston Road at Stoney Creek Drive (2000 Creston Road), and

WHEREAS, Planned Development 95008 was filed in conjunction with this tentative tract map application and proposes the construction of 90 detached residential units on these parcels, along with the construction of 2 shared common recreational areas, and

WHEREAS, both the Planned Development and Tentative Tract map applications are being considered concurrently and were reviewed by the Development Review Committee (DRC) at their meetings of January 23, 1996 and January 30, 1996, and

WHEREAS, a public hearing was conducted by the Planning Commission on February 12, 1996 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated development plan application; and

WHEREAS, on February 12, 1996, the Planning Commission determined, in their independent judgment, that the project would not have a significant impact on the environment subject to the mitigation measures applied to the project, and a Negative Declaration status was granted for the project via Resolution 96-011, and

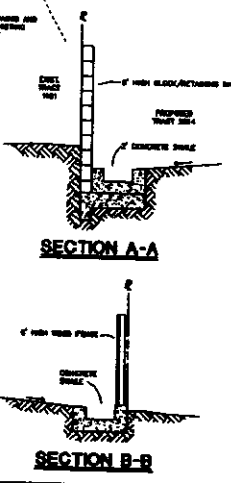
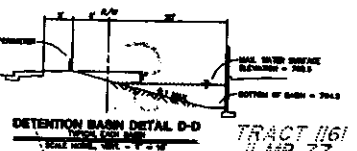
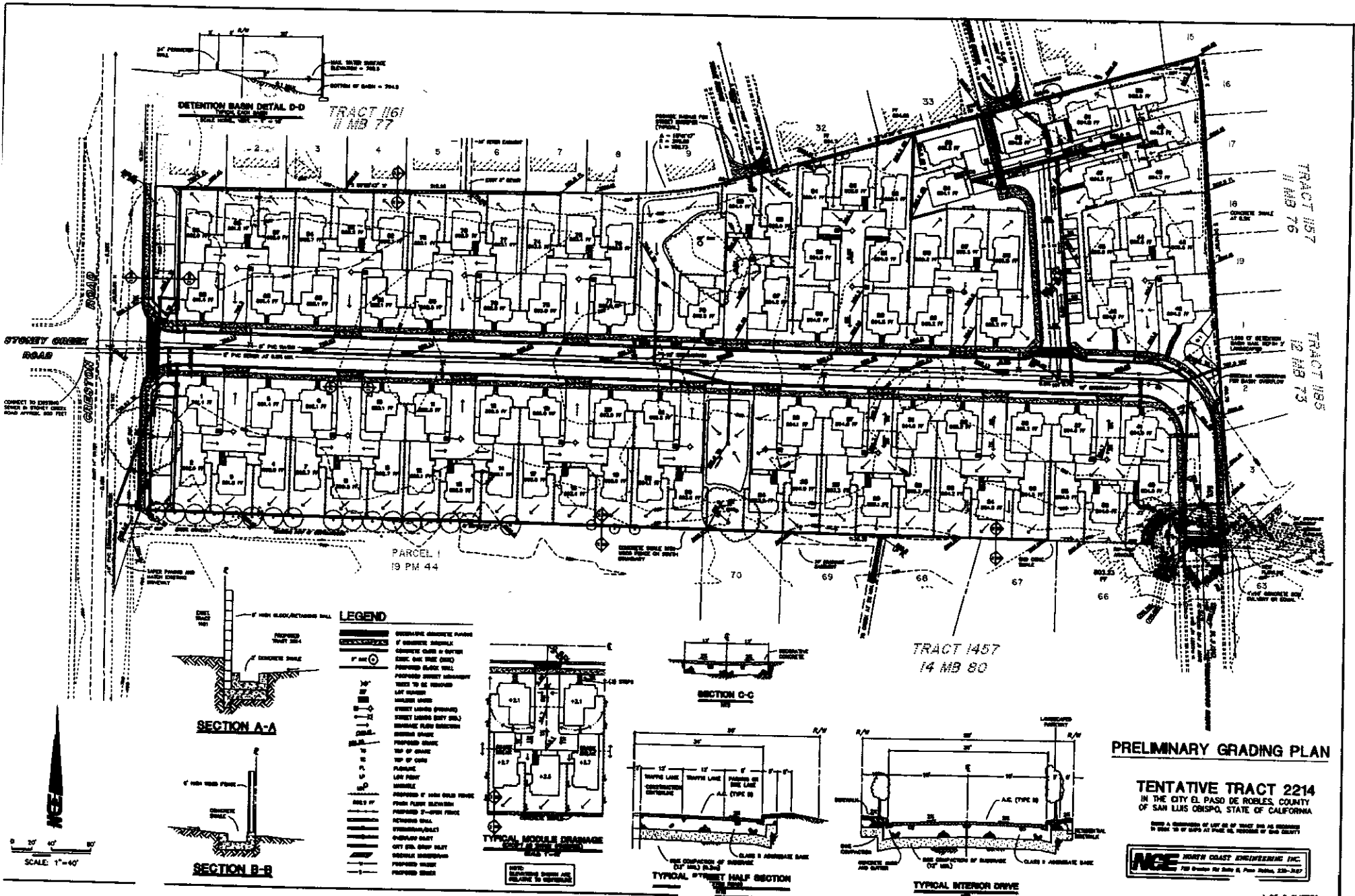
WHEREAS, at their meeting of February 12, 1996, after consideration of public testimony, the Commission adopted Resolution 96-013 to grant tentative map approval to Tract 2214, after approving Planned Development 95008, and made findings as required by the City of Paso Robles Zoning Code, and

WHEREAS, on February 27, 1996, an application was filed in appeal of the Planning Commission's February 12, 1996 action to approve Tentative Tract Map 2214 and its associated applications, and

RIMC CODE:	Community Development Department
DATE:	March 19, 1996
FILE PLAN/GE CAT.:	Current Planning/Subdivisions and Planned Development
SUBJECT:	Tract 2214/PD 95008 (Willhoit) - CC Appeal Tract Resolution
LOCATION:	Development Services File Room
RETENTION:	Permanent
OTHER:	mww/tracts/2214/cc/pd.res

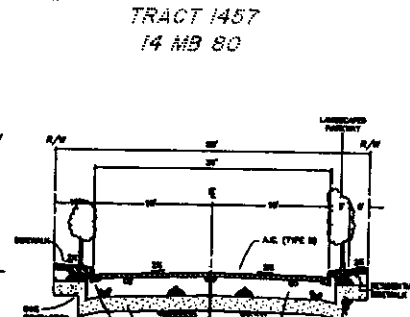
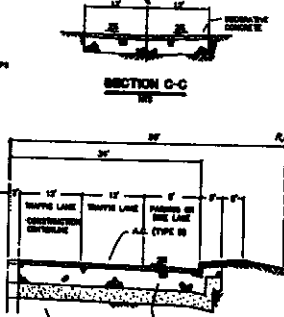
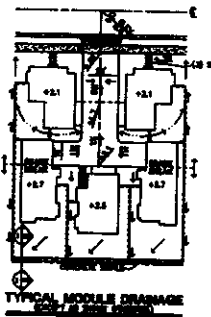
# TRACT 2214 (WILLHOIT) EXHIBIT "B" - PRELIMINARY GRADING AND DRAINAGE

12-9



**LEGEND**

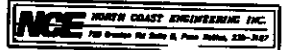
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	1 1/2 INCH CONCRETE PIPE WITH MANHOLE AND CATCH BASIN AND CURB AND GUTTER
	1 INCH CONCRETE PIPE WITH MANHOLE AND CATCH BASIN AND CURB AND GUTTER



**PRELIMINARY GRADING PLAN**

**TENTATIVE TRACT 2214**  
IN THE CITY OF PASO DE ROBLES, COUNTY  
OF SAN LUIS OBISPO, STATE OF CALIFORNIA

THIS IS A SUMMARY OF THE PLAN OF TRACT 2214 AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES.



WHEREAS, a public hearing was conducted by the City Council on March 19, 1996, to consider facts as presented in the staff report prepared for this project, to accept public testimony regarding this proposed development plan, and to consider the action taken by the Planning Commission, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings as required by Government Code Section 66474:

1. As conditioned, and as authorized through the Planned Development project application findings for this project, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso De Robles.
2. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
3. As determined through the Planned Development project application findings for this project, the site is physically suitable for the type of development proposed;
4. As determined through the Planned Development project application findings for this project, the site is 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;
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 uphold the Planning Commission action of February 12, 1996 and grants tentative map approval to Tract 2214 subject to the following conditions:

**STANDARD CONDITIONS:**

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Attachment A" to this resolution.

**SITE SPECIFIC CONDITIONS:**

2. All conditions contained within the resolutions approving Planned Development 95008 and the associated Negative Declaration for the project shall be complied with in a manner acceptable to the City of Paso Robles.
3. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
A1	Tentative Tract Map
B	Preliminary Grading and Drainage Plan

4. The property owner shall offer to dedicate for street purposes along Creston Road per the city's A-2 standard.
5. All water meters that serve each unit shall be located within the parkway of "A" Street and behind improvements on "B" Street.
6. The applicant's engineer shall submit drainage calculations and the applicant shall install all drainage facilities such that downstream properties are protected from the additional storm water run-off generated by this new development per City Standards. Applicant will be required to pay for any costs incurred due to easement acquisition.
7. The CC&R's for this project shall include language stating that the Homeowner's Association will be responsible for the maintenance of the decorative paving, detention basins, and concrete swales located in the back of each residential units. Language to be approved by the City Engineer and City Attorney.
8. All public improvements, all driveway access to multiple lots, "B" Street and associated utilities shall be extended to each lot line and installed with phase I development.
9. Developer shall install landscaping improvements in all parkways with Phase I development. Landscaping palette shall be approved by the DRC and Public Works Director. Landscaping shall be maintained by the Landscape and Lighting Assessment District or a mutual agreement made with the Home Owner's Associated for maintenance.
10. Based on the determination that, although Teak and Beechwood Drives were planned for extension in previous years, they are not now required for circulation needs to the area, it is recommended that the approved Engineering Standard be overridden and the City allow the street closures as designed by the applicant.

11. The applicant shall be required to adjust the drainage plan to have lots drain to the public streets and eliminate rear yard drains, where feasible, as approved by the City Engineer.
12. The applicant shall comply with the findings and recommendations of the arborist's report, dated January 28, 1996, with the additional requirement for all trenching and earthwork beneath the drip lines of oaks to be preserved, be done by hand.

PASSED AND ADOPTED THIS 19th Day of March, 1996 by the following Roll Call Vote:

AYES: Heggarty, Iversen, Martin, and Picanco

NOES: None

ABSTAIN: Macklin

ABSENT: None

  
MAYOR WALTER J. MACKLIN

ATTEST



RICHARD J. RAMIREZ, CITY MANAGER/CITY CLERK

MW\TRACTS\2214\ CC\TRACT.RES

# EXHIBIT "A" - STANDARD CONDITIONS

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**PUBLIC WORKS DEPARTMENT - The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:**

**APPLICANT: RICHARD J. WILLHOIT                      PREPARED BY: DITAS ESPERANZA**

**REPRESENTATIVE: RICHARD J. WILLHOIT      CHECKED BY:**

**PROJECT: TENTATIVE TRACT 2214                      TO PLANNING:**

**C.            PRIOR TO ANY PLAN CHECK:**

1.            The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

**D.            PRIOR TO RECORDING OF THE FINAL OR PARCEL MAP:**

1.            The owner shall pay all Final Map fees, and current and outstanding fees for Engineering Plan Check and Construction and Inspection services and any annexation fees due.

2.            If, at the time of approval of the final/record parcel map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act, prior to recordation. The owner shall also be required to post securities to guarantee the installation and completion of said improvements as specified in the Subdivision Map Act and submit a Certificate of Insurance as required by the City. The owner shall also be required to post securities for grading in accordance with Section 7008 of the Uniform Building Code, latest edition. This bond shall be of sufficient amount to ensure completion of the grading and drainage facilities. (A finding of "orderly development" has been made for this condition on parcel maps).

Bonds required and the amount shall be as follows:  
 Performance Bond.....100% of improvement costs.  
 Labor and Materials Bond.....50% of performance bond.

3.            The developer shall annex to the City's Landscape and Lighting 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.            Graffiti abatement;

4.            The owner shall offer to dedicate to the City a 6 foot public utilities and 6 foot tree easement adjacent to all road right-of-ways. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:

- a.            Public Utilities Easement;
- b.            Water Line Easement;
- c.            Sewer Facilities Easement;
- d.            Landscape Easement;
- e.            Storm Drain Easement

5.            The subdivider shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.
<u>CRESTON ROAD</u>	<u>ARTERIAL</u>	<u>A-2</u>
<u>"A" STREET</u>	<u>MOD. NEO-TRADITIONAL(10 FT. PRKWY)</u>	<u>A-6</u>
Street Name	City Standard	Standard Drawing No.

6-66

6. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
7. All improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to Public Works Department Standards and Specifications.
8. Prior to any site work a Preliminary Soils Report shall be prepared for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.
9. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater and Street Division managers.
10. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.
11. The owner shall provide an additional map sheet to record concurrently with the final map or parcel map showing the lot configuration, and the area subject to inundation by the 100 year storm with base flood elevations shown in feet, in relation to the National Geodetic Vertical Datum of 1929.
12. The owner shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground to each lot in the subdivision. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground, except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project, unless it is determined that no need for future extension exists. 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 utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City Streets.
14. Prior to paving any street, the water and sewer systems shall successfully pass a City pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.
15. The owner shall install all street name, traffic signs and traffic striping and streetlights as directed by the City Engineer.
16. The adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction. The applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide base shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)
17. The development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' travel lane and 4' wide base shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)
18. The project fronts on an existing street. The applicant shall pave-out from the proposed gutter 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, structural sections or geometrics are inadequate per current City Standards, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition.)

E. PRIOR TO ANY SITE WORK:

- 1. The applicant shall obtain a Grading Permit from the City Building Division.
- 2. Prior to issuance of a Grading Permit the developer shall apply, through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved 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. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a construction zone drainage and erosion control plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- 6. 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. Said plan shall be prepared and signed by a registered civil or traffic engineer.

F. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- 3. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks, in a manner approved by the Fire Chief.
- 4. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- 5. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.

G. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- 1. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. All disturbed areas not slated for development shall be protected against erosion in a manner acceptable to the City Engineer which may include hydroseeding or landscaping.
- 4. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection Services and any outstanding annexation fees.
- 5. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
- 6. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood, gypsum board, etc.) and removed from the project to a recycling facility in accordance with the City's



Source Reduction and Recycling Element.

- 7. If any of the public improvements or conditions of approval are not completed or met, then the subdivider may, at the discretion of the City Engineer, enter into a Performance Agreement with the City to complete said improvements at a later date and post securities to cover the cost of the improvements. The form of the agreement and amount of the securities are subject to the approval of the City Engineer.
- 8. A blackline clear Mylar (0.4 MIL) copy and two (2) blue line prints of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
- 9. A benchmark shall be placed for vertical control on the U.S.G.S. Datum as required by the City Engineer.

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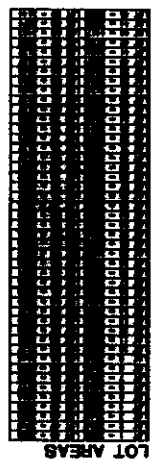
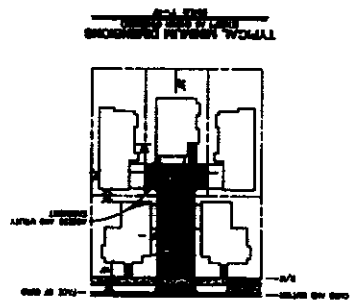
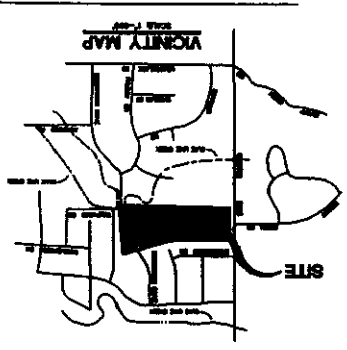
# TRACT 2214 (WILLHOIT) EXHIBIT "A" - TENTATIVE MAP

**MOE**  
MORTGAGE INVESTMENT CHART ENGINEERING, INC.  
10000 WILSON AVENUE, SUITE 100, SAN LUIS OBISPO, CALIFORNIA 95050  
(415) 932-5100

**TENTATIVE TRACT 2214**  
IN THE CITY AND COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

**SITE PLAN/LOT LAYOUT**

PLAN TYPE	NO. OF LOTS	TOTAL AREA
1. RESIDENTIAL	107	1,107,000
2. COMMERCIAL	1	100,000
3. OFFICE	1	100,000
4. INDUSTRIAL	1	100,000
5. OTHER	1	100,000
<b>TOTAL</b>	<b>111</b>	<b>1,507,000</b>



**LEGEND**

PROPERTY LINE  
LOT NUMBER  
LOT AREA  
STREET NAME

**4**

SEE PAGE 4  
FOR CONSTRUCTION  
NOTES AND SPECIFICATIONS  
FOR THE CONSTRUCTION  
OF THIS TENTATIVE MAP

