

RESOLUTION NO.: 01-046

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 01-141 (BRADSHAW)

APN: 009-761-008

WHEREAS, Parcel Map PR 01-141 has been filed by Tim Roberts on behalf of Dennis Bradshaw for the creation of two single family residential parcels from a single residential parcel, located on Snead Street at Wade Street just south of Pat Butler Elementary School, and

WHEREAS, Tentative Parcel Map PR 97-177 was approved by the Planning Commission on December 9, 1997, and

WHEREAS, a one-year time extension was approved on January 11, 2000 extending the time limit on the map to December 9, 2000, and

WHEREAS, an application for a time extension was not submitted prior to the December 9, 2000 date therefore, PR 97-177 expired, and

WHEREAS, the applicant is now asking to renew Tentative Parcel Map 97-177 with Tentative Parcel Map 01-141, and

WHEREAS, a public hearing was conducted by the Planning Commission on May 22, 2001 to consider facts as presented in the staff report prepared for this parcel map application, and to accept public testimony regarding the proposed parcel split, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

1. The proposed tentative parcel map is consistent with the adopted General Plan for the City of El Paso de Robles;
2. 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 land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the land division 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;
8. The construction of the required improvements noted herein, within the specified time frames noted herein, are necessary to assure orderly development of the surrounding area;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant tentative map approval for Parcel Map PR 01-141 subject to the following conditions of approval:

STANDARD CONDITIONS OF APPROVAL:

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

SITE SPECIFIC CONDITIONS OF APPROVAL:

2. The Final Parcel Map shall be in substantial compliance with the tentative parcel map (Attachment A - reduction attached and on file in the Community Development Department). All conditions shall be complied with in a manner subject to approval of the City of El Paso de Robles.
3. An oak tree inventory shall be prepared by a certified arborist listing the disposition and health of any oak trees proposed to be removed. Additionally, a creek re-vegetation plan shall be prepared and approved by the Public Works Department and/or any other public agency who has jurisdiction over this creek. The City Council shall give the final approval for any removal of oak trees.
4. Concurrent with the recordation of the final map, the applicant shall record a Private Maintenance Agreement to insure the maintenance of the private road, the bridge which serves the two lots and the culverts. The agreement shall be in a form approved by the City Engineer.

5. In accordance to the adopted Master Plan of Bikeways, the applicant, prior to the recordation of the final map, shall dedicate and construct a Class I bikepath. The alignment and construction of the bikepath shall be reviewed and approved by the City Engineer and designed to meet Caltrans Standards and Specifications.
6. The public waterline shall be extended to the property line. The on-site fire hydrant shown on the tentative parcel map shall be deleted.
7. The applicant shall connect two separate sewer laterals for each lot. The connection shall be by gravity flow if feasible. Each sewer lateral shall have a backflow prevention device. Connection to the existing sewerline shall be reviewed and approved by the City Engineer.
8. The applicant shall pay his pro-rata share of the Meadowlark and South River Road Sewer Reimbursement Agreements.
9. The soffitt of the proposed bridge to serve the two lots shall be designed with one-foot freeboard above the 100 year flood plain elevation. The proposed culvert shall be designed to convey the 100 year storm frequency.
10. Prior to the issuance of any construction permits, the applicant shall obtain and submit clearance from the U.S. Army Corp of Engineers and the California Department of Fish and Game for work within the existing creek.
11. Prior to the recordation of the final map, the applicant shall submit drainage calculations to confirm and verify the 100 year flood plain elevation. These calculations shall be prepared by a licensed civil engineer. The limits of the flood plain shall be dedicated to the City and annexed into the Landscape and Lighting Maintenance District.
12. Prior to the issuance of a Certificate of Occupancy for each lot, a licensed land surveyor or civil engineer shall certify that the finish floors have been constructed at one-foot above the 100 year flood plain elevation.
13. Any existing overhead utility lines shall be placed underground at the applicant's expense.
14. Snead Street shall be terminated in a manner approved by the City Engineer and the Fire Marshal.
15. Reciprocal access and utility easements shall be recorded in favor of both parcels.
16. The applicant shall dedicate a 10-foot wide public utility easement as required by Pacific Gas and Electric Company.

PASSED AND ADOPTED THIS 22nd day of May 2001 by the following Roll Call Vote:

AYES: Nicklas, McCarthy, Warnke, Johnson, Steinbeck, Calloway

NOES: None

ABSENT: Tascona

ABSTAIN: None

CHAIRMAN, RON JOHNSON

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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