

RESOLUTION NO. 00-009

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR TRACT 2351  
(ELDRED)

APN: 009-751-016

WHEREAS, Tentative Tract 2351 has been filed by North Coast Engineering on behalf of Lance Eldred, a proposal to subdivide an approximate 21.3 acre site into 64 lots for 64 single family dwelling units, and

WHEREAS, the proposed subdivision would be located at the northwest corner of Creston Road and Charolais Road, and

WHEREAS, Planned Development 99027 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 property currently has an approved Vesting Tentative Tract Map 2006 and Planned Development 91005, that would subdivide the property into 68 lots for 68 single family dwellings, and

WHEREAS, Vesting Tentative Tract 2351 and Planned Development 99027 would utilize the same street and lot design, but would proposed a detached dwelling rather than a attached dwelling as approved with Tentative Tract 2006 & Planned Development , PD 91005, and

WHEREAS, Vesting Tentative Tract 2006 and Planned Development 91005 shall be replaced by Tentative Tract 2351 and Planned Development 99027 so that multiple projects are not approved for the same property, and

WHEREAS, an 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 February 8, 2000 (on file in the Community Development Department), and

WHEREAS, a public hearing was conducted by the Planning Commission on February 8, 2000, 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 2351 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.

1. 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              | Preliminary Grading and Drainage Plan |

2. This Tentative Tract Map 2351 and Planned Development 99027 authorizes the subdivision of approximately 21.3 acres into 64 single family residential lots, where Lots 1-61 range in size

from 7,000 square feet to 10,983 square feet and Lots 62-64 range from 11,121 to 27,940 square feet.

3. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading and drainage plan, the house siting plan and the preliminary landscape plan (Exhibits B-E- reductions attached; full size copies are on file in the Community Development Department).
4. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 99027 and its exhibits.
5. Grading of the tract shall be consistent with Hillside Grading Regulations.
6. The proposed street name for the entire street in the subdivision is Shadow Creek Lane, including the short entry street off of Charolais Road. Shadow Creek Lane would be a continuation of the street through the tract to the west.
7. The applicant shall provide a 1 foot non access easement along the rear/side of all lots that back up /side against a collector or arterial street. A non access easement shall also be provided at the rear of Lots 58-61.
8. Prior to the issuance of a grading permit an Archeological Survey shall be provided to City Staff for review.
9. Prior to the issuance of a grading permit Noise Study shall be provided to City Staff for review. The report shall determine the recommended height of the noise wall. If the noise study determines that other noise mitigations are necessary, additional conditions may be necessary.
10. The tract is proposed to be built in one development phase. 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**

11. Prior to or concurrent to the recordation of the final map, a "Private Maintenance Agreement" shall be recorded to inform future property owners of Lots 62, 63 & 64 that they are jointly responsible for the maintenance of the access driveway.
12. Prior to the issuance of a grading permit or the recordation of the final map, whichever comes first, the Fire Marshal shall review and approve the final design of the private drive that serves Lots 62, 63 & 64.

13. An oak tree inventory report prepared by an arborist shall be submitted as part of the grading plan review. Mitigation measures recommended by the arborist to address the impact of the development to the existing oak trees shall be incorporated to the design of the project and implemented during construction.
14. The applicant shall obtain approval from the City Council to remove any oak trees.
15. The applicant shall relocate the rear lotlines of Lots 21, 22 & 23 to the top of the proposed slope.
16. The applicant shall re-design Lot 33 so that it drains within its boundary.
17. The applicant shall improve Creston Road to an arterial standard No. A-1 connecting to existing improvements to the north and proceeding south, ending at the southerly side of the old alignment of Charolais Road. Transition to existing pavement shall be constructed as directed and approved by the City Engineer.
18. The applicant shall install electrical conduit and appurtenances for a future signal at the intersection of Creston and re-aligned Charolais Road.
19. The applicant shall remove all existing paving of the abandoned portion of Charolais Road.
20. This project shall comply with all recommendation of the traffic study as submitted under Tentative Tract 2006.
21. Creston Road widening shall be extended southerly to provide for a north-bound left-turn lane sufficient to store five vehicles (100 feet of storage) to accommodate projected traffic at Year 2010.
22. The portion of Creston along the easterly boundary of the site shall be striped to provide a right-turn lane to Charolais Road.
23. The applicant shall install a 16-inch diameter waterline from an existing 14-inch waterline at the north end and then proceeding southerly to the southerly right-of-way of old Charolais Road.
24. The applicant shall install an 8-inch waterline between Lot Nos. 18 and 19 and connect to the existing 14-inch waterline in Creston.
25. The applicant shall pay his pro-rata share of the Meadowlark and River Road Sewer Reimbursement Agreement.

26. The subdivider shall dedicate, in fee simple, the existing drainage channel along the northern boundary of the tract as an open space lot. This open lot shall be annexed into the Landscape and Lighting District for maintenance.
27. Landscape buffers adjacent to Creston and Charolais Roads shall be dedicated to the City as open space lots. These lots shall be incorporated into the Landscape and Lighting District for maintenance.
28. The residual triangular parcel, which is created as a result of the realignment of Charolais Road, shall be dedicated to the City in fee simple as an open space lot.
29. Prior to the approval of the improvement plans and incorporated with the improvement plans, the applicant shall submit landscape and irrigation plans for the following areas:
  - All street parkways
  - Landscape buffers at Creston and Charolais Road
  - Residual triangular parcel
  - Raised median at “A” Street
30. The Landscape and Irrigation Plans shall be reviewed and approved by the Development Review Committee and the Director of Public Works prior to the issuance of any construction permits.
31. Prior to the recordation of the final map, the applicant shall underground all existing overhead utilities along Creston Road.

**AIR POLLUTION CONTROL DISTRICT CONDITIONS:**

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.

**EMERGENCY SERVICES SITE SPECIFIC CONDITIONS**

- 37. Fire hydrants will be required at the spacing of 500' maximum for single family residential projects. The hydrant locations will be determined by Emergency Services prior to construction and will be installed according to City Specifications.
- 38. The proposed entrance off Charolais Rd will bear the same name as the other street in the tract (Shadow Creek Rd.).
- 39. The City will assign addressing for the tract.
- 40. All open space will be managed by inclusion in the Landscape and Lighting District.
- 41. An approved turnaround will be required for the private drive.
- 42. Provisions shall be made to update the Fire Department Run Book.

PASSED AND ADOPTED THIS 8th Day of February, 2000 by the following Roll Call Vote:

AYES: Warnke, Tascona, Nemeth, McCarthy, Steinbeck, Johnson, Finigan

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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CHAIRMAN GARY NEMETH

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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