

RESOLUTION NO. 99-089
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2350
(WEYRICH DEVELOPMENT)
APN: 025-361-012

WHEREAS, Tentative Tract 2350 has been filed by Weyrich Development Company, a proposal to subdivide an approximate 90 acre site into 175 single family residential lots (137 conventional lots and 38 lots within a gated community), and

WHEREAS, the proposed subdivision would be located west of Rolling Hills Road, east of Golden Hill Road and north of Creston Road adjacent to the Williams Plaza, and

WHEREAS, Planned Development 99021 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district, and

WHEREAS, the Planned Development application is being proposed to create resulting lots sizes that are generally uniform in their size and configuration (no smaller than 10,000 square feet), that are consistent with the overall base density for the site, but would not strictly adhere to the lot size and depth criteria under the hillside ordinance if these were not pad graded lots, and

WHEREAS, an Expanded Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and a mitigated Negative Declaration was approved by the Planning Commission on November 23, 1999, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 23, 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 2350 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. When future applications are submitted to the City for development of the newly created lots, additional site specific conditions will apply. 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 / Site Plan
C	Preliminary Grading and Drainage Plans
D	Utility Plan
E	Phasing Plan and Text
F	Site Sections
G1-G3	Conceptual Perimeter, Park, Detention and Street Tree Planting
H	Rolling Hills Road Amended Street Section

3. This Tentative Tract Map 2350 and Planned Development 99021 authorizes the subdivision of approximately 90 acres into 175 single-family residential lots. Thirty eight (38) of the parcels shall be within a gated community, with private roads and maintenance. One hundred thirty seven (137) of the parcels shall be of conventional subdivision design with public roads.
4. The maximum number of lots permitted within this subdivision/development plan shall be 175. 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, preliminary grading plan, phasing plan, utilities, cross sections, and landscaping improvements (Exhibits B - G, reductions attached; full size copies are on file in the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.
6. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 99021 and its exhibits.
7. The tract is proposed to be built in five 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. Staff determination on the appropriateness of the phasing revisions shall be based on the ability for that particular phase to “stand alone” and /or contribute as necessary to orderly development of this project and the surrounding area.
8. Prior to recordation of a Final Map for Phase I, the following detailed plans shall be submitted for review and approval by the Development Review Committee (DRC):
 - Perimeter Landscaping adjacent to Rolling Hills and Golden Hill Road (all phases)
 - Perimeter Wall design(s) for all phases and Placement for perimeter wall (phase I)
 - Landscaping for Open Space Lot A and Slope on Williams Plaza property
 - Water Tank Park Landscaping, Site and Amenity details
 - Master Street Tree Planting Plan
 - Entrance and Hardscape Details
 - Detention Basin Park Plan and Amenity details

Once approved by the DRC, these improvements shall be installed or bonded for prior to map recordation on a phase by phase basis as described in the Phasing exhibit.

9. The perimeter wall shall be installed on a phase by phase basis, but the design of said wall shall be reviewed in conjunction with the perimeter landscaping plans to show how landscaping and planting will complement each other.
10. The applicant shall implement all mitigation measures contained in the Project Mitigation Table of the Project's Environmental Initial Study. These mitigation measures have been incorporated as project conditions within both the Tentative Tract and Planned Development Resolutions.

Air Quality

11. The applicant shall incorporate the following design and operational measures to minimize short term air emissions:

- Reduce the amount of disturbed areas where possible;
 - Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceeds 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
 - All dirt stock-pile should b sprayed daily as needed;
 - Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
 - Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grasses seed and watered until vegetation is established;
 - All disturbed soil areas not subject to revegetation should b stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the local agency (who may consult with APCD);
 - Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 - All trucks hauling dirt, san, 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);
 - Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
 - Sweep streets at the end of each day if visible soil material is carried onto adjacent road. Water sweepers with reclaimed water should be used where feasible.
12. The applicant shall design and provide for the following long term air emission mitigations as part of the project design as follows:
- When feasible, orient buildings to maximize natural heating and cooling;
 - Provide for street tree planting as shown;
 - Provide for pedestrian and bicycle access within project;
 - Utilize outdoor electrical outlets to encourage the use of electric appliances and tools when feasible;
 - Provide bicycle parking for park facilities;
 - When feasible, use of built-in energy efficient appliances, double-paned windows, and energy efficient interior lighting.

Traffic and Circulation

13. Project frontage improvements along Rolling Hills Road and Golden Hill Road and each site access intersection shall be installed on a phase by phase basis per City standards

(and/or as approved by City Council). On Rolling Hills Road, southbound left-hand turn pockets shall be designed and constructed; on Golden Hill Road, northbound left-turn pockets shall be designed and constructed.

Biology & Wildlife

14. The Monterey Pine tree located at the north end of the site shall not be disturbed during nesting season (of the red-tail hawk), generally between December and April. If the developer intends to proceed with grading within that nesting season, a qualified biologist must conduct a pre-construction survey to determine whether there is still an active nest. If there is not an active nest, grading can proceed. If the nest is determined to be active, grading can only proceed in accordance with the recommendations of a qualified biologist.
15. The southwest portion of the site, near the off-site retention basin, shall incorporate landscape plant materials that are moisture-loving and characteristic of wetland zones. Such plant materials include native willows (*Salix lucida* ssp. *Lasiandra* – shining willow, and *S. sesilifolia* sandbar willow), cottonwoods (*populus fremontii*) and sycamores (*platanus racemosa*).
16. Erosion control measures shall be undertaken throughout construction to reduce water velocity and inhibit soil movement.
17. Native oak trees shall be included in the final landscape palette for the project, and native trees such as Bigberry manzanita (*Arctostaphylos glauca*), toyon (*Heteromeles arbutifolia*), and mountain lilac (*Ceanothus cuneatus*) are recommended to be included the palette for to complement oak woodland-like planting.

Oak Tree Protection

18. The oak tree protection measures outlined in Jack Brazeal's November 2, 1999 Oak Tree Protection and Preservation Report shall be implemented. Mitigation measures include:
 - Following the guidelines of the report to insure protection and preservation of the nine (9) existing trees;
 - Show all tree protection and preservation measures and requirements on the approved grading and drainage plans;
 - Highlight sensitive areas on the grading plans with a note stating tree protection and tree preservation shall be given priority over development.
19. Constructive Notice shall be provided to all property owners within the subdivision of the City's Oak Tree Preservation Ordinance and associated guidelines for oak tree protection.
20. Extraordinary grading and home design/development measures shall be expected/necessary for parcels: 159, 160, 148, 149, 150, 151, 152, 48, 31, 33, 35, & 36 in

accordance with Exhibits F-1 through F-4 of PD 99021 Resolution of approval. Constructive notice shall be provided to the future owners of these parcels of the design parameters adopted for residential lot development of these lots.

Noise

21. The following standard mitigation packages shall apply for lots 10 through 47 unless additional noise engineering verifies that indoor noise levels can be reduced to acceptable levels by other means:

NLR of 20 dB (Outdoor noise 60-65 Ldn)

- A. Air conditioning or a mechanical ventilation system (so the doors and window can be kept fully closed)
- B. Windows and sliding glass doors with low air leak rate frames (less than 0.5 cfm per foot of crack length)
- C. Exterior doors of solid construction (with perimeter weather stripping and threshold seals)

NLR of 25 dB (Outdoor noise 65-70 Ldn)

- D. Exterior walls faces with stucco or brick veneer (wood siding with soundboard underlayment as alternate)
- E. Glass area in any room less than 20% of floor area (applies to walls directly facing noise source)
- F. Roof or attic vents provided with noise baffles (applies to wall directly facing noise source).

22. Lots 48 through 85 shall include the mitigations A-C above, unless adequate shielding is provided by the construction of homes on lots 10 through 47.
23. Noise exposure of the rear yard areas directly facing the road shall be reduced by approximately 10dB through the installation of a barrier wall tall enough to block the sight line at the top of the slope. Additional noise engineering documentation will be required to document the necessary minimum wall heights and locations. However, unless shown otherwise through additional noise engineering study, a sound wall shall be installed along the eastern edge of lots 10 through 47 on Golden Hill Road, including returns at project entrances (lots 10, 24, 25, 42, 43, and 47). A sound wall shall be located along the rear of lots 153 to 157 to provide a barrier from commercial truck noise.

Cultural/Archaeological

24. Additional monitoring is not deemed necessary. However, in the event that during site construction there are archaeological or historical resources unearthed, work shall stop and the developer and/or his contractor shall contact the Community Development

Department so that appropriate mitigation measures can be identified and implemented per CEQA requirements.

ENGINEERING SITE SPECIFIC CONDITIONS

Conditions to be met for all phases of construction:

25. Prior to the recordation of the final map for each phase, all infrastructures, such as streets, water, sewer, landscaping, storm drain and utilities, shall either be constructed or securities provided to insure completion.
26. Prior to the issuance of Certificates of Occupancy, two sources of water and secondary emergency access shall be provided.
27. Prior to or concurrent with the recordation of the final map, the property owner shall record an instrument, to be approved by the City Attorney, naming the City of El Paso de Robles as the sole agent for pumping and delivering the overlyer's groundwater rights.
28. Concurrent with the issuance of a building permit, those lots that will sewer to the north shall pay their pro-rata share of the Golden Hill Road and Airport Road, and River Road Sewer Reimbursement Agreements.
29. Any existing water wells located on the project site shall be abandoned in accordance with SLO County Environmental Health standards.

Phase One

30. Prior to the recordation of the final map, the developer shall construct the detention basin at the north end of the property.
31. Prior to the issuance of a Certificate of Occupancy, the developer shall provide adequate erosion measures for the remaining phases as reviewed and approved by the City Engineer.
32. Prior to the recordation of the final map, the developer shall upgrade the Orchard Bungalow Booster pump to serve the entire tract. The City may require that the pump be upgraded and extend high pressure water lines to serve other properties and reimburse the developer for the incremental cost of the upgrade.
33. The applicant will install a 16-inch water main in Golden Hill Road and a 24-inch waterline from the proposed tank to Golden Hill Road and to Rolling Hills Road. It is recommended that the City reimburse the developer for these costs.
34. The applicant shall dedicate a water easement for the 24-inch pipe from the proposed 4-million gallon tank to Golden Hill Road and for the 14-inch pipe from the Orchard Bungalow booster station to Golden Hill Road.

35. Prior to the recordation of the final map, the applicant shall extend the sewer main from Creston Road to serve his tract.
36. Prior to the recordation of the final map, Golden Hill Road shall be constructed to an arterial road Standard A-1 from the tracts southerly boundary up to Lot 41. Raised traffic islands at the entry streets will be allowed.
37. Prior to the recordation of the final map, Rolling Hills Road shall be constructed from the tract's southerly boundary up to and including 'A' Street. The street section shall be a modified local standard per attached exhibit as approved by the City Council.
38. As part of the grading design for the tract, the applicant shall include contour grading around the existing and proposed water tank. The applicant agrees to grade the pad for the proposed water tanks.
39. Prior to the recordation of the final map, the applicant shall install meandering sidewalks, landscaping and irrigation for that portion of the City's property below the water tanks. Final design shall be reviewed and approved by the Development Review Committee (DRC).
40. Prior to the issuance of a Certificate of Occupancy, the applicant shall provide a dual left turn pocket on Rolling Hills Road between the northern and southern project boundaries in a manner to be approved by the City Engineer.

Phase Two

41. Prior to the recordation of the final map, Golden Hill Road shall be improved to an Arterial Road Standard No. A-1 (with raised traffic islands at the entry street) from Lot 41 to Lots 29 & 30.
42. Prior to the issuance of Certificates of Occupancy, hammer- heads shall be provided at 'D' and 'A' Streets.
43. Prior to the recordation of the final map, the applicant shall extend the 16-inch water line in Golden Hill Road to the northerly boundary of Phase Two construction. It is recommended that the City reimburse the developer for these costs.

Phase Three

44. Prior to the recordation of the final map, the applicant shall improve Rolling Hills Road to a modified street standard as shown on the attached exhibit, from 'A' Street to Golden Hill Road and as approved by the City Council.
45. The applicant will install a 24-inch water main in Rolling Hills Road to Golden Hill Road. It is recommended that the City reimburse the developer for these costs.

46. Prior to the issuance of a Certificate of Occupancy, the applicant shall provide a striped southbound left turn pocket on Rolling Hills Road at "A" Street.

Phase Four

47. Prior to the recordation of the final map, the applicant shall improve Golden Hill Road to an arterial Street Standard No. A-1 (with raised traffic islands at the entry street) from the northerly boundary of Phase Two to Rolling Hills Road. This completes the improvements on Golden Hill Road along this tract's frontage.
48. The applicant shall install a 16-inch water line in Golden Hill Road. It is recommended that the City reimburse the developer for these costs.

EMERGENCY SERVICES

49. Fire hydrants shall be required to be installed both on and off-site. Emergency Services will indicate the location for the hydrants. Hydrants will be required on Golden Hill Road as that phase is constructed. The hydrant north of the main entrance on "F" Street in Phase I shall be moved closer to the intersection. The 500-foot spacing can/shall still be met.
50. The applicant shall provide an approved audio controlled gate opener system for each gated access subject to approval of the Fire Chief.
51. The private road within the gated portion of the project in phase one shall have a continuous street name. All street names will be subject to review and recommendation by the Fire Chief.
52. The Emergency Access and Public Works Easement/Maintenance Road will be a minimum of an all-weather surface. Asphalt as proposed by the applicant shall be acceptable.
53. Appropriate provisions shall be made to update the Fire Department Run Books.
54. The applicant shall establish a truck and construction staging area that will be accessed from Golden Hill Road to minimize AM peak construction traffic and material delivery impacts to the surrounding residences. The appropriate location of the staging area will be determined by the City staff in conjunction with grading improvement plan review.

PASSED AND ADOPTED THIS 23rd Day of November, 1999 by the following Roll Call Vote:

AYES: FERRAVANTI, FINIGAN, STEINBECK, TASCONA, WARNKE

NOES: JOHNSON

ABSENT: NEMETH

ABSTAIN: NONE

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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