

RESOLUTION NO.: 99-009  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2254  
(ERSKINE)  
APN: 009-751-053

WHEREAS, Tentative Tract 2254 has been filed by Tom Erskine, a proposal to subdivide an approximate 25.3 acre site into 87 lots for 85 single family dwelling units (two lots are detention basins), and

WHEREAS, the proposed subdivision would be located on the Northwest corner of Creston Road and Beechwood Drive, and

WHEREAS, Planned Development 97009 has been filed in conjunction with this tentative map request for the purpose of establishing lot sizes and configurations which meet the requirements of the R-1 zoning district, and

WHEREAS, the applicant has requested a two part planned development process and will submit at a later date (prior to final map) an application for the second phase of Planned Development 97009, which will address issues such as landscaping, architecture, fencing, and other issues, and

WHEREAS, an Expanded Initial Study was prepared for this project and a mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) was approved by the Planning Commission on January 12, 1999 via Resolution 99-008, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 12, 1999, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, 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, 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. The site is physically suitable for the type of development proposed;
4. 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 Planning Commission of the City of El Paso de Robles does hereby grant tentative map approval to Tract 2254 subject to the following conditions of this resolution:

**STANDARD CONDITIONS:**

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution. Note: All checked standard conditions shall apply unless superseded by a site specific condition.

**COMMUNITY DEVELOPMENT 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.

2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Tentative Tract Map
C	Tentative Landscape and Wall Design

3. This Tentative Tract Map 2254 and Planned Development 97009 authorizes the subdivision of approximately 25.3 acres into 85 single family residential lots (and two lots for detention basins) ranging from 8,000 square feet to 14,000 square feet.
4. The maximum number of lots permitted within this subdivision/development plan shall be 87. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments) and no lots shall be permitted to be developed beyond one unit per recorded lot.
5. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan (Exhibits B - **reductions attached**; full size copies are on file in the Community Development Department).
6. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 97009 and its exhibits.

7. To mitigate noise from traffic on Creston Road, a decorative masonry wall shall be constructed along lots 15-36 as shown on the conceptual landscaping plan. The following conditions shall be included in to the final design of the wall:
  - a). The 6 feet masonry wall shall be placed on top of the slope where applicable; the wall and slope areas west and south of the wall shall be included into the Landscape and Lighting District. Constructive notice shall be recorded on each property, which states that no modification can be made to the wall to make it higher.
  - b). The wall plan shall be modified to show the wall wrapping around the side of lot 36 and along the rear of lot 37 adjacent to the detention basin on the corner of Creston Road and Beechwood (lot 87).
  - c). As determined by the Development Review Committee on December 14, 1998, a wrought iron fence may be constructed along Creston Road for lot 16 (detention basin) as shown on the Conceptual Landscape Plan. The wall shall be continued on the western property line of lot 15 as shown on the Conceptual Landscape Plan.
  - d). The final wall design and placement along with the final landscaping, shall be reviewed by the Development Review Committee with the Phase II PD.
8. A paved in concrete pedestrian walkway in conjunction with the storm drain easement shall be provided on Lot 16 to allow for access between the interior of the tract and Creston Road. The proposed wrought iron fencing around the basin shall be eliminated from the detention basin design unless determined by the City Engineer to be a safety requirement.
9. Phase II of the planned development shall be applied for prior to the recordation of the final tract map and the following issues will be addressed by the Planning Commission through the public hearing process:
  - a) Landscaping plans in all common areas and detention basins
  - b) Street tree plan
  - c) Decorative sound wall design and materials
  - d) Architecture of homes, style material, etc., four sided architecture
  - e) Entry way wall / signage.
  - f) Privacy fencing and perimeter fencing
  - g) Setbacks, usable rear yard areas
10. All lighting located within the public right of way shall be shielded (directing light downward, rather than outward) to meet the City standard and maintained through a Landscape and Lighting District.
11. The street tree plan shall be revised to provide trees at a maximum of 50 feet on center per the §10.04.060.A.2 of the Municipal Code. The proposed number of tree species shall be reduced to three or four species within the project. The Master Street Plan for the

subdivision shall be reviewed and approved by the Development Review Committee and the Director per §10.04.060.C. of the Municipal Code prior to final map approval.

12. Grading of the tract shall be consistent with Hillside Grading Regulations.
13. In order to assure that adequate maintenance is provided in the event that legislative or other legal measures preclude the use of the landscaping and lighting district for such maintenance, the applicant shall take the necessary legal measures, prior to recordation of the map, to form a Home Owner's Association, which could then serve as a maintenance entity if it ever became necessary. If the Landscape and Lighting District were to be resolved, it would be the Home Owner's Association's responsibility to take over the landscaping and lighting responsibilities of this tract.
14. The tract is proposed to be built in seven development phases. If the developer finds it necessary to change the phasing of the project, Planning and Engineering staff could review and approve the change in phasing.

#### **ENGINEERING SITE SPECIFIC CONDITIONS**

15. The applicant shall dedicate and improve Creston Road and Beechwood Roads to an arterial and local street standards respectively. Dedications shall be to one-half street widths and improvements shall be to one-half street widths plus 12-feet.
16. The applicant shall obtain permission from the School District for any work required within their school property as part of the construction of this tentative tract. The developer maybe required to obtain a drainage easement to allow slope drainage behind Lot Nos. 1-11 onto the school property.
17. Prior to the issuance of a building permit, the applicant shall pay his pro-rata share of the Meadowlark Trunk and South River Road Sewer Reimbursement Fees.
18. The applicant may request a reimbursement for the installation of the 14-inch and 16-inch diameter waterlines in Creston and Charolais Roads. The City Engineer shall confirm and verify the construction costs based on satisfactory documentation provided by the applicant. Once the costs have been confirmed to the satisfaction of the City Engineer, a recommendation maybe made to the City Council to reimburse the applicant. Reimbursement shall only be for that incremental cost of the pipeline above an 8-inch diameter line. The City Council shall make the final determination for such request.
19. The block wall proposed for construction along Creston Road shall be located on private property and its maintenance shall be the responsibility of each property owner.
20. Construction traffic shall access the site by the way of Creston Road to Beechwood Road. Because of the proximity of the elementary school, construction traffic shall not access the site by the way of Meadowlark to Beechwood roads.

#### **PHASE ONE:**

21. Beechwood Road shall be dedicated and improved (one-half width plus 12-feet) to a local street standard along the phase one property frontage of the tentative tract.
22. The waterline in Beechwood shall be extended from Meadowlark Road to the southerly boundary of the phase one improvements.
23. The applicant shall connect to the existing manhole on Creston Road. A minimum 12-foot wide all-weather roadway shall be provided for the portion of the sewer main within "A" Street and the easement in Lot 16.
24. The detention basin on Lot 16 and adequate drainage system shall be installed with phase one development as required by the City Engineer.

**PHASE TWO:**

25. The applicant shall extend the waterline in Beechwood and connect to the waterline "B" Street at Lot 63 and 46. This would provide a looped system for this phase of the tentative tract development.
26. The developer shall install a all-weather access road above the sewerline adjacent to the detention basin (Lot 16).

**PHASE THREE:**

27. The applicant shall dedicate and improve Beechwood Road along the property frontage of this phase three development.
28. The applicant shall dedicate and improve Creston Road along the entire tentative tract property frontage.
29. The applicant shall install the 14-inch and 16-inch diameter waterline in Creston and Charolais Roads.

**PHASE FOUR:**

30. The applicant shall install a waterline connection to the north for a future connection with Tentative Tract 1983 development.

**AIR POLLUTION CONTROL DISTRICT CONDITIONS:**

31. Walls and attic insulation shall be increased beyond Title 24 requirements. The building plans shall include calculations for Title 24 requirements and indicate how additional insulation has been added.
32. Construction traffic shall avoid unpaved roads and use paved roads to access the site when feasible.
33. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

34. Water trucks or sprinklers systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph.
35. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
36. All dust control mitigation measures required shall be shown on the grading plans. The contractor shall designate a person to monitor dust control program and the name and number of such persons shall be provided to the City.

PASSED AND ADOPTED THIS 12th Day of January, 1999 by the following Roll Call Vote:

AYES: Warnke, Ferravanti, Finigan, Steinbeck

NOES: None

ABSENT: Nemeth

ABSTAIN: Johnson

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CHAIRMAN GEORGE FINIGAN

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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