

DATE: 10/5/99 AGENDA ITEM # 13  
( ) APPROVED ( ) DENIED  
( ) CONTINUED

TO: JAMES L. APP, CITY MANAGER  
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR *Bob*  
SUBJECT: OPPORTUNITY FOR THE CITY TO COMMENT ON A SANTA YSABEL RANCH DEVELOPMENT PROPOSAL  
DATE: OCTOBER 5, 1999

Needs: For the City Council to consider whether or not to provide comments on a proposed development on the Santa Ysabel Ranch in the County Unincorporated Area.

- Facts:
1. Attached is a copy of two related applications to the County regarding the Santa Ysabel Ranch of San Luis Obispo. The applicant is David Weyrich. One application is for a Development Plan, the other for a Lot Line Adjustment. A proposed site plan is attached to the applications.
  2. The property owner is seeking to adjust existing lot lines to create 150 developable lots on the 868 acre site (average lot size over 5.7 acres).
  3. The County of San Luis Obispo is processing the applicant's requests and is providing an opportunity for comment by the City of Paso Robles.

Analysis  
and  
Conclusion:

The subject property is within the City's "Planning Impact Area". The Paso Robles General Plan anticipates that if the property were in the City that it would be developed for residential purposes with a 2.5 acre minimum lot size. Hence, the development application before the County is less than 1/2 the density of the City's General Plan.

Regardless of density, it can be anticipated that residential development on the City's boundaries will tend to create impacts on City streets and City facilities, including but not limited to use of City Library and Recreation programs. In the absence of off-setting development impact fees or other mitigation measures, one could expect that there will be a fiscal impact to the City of Paso Robles.

To the extent that relatively higher incomes of future residents contribute to the Paso Robles sales tax receipts (directly or indirectly), there would be a tendency to off-set these fiscal impacts. The amount of possible fiscal off-set is, however, speculative.

Over the past months there has been informal discussion regarding whether or not the City realistically expects the "Parkway Loop Road" that is shown in the General Plan to ever be constructed. A copy of the Circulation Plan, showing the planned roadway, is attached. Some related factors are described as follows:

- With the eastern (County) half of the Chandler Ranch property being committed to vineyards and a possible AG cluster of large lot residential development, there appears very little prospect that the Parkway Loop Road will ever be developed through that property;
- Topographic constraints may preclude development of the Parkway Loop Road through the Spanish Lakes property (even in light of a reserved alignment);
- Construction of the Charolais Road extension and bridge may eventually provide a more feasible river crossing south of the Niblick Bridge.

Development of the Santa Ysabel Ranch is not being designed to accommodate the four-lane Parkway Loop Road called for in the City's General Plan. Bisecting the property with a four lane arterial street could be perceived as disruptive to the scale and nature of the proposed development.

The potential need for the Parkway Loop Road (and the extent to which the Charolais Road extension and bridge could help meet that need) is one of the policy issues that would be addressed with an up-date of the Circulation Element of the City's General Plan. Since the Circulation Element up-date has not yet occurred, it would seem premature to determine that the proposed development is consistent with the Circulation Element of the City's General Plan.

Policy

Reference:

General Plan (Land Use and Circulation Elements)

Fiscal

Impact:

To the extent that fiscal impacts are not off-set with direct or indirect generation of revenues to the City, residential development on the City's boundaries will tend to create an unmitigated adverse fiscal impact on the City of Paso Robles.

Options:

- a. Determine that the City cannot support the project because of the potential adverse fiscal impacts and inconsistency with the City's Circulation Element of the General Plan, directing staff to communicate the City's concerns to the County of San Luis Obispo;
- b. Determine that the potential positive economic effects of a 150 lot "up-scale" residential development on the City's boundaries may tend to off-set the potential adverse fiscal impacts on the City, and that a combination of factors would seem to work against the eventual construction of the Parkway Loop Road, concluding that the City does not have comments on the project at this time;
- c. Amend, modify or reject the foregoing options.

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Bo Jater

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING



VICTOR HOLANDA, AICP  
DIRECTOR

BRYCE TINGLE, AICP  
ASSISTANT DIRECTOR

ELLEN CARROLL  
ENVIRONMENTAL COORDINATOR  
BARNEY MCCAY

CHIEF BUILDING OFFICIAL  
PATRICK BRUN

ADMINISTRATIVE SERVICE OFFICER

RECEIVED

SEP 27 1999

THIS IS A NEW PROJECT REFERRAL

DATE: 9/22/99

TO: City of Paso Robles

Weyrich Dev / 59900561 (COAL 99-0229)  
Project Name and Number 0990002D

FROM: Mike Druze  
Development Review Section (Phone: 781-5618)

PROJECT DESCRIPTION: 1.5 million sq feet of grading and adjust lot lines of 150 parcels. Parcels proposed to be 1.2 ac to 6.0 ac

Return this letter with your comments attached no later than: \_\_\_\_\_

**ART 1 IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?**

YES (Please go on to Part II)

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

**PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?**

NO (Please go on to PART III)

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

**PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.** Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date \_\_\_\_\_ Name \_\_\_\_\_ Phone \_\_\_\_\_

13-3



# GENERAL PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File Nos. D990067

## APPLICATION TYPE CHECK ALL THAT APPLY

- |                                                 |                                                          |                                                    |                                                          |                                                 |
|-------------------------------------------------|----------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Construction Permit    | <input type="checkbox"/> Site Plan                       | <input type="checkbox"/> Public Lot                | <input type="checkbox"/> Sending Site                    | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Emergency Permit       | <input type="checkbox"/> Minor Use Permit                | <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Receiving Site                  | <input type="checkbox"/> Amendment w/Update     |
| <input type="checkbox"/> Zoning Clearance       | <input checked="" type="checkbox"/> Development Plan     | <input type="checkbox"/> Lot Line Adjustment       | <input type="checkbox"/> Preliminary Determination       | <input type="checkbox"/> Specific Plan          |
| <input type="checkbox"/> Road Naming/Addressing | <input type="checkbox"/> Variance                        | <input type="checkbox"/> Parcel Map                | <input type="checkbox"/> Condominium (new or conversion) | <input type="checkbox"/> Ordinance Amendment    |
| <input type="checkbox"/> Tree Removal           | <input type="checkbox"/> Surface Mining/Reclamation Plan | <input type="checkbox"/> Tract Map                 | <input type="checkbox"/> Road Abandonment                | <input type="checkbox"/> Ag Preserve            |
| <input type="checkbox"/> Plot Plan              | <input type="checkbox"/> Voluntary Merger                | <input type="checkbox"/> Reversion to Acreage      | <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver  | <input type="checkbox"/> Other                  |

## APPLICANT INFORMATION

CHECK BOX FOR CONTACT PERSON

Landowner Name Waynch Dev. Co Daytime Phone: 239-11040  
 Mailing Address 1245 Vine St, Paso Robles, CA Zip: 93446  
 Applicant Name SAME Daytime Phone: \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip: \_\_\_\_\_  
 Agent Eng. Dev. Assoc. Daytime Phone: 549-8658  
 Mailing Address 1320 Nipomo St, SLO, CA Zip: 93401

## PROPERTY INFORMATION

Total Size of Site: 868 AC Assessor Parcel Number(s): See Attached  
 Legal Description: See Attached  
 Address of the project (if known): Between S River Rd & Salinas River, East of the Hwy 101/A16 w/ an interchange  
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 101 North to Niblick Rd, east on Niblick Rd, south on S. River Rd.  
 Describe current uses, existing structures, and other improvements and vegetation on the property: Vacant Rural, Single Family, Vacant Agricultural  
 Describe the proposed project (inc. sq. ft. of all buildings): Development Plan - See attached project description - Cluster 1.5 miles spacing.

## LEGAL DECLARATION

I, the owner of record of this property, consent to the named agent/applicant to act in my behalf in connection with this matter. I have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature J. X. Wiley Date 8/27/99

OFFICE USE ONLY			
Date Received: _____	By: _____	Receipt No.: _____	Use Group?: _____
Planning Area: _____	Community Code: _____	[ ] "A" Use [ ] "S" Use	
Land Use Category: _____	Combining Designation: _____		
Coastal Zone: [ ] In [ ] Out	Enforcement Case: [ ] Yes [ ] No	File # _____	Addressing: _____
Comments: _____	Planner: _____	Date: <u>13-4</u>	



# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No. \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Not Applicable

Describe existing and future access to the proposed project site (i.e. dirt roads, locked gates, etc): S. River Rd & Santa Ysabel Rd

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site? \_\_\_\_\_

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Resid. Rural South: Ag.  
East: Ag. West: Ag.

For all projects answer the following: TBD

What is the square footage and percentage of the total site (approximately) will be used for the following:

Buildings: 500,000 sq. feet 1.4 % Landscaping: N.A. sq. feet \_\_\_\_\_ %  
Paving: 1,000,000 sq. feet 5.6 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 1,000,000 sq. ft. Total area of grading or removal of ground cover: 55AC

Number of parking spaces proposed: N.A. Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: Unknown Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: To be established

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

Fire Agency: - List the agency responsible for fire protection: Paso Robles Fire Station #1 & #2

J. A. For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_

Total floor area of all structures including upper stories: \_\_\_\_\_

For residential projects, answer the following:

Number of residential units: 150 Number of bedrooms per unit: TBD

Total floor area of all structures including upper stories, but not garages and carports: TBD

Total of area of site minus building footprint and parking spaces: TBD 13-5

# **SANTA YSABEL RANCH PROJECT DESCRIPTION**

**August 25, 1999**

The following discussion describes the Santa Ysabel Ranch lot line adjustment. This discussion is meant to define various aspects of the project and highlight the development concept. Specific studies related to project constraints have been prepared and have been used to define the direction of this development proposal.

## **1. GENERAL DESCRIPTION**

The Santa Ysabel Ranch project is a lot line adjustment of 150 certificated parcels clustered on 868 acres. The new parcels have been placed on the most appropriate portions of the site with the balance being either in open space, agriculture, and project recreation facilities. These parcels will be served by a mutual water company that will be formed and individual on-site septic systems will be used for waste disposal.

## **2. NEW PARCELS**

The certificated parcels have been clustered in an effort to maintain significant open space. The lots range in size from 1.2 acres to 6.0 acres. The lots have been designed to take advantage of the existing oak trees and minimize removal of this resource. Developable areas have been identified on slopes of less 30% in order to comply with County development regulations.

## **3. ON-SITE ROADS**

The project will utilize on-site private gated roads for access to the parcels. These roads will be built to County standards and will have a minimum width of 18-feet in accordance with County standard A-1(a). Where appropriate, the roadways will be increased in width to 26-feet in accordance with the same standard to control drainage. Since these roads are private, we are proposing to place them in 50-foot right-of-ways in order to minimize disruption to the vegetation on the property.

The major points of access to the project will have defined entrance improvements with security gates that can be operated by the residents and emergency response personnel. Santa Ysabel Road will be improved from South River Road to the project entrance and entrance improvements and an emergency access will be place along South River Road to the southeast.

#### **4. WATER SYSTEM**

The new parcels will be served through a creation of a mutual water company for the project. On-site water resources are substantial and the system will involve the construction of pumping facilities, storage tank, pressure boosting station, and pressure reduction stations. An emergency generator will be installed to provide backup power for water service during periods of electrical outages. Water quality is considered to be good and, if necessary, treatment can be easily provided.

#### **5. ON-SITE SEWAGE DISPOSAL**

Percolation tests conducted for the property have identified very suitable soils for the use of on-site disposal systems. Each parcel is large enough to meet the requirements for individual site disposal.

#### **6. OPEN SPACE AND TREE PRESERVATION**

The primary objective of the project has been to locate roads and new parcels in areas that will result in the least disturbance to the existing oak trees. By utilizing on-site private roads the vegetation can be more easily avoided through the use of tight radii. Proposed lot two of the project is the open space parcel and it will be protected in its current state. A precise number of trees to be removed have yet to be determined since other constraints will need to be evaluated in conjunction with the road design as the project is reviewed by the County.

#### **7. RECREATIONAL FACILITIES**

The project has a defined area for equestrian facilities and tennis courts. These facilities will be constructed at some point in the future but will serve the general needs of the residents. These facilities will provide for the care, shoeing, and exercise of horses. Ultimate facilities will include an arena, seating, corrals, and boarding facilities. Specific plans will be submitted in the future for permitting.

Tennis courts are anticipated to be constructed to serve the recreation needs the residents. These facilities will be located in the vicinity of the existing ranch house on the property and will include the construction of a common area facility that can be used by the residents of the project.

## **8. HOT SPRINGS**

There is an existing hot springs on the property that is presently in poor condition. The project applicant proposed to rehabilitate this facility for the enjoyment of the home owners but it will not be available to the public. Specific plans have not been identified, however, this facility would be an asset to the project proposal.

## **9. AGRICULTURAL PRODUCTION**

Lot A is a 274.4 acre parcel adjacent to the Salinas River that will be utilized for vineyard and agricultural development. The area within the flood plain closest to the Salinas River is likely to be used for seasonal dry farming or irrigated row crops. The area just outside of the flood zone and below the residential development will be developed into vineyard production. No specific timing has been identified for this allowed use, however, the land is suitable and will be used for agricultural production.

## **10. PROJECT PHASING**

Project phasing has not been specifically defined at this time, however, multiple phases are likely to be pursued. Phasing will be based on logical infrastructure improvements as well as appropriate access.





# GENERAL PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File Nos. 5990056

## APPLICATION TYPE *Check all that apply*

COAL-99-0229

- |                                                 |                                                          |                                                         |                                                          |                                                 |
|-------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Construction Permit    | <input type="checkbox"/> Site Plan                       | <input type="checkbox"/> Public Lot                     | <input type="checkbox"/> Sending Site                    | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Emergency Permit       | <input type="checkbox"/> Minor Use Permit                | <input type="checkbox"/> Certificate of Compliance      | <input type="checkbox"/> Receiving Site                  | <input type="checkbox"/> Amendment w/Update     |
| <input type="checkbox"/> Zoning Clearance       | <input type="checkbox"/> Development Plan                | <input checked="" type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Preliminary Determination       | <input type="checkbox"/> Specific Plan          |
| <input type="checkbox"/> Road Naming/Addressing | <input type="checkbox"/> Variance                        | <input type="checkbox"/> Parcel Map                     | <input type="checkbox"/> Condominium (new or conversion) | <input type="checkbox"/> Ordinance Amendment    |
| <input type="checkbox"/> Tree Removal           | <input type="checkbox"/> Surface Mining/Reclamation Plan | <input type="checkbox"/> Tract Map                      | <input type="checkbox"/> Road Abandonment                | <input type="checkbox"/> Ag Preserve            |
| <input type="checkbox"/> Plot Plan              | <input type="checkbox"/> Voluntary Merger                | <input type="checkbox"/> Reversion to Acreage           | <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver  | <input type="checkbox"/> Other                  |

## APPLICANT INFORMATION *Check contact person*

Landowner Name Waynich Dev. Co. Daytime Phone: 239-1640  
 Mailing Address 1245 Vine St, Paso Robles, CA Zip: 93446  
 Applicant Name SAME Daytime Phone: \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip: \_\_\_\_\_  
 Agent Eng. Dev. Assoc. Daytime Phone: 549-8658  
 Mailing Address 1320 Nipomo St, SLO, CA Zip: 93401

## PROPERTY INFORMATION

Assessor Parcel Number(s): See Attached Total Size of Site: 8108 AC.  
 Legal Description: Lot/Block See Attached Tract/Parcel Map No. \_\_\_\_\_ Section/Township/Range \_\_\_\_\_  
 Site Location (provide the project address - if no street address, describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.): Between S. River Rd & Salinas River, East of the Highway 101/46 We Interchange  
 Describe current uses, existing structures, and other improvements and vegetation on the property: Vacant Rural, Single Family, Vacant Agricultural  
 Briefly describe project: Lot line adjustment - See attached project description

## LEGAL DECLARATION

I, the owner of record of this property, consent to the named agent/applicant to act in my behalf in all contacts with the county in connection with this matter. I have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] Date 5/27/99

OFFICE USE ONLY			
Date Received: <u>8/27/99</u>	By: <u>BR</u>	Receipt No. _____	Use Group?: _____
Planning Area: <u>ELPO</u>	Community Code: <u>R</u>	[ ] "A" Use [ ] "S" Use	
Land Use Category: <u>AG</u>	Combining Designation: _____		
Coastal Zone: [ ] In [x] Out	Enforcement Case: [ ] Yes [x] No	File # _____	Comments: _____



# LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No. \_\_\_\_\_

## LAND DIVISION APPLICATION

### PROJECT INFORMATION

Number of existing lots, parcels or certificates: 150 Existing parcel sizes: \_\_\_\_\_

Number of lots, parcels, certificates or merged parcels requested: 150 Number of phases (if applicable): T.B.D.

What is the proposed density or parcel sizes: 1.2 AC to 6.0 AC

What will the property be used for after division: SFR

What are the surrounding land uses (when applicable, please specify all agricultural uses):

North: Resid. Rural

South: Ag

East: Ag.

West: Ag.

Describe existing and future access to the proposed project site (i.e. dirt roads, locked gates, etc): S. River Rd & Santa Ysabel Rd.

Proposed water source:  On-site well  Shared well  Community System  Other \_\_\_\_\_  
*To be established*

If other than on-site well, list the agency or company responsible for water provision: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes  No If yes, please submit copy  No

Proposed sewage disposal:  Individual on-site system  Community System  Other \_\_\_\_\_

If other than individual on-site system, list the agency or company responsible for sewage disposal: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes  No If yes, please submit copy  No

List available or proposed utilities:  Gas  Telephone  Electricity  Cable TV

Is this part of property you previously subdivided?  Yes  No

If Yes, what was the map number?  Tract No. \_\_\_\_\_  CO \_\_\_\_\_  COAL \_\_\_\_\_

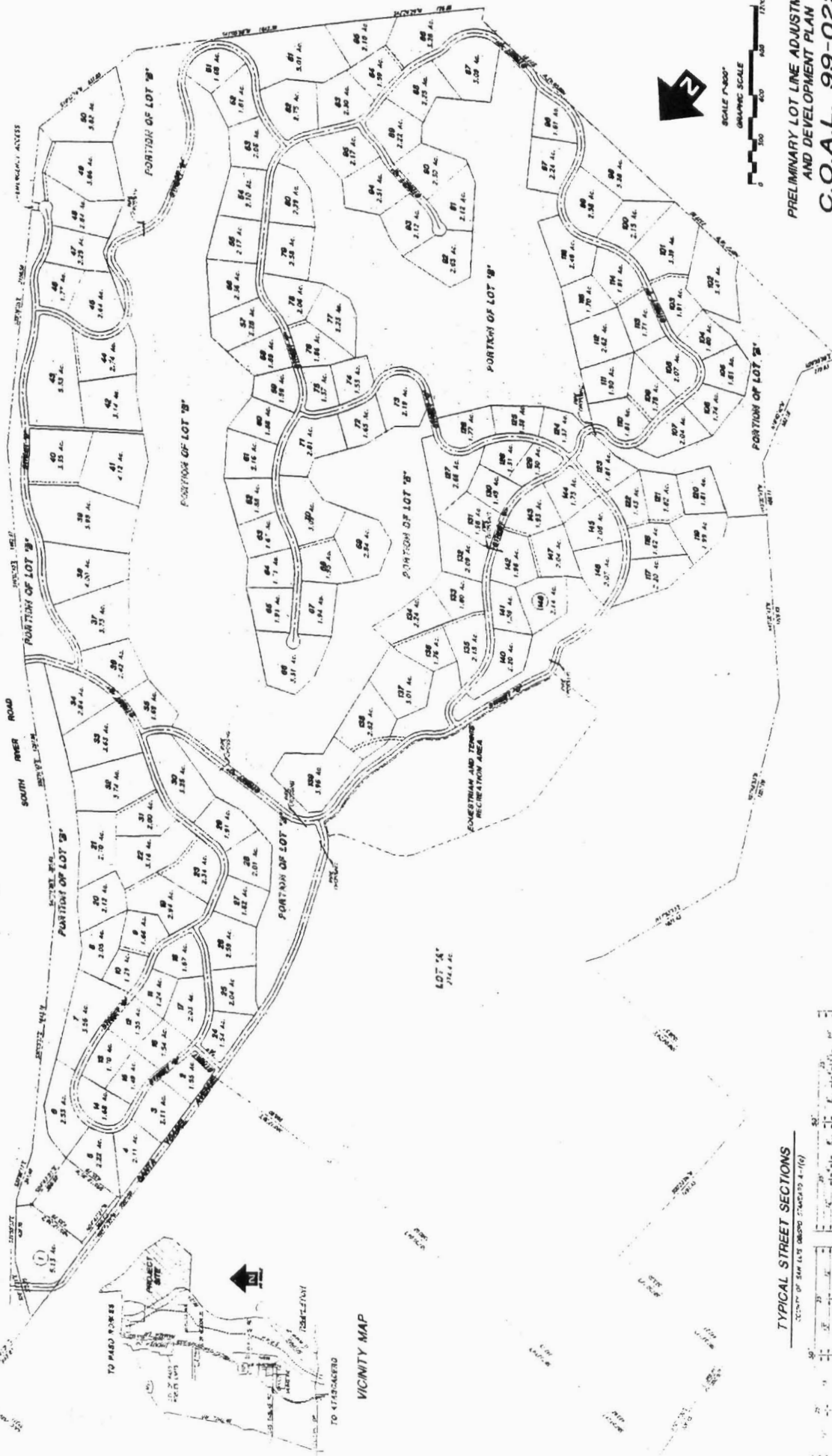
Do you own adjacent property?  Yes  No

If yes, what is the acreage of all property you own that surrounds the project site? \_\_\_\_\_

Have you reviewed county records to determine if the subject property after its creation has ever been the subject of a recorded certificate of compliance, a recorded map, or been issued a permit or grant of approval for development of the property?  Yes  No

If yes, please describe what you found and provide copies of all applicable materials: Refer to County records

# SANTA YSABEL RANCH



PRELIMINARY LOT LINE ADJUSTMENT  
AND DEVELOPMENT PLAN  
**C.O.A.L. 99-0229**  
SANTA YSABEL RANCH  
SAN LUIS OBISPO COUNTY, CALIFORNIA

OWNER: SANTA YSABEL RANCH, INC.  
PREPARED BY: EDWARDS ENGINEERING DEVELOPMENT ASSOCIATES  
DATE: 10/15/99  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
SCALE: AS SHOWN

STATISTICS	
ACRES	887.4
PERCENTAGE OF TOTAL	100%
PER ACRE	1.00
TOTAL	887.4

PROJECT DATA	
PERCENTAGE OF TOTAL	100%
PER ACRE	1.00
TOTAL	887.4

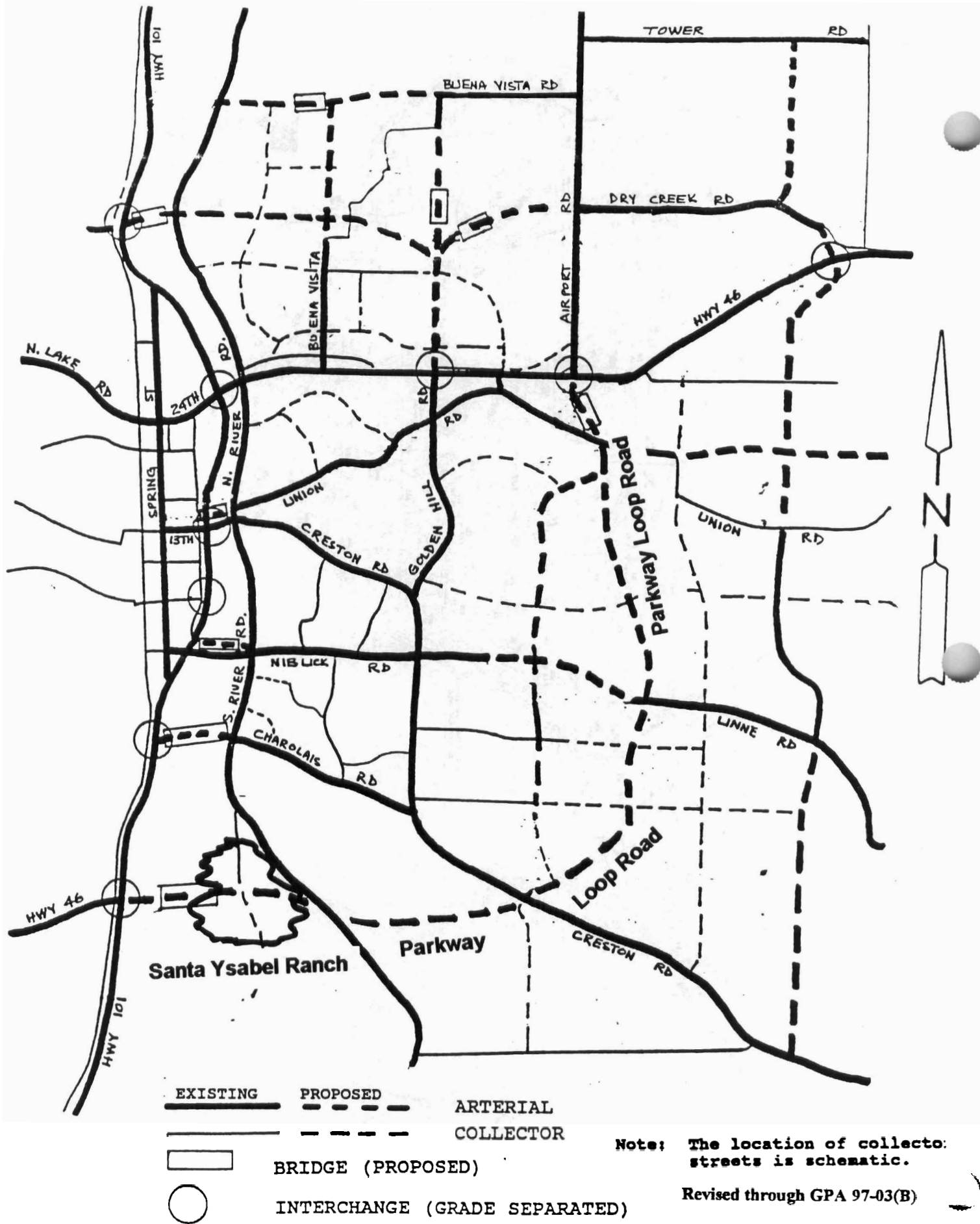
**GENERAL NOTES:**

- ALL LOTS TO BE 1 ACRE MINIMUM (NET)
- ALL LOTS TO HAVE MINIMUM 10% OPEN SPACE
- OPEN SPACE TO BE LEFT TO A MINIMUM
- UTILITIES AND INSTALLATIONS TO BE
- CONFORM TO SAN LUIS OBISPO COUNTY



EDWARDS ENGINEERING DEVELOPMENT ASSOCIATES

13-1



**FIGURE CE-1: CIRCULATION MASTER PLAN**