

TO: JAMES L. APP, CITY MANAGER

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: GENERAL PLAN AMENDMENT 06-001(B), REZONE 05-003, SPECIFIC PLAN AMENDMENT 05-003 LOCATED AT 700 EXPERIMENTAL STATION ROAD; APPLICANT - DICK WILLHOIT

DATE: MARCH 21, 2006

Needs: For the City Council to consider the following requests:

General Plan Amendment 06-001(B): a request to change the land use designation of a 5-acre site from Commercial Service (CS) to Residential Multi-Family, 12-units per acre (RMF-12).

Also requested is to amend text of the General Plan (page LU-18) to provide language that would allow detached single family type housing in the RMF-12 land use category.

Rezone 05-003: a proposal to change the zoning designation of the same 5-acre site from Commercial/Light-Industrial (C3) to Multi-family Residential, 12-units per acre, Planned Development Overlay (R-3, PD).

Borkey Specific Plan Amendment 05-003: request to amend the Borkey Area Specific Plan to reflect the proposed changes in the General Plan and Zoning designations.

- Facts:
1. The proposed applications submitted by Dick Willhoit on behalf of Estrella Associates, Inc. are related to the 5-acre site located at the south corner of River Oaks Drive and Experimental Station Road. (See Attachment 1).
 2. As stated in the attached Project Description, the intent of the General Plan Amendment, Rezone and Specific Plan Amendment is to change the land use from self-storage/RV facilities to multi-family residential, consistent with the adjacent properties.
 3. A conceptual development plan has been submitted which proposes a 59-unit small lot single-family residential project. The preliminary project is similar in design to the Cottages project that Estrella Associates has already built in the River Oaks Community (Neighborhood 9). The Council is not being asked to approve the development plan.
 4. A Traffic Impact Study was prepared by Penfield & Smith for the proposed 59-unit project. The Study concludes that "No intersection or roadway traffic impacts are anticipated as a result of the project. All three study intersections currently operate at acceptable levels of service under the existing plus project conditions". A copy of the Traffic Study is attached to the project Initial Study (Attachment 10).
 5. Although the Traffic Study indicates that the project will not result in significant traffic impacts, it is recommended that traffic impact fees be paid at the time of development

consistent with City Standards, in order to mitigate its fair share of regional traffic impacts.

6. If and when the General Plan Amendment, Rezone and Specific Plan Amendment is approved by the City Council, Mr. Willhoit plans on submitting the subdivision map and development plan for the project. It appears that the project would request reductions in setbacks and parking requirements. These future applications would need to be considered on their own merits.
7. The Planning Commission, at their hearing on February 28, 2006, on a 4-2 vote, recommended that the City Council approve the General Plan Amendment, Rezone and Specific Plan Amendment. (See Draft Planning Commission Minutes, Attachment 9)
8. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment (Attachment 10). Based on the information and analysis contained in the Initial Study, a determination has been made that the Project qualifies for issuance of a Negative Declaration.

Analysis and
Conclusion:

The applicant is requesting an amendment to the General Plan, Specific Plan, and Zoning Map. There are no development entitlements associated with the project at this time. The conceptual 59-unit small-lot single family project is the type of development that Mr. Willhoit would like to build if and when the General Plan Amendment is approved. The development concept he envisions is similar to the Cottages project within the River Oaks Community.

The current language in the General Plan would not support the detached single-family type housing product being proposed, since it requires that buildings have four or more dwelling units in an attached arrangement. The intent of the attached requirement is to ensure the City has an adequate supply of apartment style housing.

One example of attached type units in the vicinity of this project that follow the intent of the General Plan standards for the RMF-12 land use designations is the Weyrich apartments on corner of Experimental Station Road and Buena Vista Road. This apartment complex is a good example of high quality architecture and design.

It would seem appropriate to allow buildings with less than four units, including single detached units, if projects were innovative in site design and architectural to insure sensitivity and neighborhood compatibility. Although, this type of housing generally promotes for sale rather than rental housing, it tends to be affordable by design. It would be important that projects maintain densities as close as possible to 12-units per acre, and be designed with multi-family type amenities such as common outdoor open space, courtyards, and recreational areas in order to achieve other General Plan objectives.

The Planning Commission reviewed the application at their meeting of February 28, 2006. A majority of the Commission members felt that allowing more flexibility in housing type

was good for the community. Other members expressed concerns with changing the standards so soon after adoption of the Comprehensive General Plan Amendment in 2003.

The Planning Commission's recommendation supported the applicant's proposal to strike language in the General Plan (pg. LU-18) require attached units in the RMF-12 land use category. It may be preferred to not eliminate the language in its entirety, rather provide for exceptions when it can be demonstrated that the project will be of an innovative and quality design. This alternative seems to address desires by all the Commission members.

A few neighbors and citizens spoke on the request. Their concerns centered on compatibility with their single-family homes across the street and with traffic and drainage. The Commission expressed the interest to work with the applicant and neighbors on a design that would provide a better fit with this neighborhood when the project returns.

Policy

Reference: General Plan Land Use Element; General Plan Update EIR certified in 2003; Zoning Code and California Environmental Quality Act (CEQA).

Fiscal

Impact: No fiscal impacts are anticipated in conjunction with these applications. At the time of the approval of a residential subdivision map, or a development plan for a multi-family project, each lot/unit would have to be included in the Community Facilities District (CFD).

Options:

After consideration of the Planning Commission's recommendation and all public testimony, that the City Council considers the following options:

- a. (1) Adopt Resolution No. 06-xx adopting a Negative Declaration for the General Plan Amendment 06-001(B), Rezone 05-003 and Specific Plan Amendment 05-003 applications;
 - (2) Indicate support (via straw vote) for Park B of a three part General Plan Amendment that would change the General Plan Land Use Designation of the 5-acre site from Commercial Service (CS) to Residential Multi-Family, 12-units per acre (RMF-12) and amend page LU-18 to provide language that could allow detached style of housing as long as the multi-family density is not significantly reduced, and that the design of the dwellings is innovative, high quality and compatible with surrounding neighborhoods;
- Final action on the General Plan Amendment as a whole should not be taken until the Council completes consideration of all three components.
- (3) Introduce for first reading Ordinance XXX N.S. approving Rezone 05-003 that would change the Zoning designation for the 5-acre site from Commercial/Light-Industrial (C3) to Multi-family Residential, 12-units per acre, Planned Development Overlay (R-3, PD); and set April 4, 2006, as the date for adoption of said Ordinance.
 - (4) Introduce for first reading Ordinance XXX N.S. approving Borkey Specific

Plan Amendment 05-003, amending the plan to reflect the land use and zoning designations for the subject site; and set April 4, 2006, as the date for adoption of said Ordinance.

- b. Amend, modify or reject the foregoing option.

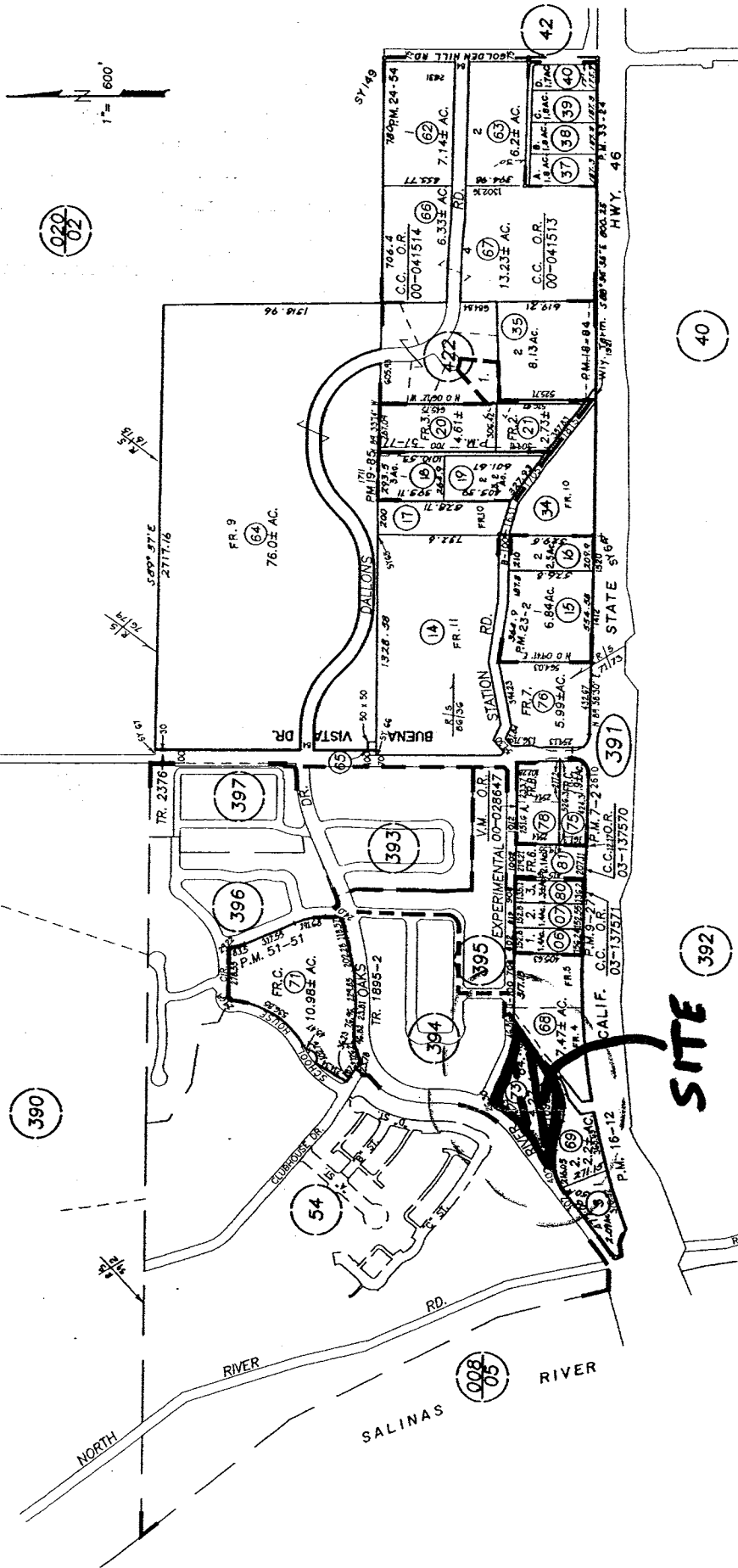
Prepared by:

Darren Nash, Associate Planner

Attachments:

1. Attachment 1 - Vicinity Map
2. Attachment 2 - Applicant's Project Description
3. Attachment 3 - Developer's Conceptual Site Plan
4. Attachment 4 - Developer's Conceptual Site Perspective
5. Attachment 5 - Developer's Conceptual Site Perspective
6. Attachment 6 - Schematic Floor Plans
7. Attachment 7 - Conceptual Street Scene
8. Attachment 8 - Conceptual Road Section
9. Draft Planning Commission Minutes of February 28, 2006
10. Draft Resolution approving of Negative Declaration for GPA 06-001(B)
11. Draft Resolution approving of General Plan Amendment 06-001(B)
12. Draft Ordinance approving Rezone 05-003
13. Draft Ordinance approving of Specific Plan Amendment 05-003
14. Newspaper and Mail Notice Affidavits

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



TRACT 2376 ; R.M. Bk. 19, Pg. 72.
 TRACT 1895-1; R.M. Bk. 18, Pg. 47.
 RANCHO SANTA YSABEL, R.M. Bk. A, Pg. 29
 RESUB. LOT 11, R.M. Bk. B, Pg. 100

CITY OF PASO ROBLES
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 025, PAGE 391

Attachment 1
 Vicinity Map
 GPA 06-001(B), Rezone 05-003, SPA 05-003
 (Estrella Associates)

REVISIONS	DATE	RD.
1	07-24-03	
2	11-20-03	
3	03-05-04	
4	03-05-04	
5	03-05-04	
6	03-05-04	
7	03-05-04	
8	03-05-04	
9	03-05-04	
10	03-05-04	

THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.

1.2.5

PROJECT DESCRIPTION

Lot 84, Tract 1895-2
700 Experimental Station Road

We have been continually updating the feasibility of the self storage/RV opportunity for this site. Our most recent survey was conducted within the River Oaks community. Coupled with the development and/or approval of self storage/RV facilities within the City, it is no longer financially feasible to construct such a facility on this site. (The national average is about 3.5sf/capita; CA is about 4.5sf/capita, and built or approved in Paso Robles it is nearly 18sf/capita.)

After reviewing the attached exhibit, it also becomes apparent that a Commercial Service zone carved into the middle of the RMF-12 zone is not a complementing planning concept to the now surrounding RMF-12 district.

The rezone requested herein necessitates Specific Plan and General Plan Amendments.

Location

Located on the south corner of Experimental Station Road and River Oaks Drive, this site is south of the River Oaks neighborhoods of Vineyard Estates and east of the national award-winning neighborhood – Traditions at River Oaks. Adjacent to the east is a proposed 70 unit apartment community referred to as Paso de Vino Town Homes.

Land Use Development Plan

The antiquated subdivisions of the past are rapidly giving way to a new and exciting approach that entails a more comprehensive and sophisticated attitude in community design.

Neighborhoods are being redefined as more meaningful and integrated places within the overall community. Reducing the scale of the neighborhood and providing open spaces linked with walkways and meandering paths promotes social interaction and enhances the enjoyment of living in a planned community. This concept has been implemented within the Rivers Oaks community and has borne great success.

The land planning effort begins with the landscape concept. The creation of scale proportionate setbacks and parkways and the positioning of open space land use adjacent to the interior and collection streets will evoke images of the traditional communities of decades ago.

The hardscape and landscape materials will provide a timeless approach to this new Neighborhood while developing a resource efficient common area.

Attachment 2
Applicant's Project Description
GPA 06-001(B), Rezone 05-003, SPA 05-003
(Estrella Associates)

Landscape will be in accordance with the pallet provided in the BASP Amended September 1999 as regards River Oaks Mixed Use Master Development Plan.

Street design is identical to that incorporated into The Cottages neighborhood (BASP - N9). Interior street front yard setback from travel lane will be 28 feet (as represented in the attached exhibit). With ingress and egress from Experimental Station Road, this community will contain its own recreational facilities of swimming and spa improvements. Emergency ingress and egress will be accommodated from the private easement between the residential and community recreational facilities.

Residential Development Plan

Similar in concept to BASP – N9 (The Cottages) the proposal represented herein will create a garden atmosphere for 59 three and four bedroom units, yielding twelve dwelling units/acre (RMF-12). While originally designed as an attached residential product today's homebuyer and insurance industry constraints suggest a derivative as an detached single family residence as being the preferred alternative. The ultimate design is represented by having no attached walls, a staggered zero lot line orientation and typical 3.5 foot side yard separation. The resultant design becomes far superior to an attached product and thus more amenable to today's market conditions.

This design offers superior community and architectural design and livability features that exceed the intent of the multifamily code. Facilitated by this design are true private yards, not typical of multifamily design. Because of this, future residents will be able to use their yards for most leisure activities, without needing to impact common areas like an apartment or condo user might.

Designed with a 10 foot living area front yard setback from right-of-way (excluding minor architectural pop-outs) creates an acceptable presentation to a new private street because the SFD condition (and reduced building mass) establishes a more than acceptable sense of scale than an apartment or condominium. With this design all units are more contextually appropriate to the existing peripheral SFD homes and have a smaller, more individualized sense of scale. Now that the bulk, mass and roofline are less imposing than typical multiplex buildings, rationale for such a setback becomes an integrated feature to a much more positively scaled community design. The resultant streetscape actually encourages a well known tenant of neo-traditional design (as originally described by the famous community design author James Jacobs), called "eyes on the street." This important design element helps residents feel comfortable with security in their neighborhoods. The "spine (interior) streets(s)" has much glass area and "front door architecture" orientation to ensure a monitoring effect to the goings-on of the street. This security feature depends upon proximity to the fronting street to make it work.

This neighborhood design has smaller-scaled architecture based on small-lot SFD design that will not overwhelm the viewer's sense of mass. Additionally, the architecture will be critically analyzed as to performance for privacy (especially window locations) and all plan forms will be positioned such that no glazing will be projected for direct viewing to the adjacent home.

The latitude offered by the unique characteristics of this site and architectural plan allow this Neighborhood to function as either a rental or for sale community. The recreation/office facility can accommodate an on-site manager during regular business hours. As with all other River Oaks Neighborhoods more specific operational parameters will be set forth in a Management/Facility Operations Handbook (as required by SB800) to be developed prior to recordation of the Final Map.

A master Declaration of Restrictions (Community Charter) will govern this Neighborhood similar to that governing BASP – N9 (The Cottages). Also, similar to that which governs The Cottages the Founder (builder/developer) may lease/rent completed units however the first sale must be to an owner occupant requiring an owner occupied loan and the first 12 months of occupancy shall be by an owner occupant. This process accomplishes the stability necessary in providing this residential product to the intended market profile.

Consistent with all River Oaks neighborhoods this Neighborhood will have its own identity with Street Print textured paving at entryways, landscaping in park, buffer and streetscape areas, and monumentation/pilasters at the entry in coordination with fencing schemes previously established.

As adopted in the River Oaks Mixed-Use Master Planned Community, Borkey Area Specific Plan Amendment, it continues to remain important to let the GOALS/MISSION STATEMENT (attached) stand as a guiding factor in the design of this Neighborhood.

Planning Concept

At the core of the success of these developments is density, which is the key to making these communities walkable and vibrant.

This convergence of interests highlights the importance placed on finding a new development pattern that better fits the needs of a growing and changing country.

Arguably, no tool is more important than increasing the density of existing and new communities, which includes support for infill development, the rehabilitation and reuse of existing structures, and denser new development.

Higher density simply means new residential and commercial development at a density that is higher than what is typically found in the existing community. In more densely populated areas with single-family houses on small lots, townhouses and apartments are considered higher-density development. Similarly the popular mixed-use town centers being developed around the country are considered higher-density development.

Creating communities with a mix of densities, housing types, and uses could be the antidote to sprawl when implemented regionally. In this manner we can appreciate the “place-making” benefits of density and the relationship between higher-density development and land preservation. Communities and developers that have recognized and responded to the dual trends of decentralized offices and a growing desire for a more convenient lifestyle have been

rewarded. Well-placed mixed-use, higher-density developments in the suburbs are increasingly popular, creating a new sense of place.

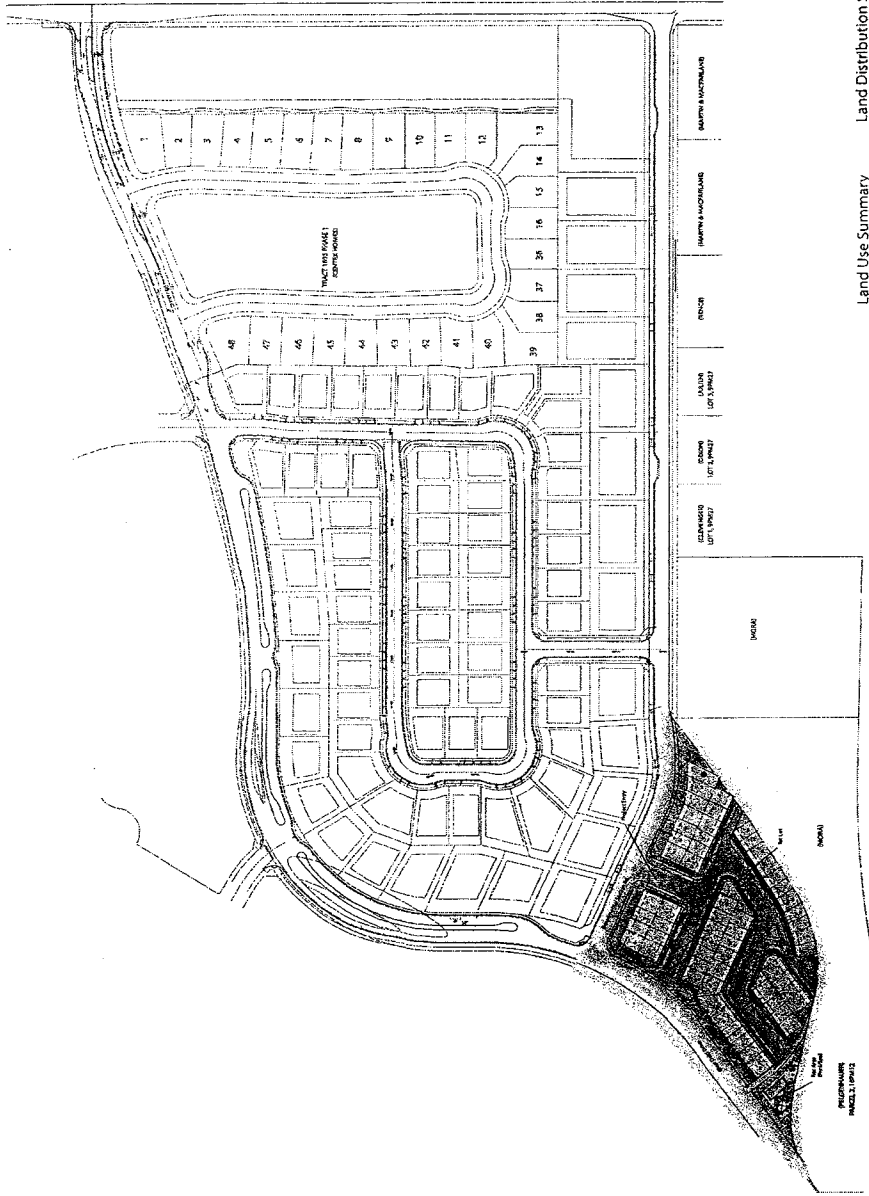
Residents of higher density apartments, condominiums and small-lot detached single family tend to have only one car per household. (The Cottages Neighborhood is currently 45% single car per home and increasing as we convert from high-end rental to “for sale”). Such impacts warrant the design concept of single car and tandem garages. Doubling density decreases the vehicle miles traveled by 38 percent (ULI).

Condominium, high density detached single family and townhouse residents average 5.6 trips per day and apartment dwellers 6.3 car trips per day, compared with the ten trips a day averaged by residents of low-density communities.

Diversifying housing options and adding amenities like shops and offices close by will improve the quality of life and attract businesses and people that will strengthen the community’s economic stability. Increasing density provides a real economic boost to the community and helps pay for the infrastructure and public services that everybody needs.

This proposal will complement the planning concept already implemented in the rest of the River Oaks mixed-use development.

1.2.10



Land Use Summary

Area	5.0 Acres Gross
Density	12 Units
No. Homes	58

Land Distribution Summary

Residential	1.4 AC	13%
Roads	2.8 AC	28%
Open Space	2.97 AC	59%
Total	5.0 AC	100%

*Includes Setbacks / Pathways / Rec Area



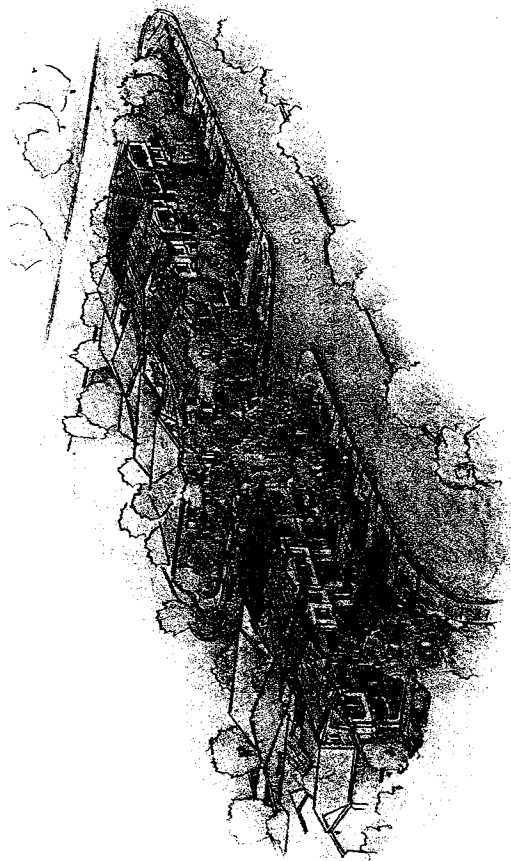
**River Oaks - RD-12 (Lot 84, Tract 1895-2)
Technical Vicinity Map**

Paso Robles, CA

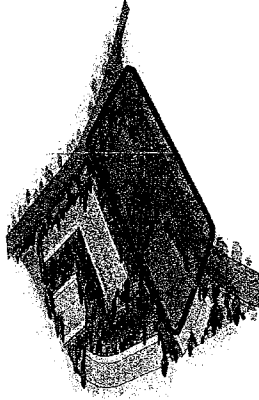
**Attachment 3
Conceptual Site Plan
GPA 06-001(B), Rezone 05-003, SPA 05-003
(Estrella Associates)**

***Concept Only, Subject to further consideration and action**

1.2.11



Vantage from Experimental Station Road



Vantage Key

River Oaks - RD-12 (Lot 84, Tract 1895-2)
Conceptual Site Perspectives

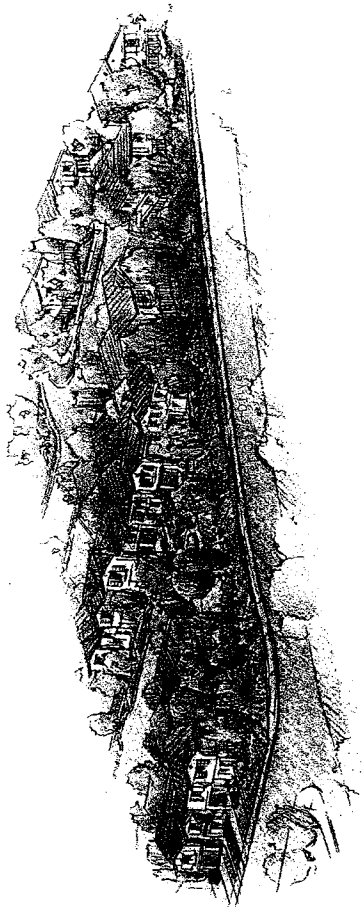
Paso Robles, CA

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INCORPORATED
1000 W. ...
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Paso Robles, CA ...
760.231.1000

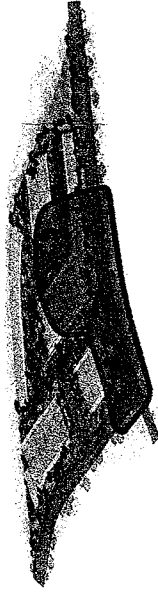


Attachment 4
Conceptual Site Perspective
GPA 06-001(B), Rezone 05-003, SPA 05-003
(Estrella Associates)

*Concept Only, Subject to further consideration and action



Vantage from River Oaks Drive



Vantage Key

River Oaks - RD-12 (Lot 84, Tract 1895-2)
 Conceptual Site Perspective

Paso Robles, CA

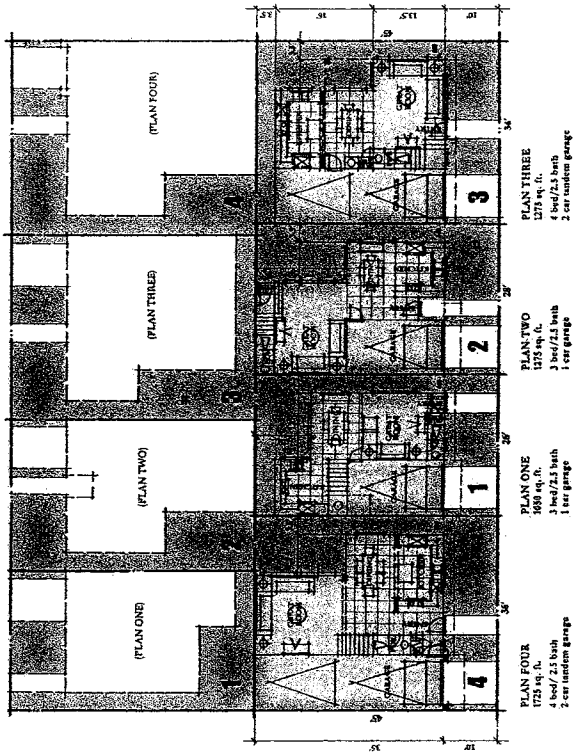
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 CONSULTING
 12100 S. 17th Ave.
 Suite 100
 Denver, CO 80232
 303.733.3434



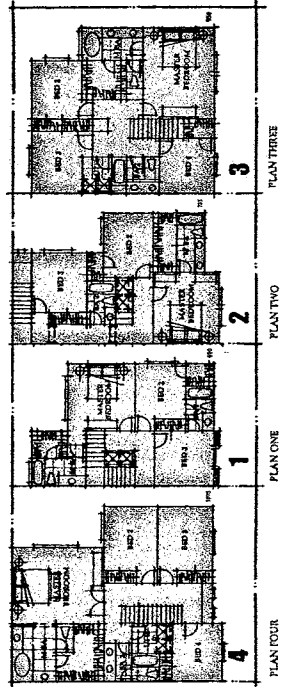
Attachment 5
Conceptual Site Perspective
GPA 06-001(B), Rezone 05-003, SPA 05-003
(Estrella Associates)

***Concept Only, Subject to further consideration and action**

1.2.12



Lower Floor Plans

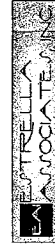


Upper Floor Plans

River Oaks - RD-12 (Lot 84, Tract 1895-2)
 Schematic Floor Plans

Paso Robles, CA

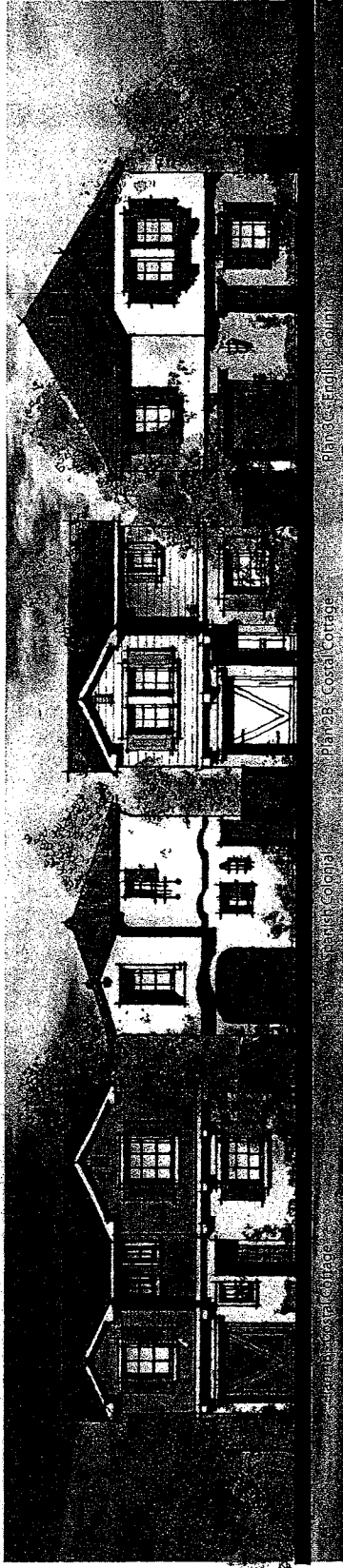
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 ILLINOIS BUILDING
 CONSTRUCTION ASSOCIATION
 1110 N. WASHINGTON ST.
 CHICAGO, IL 60610
 TEL: 312.462.1000
 FAX: 312.462.1001



Attachment 6
 Schematic Floor Plans
 GPA 06-001(B), Rezone 05-003, SPA 05-003
 (Estrella Associates)

*Concept Only, Subject to further consideration and action

1.2.13



1.2.14

River Oaks - RD-12 (Lot 84, Tract 1895-2)
 Conceptual Streetscene

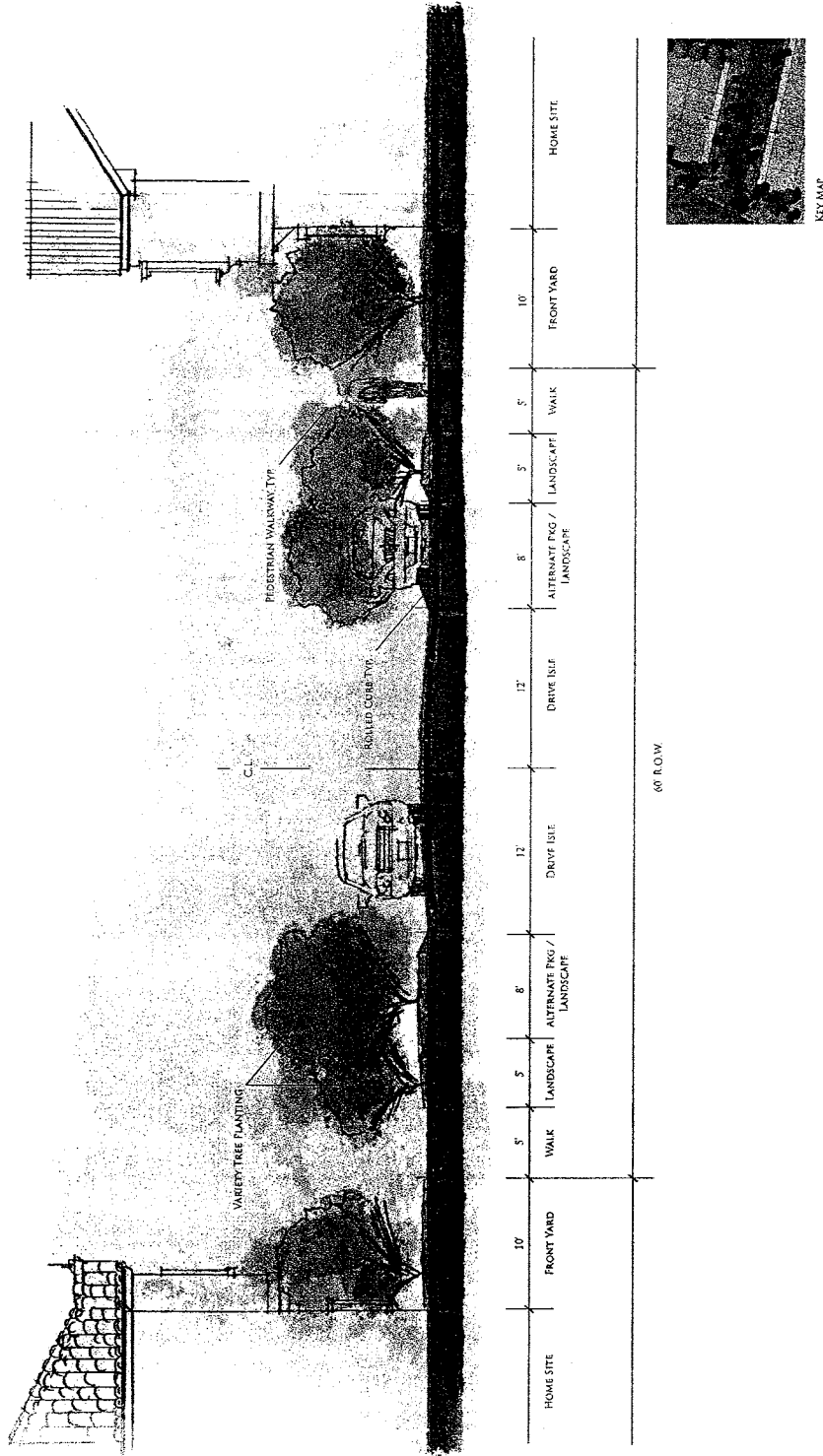
Paso Robles, CA



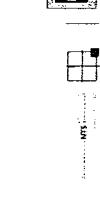


Attachment 7
 Conceptual Street Scene
 GPA 06-001(B), Rezone 05-003, SPA 05-003
 (Estrella Associates)

*Concept Only, Subject to further consideration and action



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 Fax: 817.335.7001



River Oaks - RD-12 (Lot 84, Tract 1895-2)
 Conceptual Road Section

Paso Robles, CA

Attachment 8
 Conceptual Road Section
 GPA 06-001(B), Rezone 05-003, SPA 05-003
 (Estrella Associates)

*Concept Only, Subject to further consideration and action

1.2.15

2. FILE #: **GENERAL PLAN AMENDMENT 06-001(B),
REZONE 05-003, and SPECIFIC PLAN
AMENDMENT 05-003**

APPLICATION: To consider modifying the General Plan's designation of property currently designated as "Commercial Service" to a "Residential Multi-Family Medium Density (12-units per acre – RMF-12)" land use designation. Additionally, an amendment to the text of the Land Use Element is requested to eliminate a portion of the RMF-12 Purpose Statement (pg. LU-18), that requires multi-family development in this land use category to have buildings with four or more dwelling units. In conjunction with the General Plan Amendment is an application for Rezone 05-003 to consider modifying the Zoning Code designation of the property currently designated as "Commercial/ Light Industrial" to a "Residential Multi-Family/ Apartment, 12-units per acre – R3" zoning designation. Also requested is Specific Plan Amendment 05-003, to amend the Borkey Area Specific Plan to reflect the change in land use for Sub Area D of the plan. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.

APPLICANT: Dick Willhoit

LOCATION: On the south corner of River Oaks Drive and Experimental Station Road.

Opened Public Hearing.

Public Testimony: In favor: Dick Willhoit, applicant

Opposed: Jeff Chaffe
Martha Staab

Neither in favor nor opposed
but expressing concerns: Kathy Barnett

DRAFT

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath and passed 4-2-1 (Commissioners Flynn and Withers opposed,

1.2.16

Commissioner Mattke absent), to recommend the City Council approve a Negative Declaration for General Plan Amendment 06-001(b), Rezone 05-003 and Borkey Area Specific Plan Amendment 05-003 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath and passed 4-2-1 (Commissioners Flynn and Withers opposed, Commissioner Mattke absent), to recommend the City Council approve General Plan Amendment 06-001(b) as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath and passed 4-2-1 (Commissioners Flynn and Withers opposed, Commissioner Mattke absent), to recommend the City Council approve Rezone 05-003 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath and passed 4-2-1 (Commissioners Flynn and Withers opposed, Commissioner Mattke absent), to recommend the City Council approve Borkey Area Specific Plan Amendment 05-003 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath and passed 4-2-1 (Commissioners Flynn and Withers opposed, Commissioner Mattke absent), to recommend the City Council adopt an amendment to the Land Use Element to eliminate a portion of the RMF-12 purpose statement that requires multi-family development in this land use category to be attached.

DRAFT

1.2.17

RESOLUTION NO: 06
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING A NEGATIVE DECLARATION FOR
GENERAL PLAN AMENDMENT 06-001(B), REZONE 05-003 and
BORKEY SPECIFIC PLAN AMENDMENT 05-003
(WILLHOIT)

WHEREAS, Dick Willhoit on behalf of Estrella Associates, Inc. has submitted Zone Change 05-003, a proposal to change the zoning designation of a 5-acre site on the south corner of River Oaks Drive and Experimental Station Road, from Commercial/light-industrial (C3) to Residential Multi-family, Apartment – Planned Development Overlay (R3-PD); and

WHEREAS, in conjunction with Rezone 05-003, an application has been submitted for General Plan Amendment 06-001(B), a request to change the land use designation of the 5-acre site from Commercial Service (CS) to Residential Multi-family, 12-units per acre (RMF-12) and amend the land use element text to allow detached style of housing; and

WHEREAS, in conjunction with Rezone 05-003, an application has been submitted for a Borkey Area Specific Plan Amendment 05-003, a request to change the Specific Plan to reflect the proposed changes in the General Plan and Zoning designations, and

WHEREAS, an Initial Study was prepared for this project (on file in the Community Development Department), which concludes that the project as proposed will not have significant impacts on the environment, and

WHEREAS, Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, public hearings were conducted by the Planning Commission on February 28, 2006 and by the City Council on March 21, 2006 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination for the proposed zoning modification, and

WHEREAS, based on General Plan Land Use Designation, the 2003 General Plan Environmental Impact Report, information contained in the Initial Study prepared for this zoning modification, the staff report and testimony received as a result of the public notice, the City Council finds no substantial evidence that the project would have a significant impact on the environment;

NOW, THEREFORE, BE IT RESOLVED, that:

1. That the above Recitals are true and correct and incorporated herein by reference.
2. That based on the City's independent judgment, the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration for Rezone 05-003, General Plan Amendment 06-001(B) and Borkey Area Specific Plan Amendment 05-003, in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED THIS 21st day of March, 2006 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

FRANK R. MECHAM, MAYOR

ATTEST:

CATHY M. DAVID, DEPUTY CITY CLERK

darren\zc\GPA\rezone\Willhoit\Neg Dec Reso

**ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
CITY OF PASO ROBLES
PLANNING DIVISION**

- 1. PROJECT TITLE:** General Plan Amendment 06-01(part B), Rezone 05-003, Borkey Specific Plan Amendment 05-003.
- Concurrent Entitlements:** As described above
- 2. LEAD AGENCY:** City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
- Contact:** Darren R. Nash, Associate Planner
Phone: (805) 237-3970
- 3. PROJECT LOCATION:** South corner of River Oaks Drive and Experimental Station Road, Paso Robles, California
- 4. PROJECT PROPONENT:** **Estrella Associates, Inc.**
- Contact Person:** **Dick Willhoit**
- Phone:** (805) 238-1031
- 5. GENERAL PLAN DESIGNATION:** Commercial Service (CS)
- 6. ZONING:** Commercial/Light-Industrial (C3)
- 7. PROJECT DESCRIPTION:** **General Plan Amendment 06-001(B):** a request to change the land use designation of a 5-acre site from Commercial Service (CS) to Residential Multi-Family, 12-units per acre (RMF-12). Also requested is to amend General Plan page LU-18, eliminating the language within the RMF-12 section, that requires buildings to be built with four or more dwelling units.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Rezone 05-003: a proposal to change the zoning designation of the same 5-acre site from Commercial/Light-Industrial (C3) to Multi-family Residential, 12-units per acre, Planned Development Overlay (R-3, PD).

Borkey Specific Plan Amendment 05-003: request to amend the Borkey Area Specific Plan to reflect the proposed changes in the General Plan and Zoning designations.

8. ENVIRONMENTAL SETTING:

The subject 5 acre site is currently being used as a construction storage yard for the River Oaks Development. The Borkey Specific Plan designates the site as a self storage/RV storage. The site has been graded and is flat, berming, landscaping and fencing has occurred in preparation for the storage facility.

Neighboring Properties:

North: R1 zone existing residential, **South:** vacant R3/RMF-12 property, plans in for condo project.

West: existing single family homes, **East :** vacant R3/RMF-12 property, plans in for condo project.

9. RELATED ENVIRONMENTAL DOCUMENTATION:

None.

10. PERSONS PARTICIPATING IN THE PREPARATION OF THE INITIAL STUDY:

Darren Nash: Associate Planner.

11. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR PROJECT:

This environmental initial study analyzes the potential impacts associated with the changing of the property designations from commercial to multi-family residential.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or is “Potentially Significant Unless Mitigated,” as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Energy & Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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ISSUES (and Supporting Information Sources):

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a significant effect(s) on the environment, but one or more effects (1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) have been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or is “potentially significant unless mitigated.” An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effect(s) that remain to be addressed.

Signature

Darren R. Nash

Printed Name

Date

Associate Planner

Title

	Potentially Significant	Potentially Significant	Potentially Significant	
ISSUES (and Supporting Information Sources):	Unless Mitigation Incorporated	Less Than Significant Impact		No Impact

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVII. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix I of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the needs and requirements of the City of Paso Robles.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers’ information, a list of applicable standard conditions identified in the discussions has been provided as an attachment to this document.)

SAMPLE QUESTION:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the proposal result in or expose people to potential impacts involving:

Landslides or Mud flows? (Sources: 1, 6)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The attached source list explains that 1 is the Paso Robles General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).

I. LAND USE AND PLANNING. Would the Proposal:

a) Conflict with general plan designation or zoning? (Source: 1,2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The request to change the General Plan, Zoning and Specific Plan designations from CS/C3 to RMF-12/R3,PD. The designations would be consistent with the properties adjacent to the southeast.

b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: There are no other environmental plans currently in place for the property by other agencies.

c) Be incompatible with existing land use in the vicinity? (Source: 1,2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: This change of the designations would be compatible with surrounding residential properties. The proposed residential would be close to schools, and future neighborhood commercial.

d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The is currently constructed as a construction storage lot.

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The conversion to residential from commercial storage would not disrupt established communities.

II. POPULATION AND HOUSING. Would the proposal:

a) Cumulatively exceed official regional or local population projections? (Source: Paso Robles General Plan.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: With the addition of 59 homes, local population would not exceed local projections.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? Discussion: The site is in the vicinity of existing roads/highways. The infrastructure in the area such as sewer and water is in the vicinity of this site and can be extended to serve the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace existing housing, especially affordable housing? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- a) Fault rupture?

Discussion: This portion of San Luis Obispo County (generally the Paso Robles area) is located at the far southerly end of the Salinas Valley which also extends up into Monterey County. There are two known fault zones on either side of this valley. The San Marco-Rinconada Fault system runs on the west side of the valley. The San Andreas Fault is on the east side of the valley and runs through the community of Parkfield east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Soils reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standardly applied conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant.

- b) Seismic ground shaking?

Discussion: See the response to Section III(a). Based on that response, the potential for exposure of persons or property to seismic hazards is not considered significant.

- c) Seismic ground failure, including liquefaction?

Discussion: The City's General Plan contains public safety policies that would require special attention to projects with potential for liquefaction. Also, see the response to Section III(a). Based on the above discussion, the potential for exposure of persons or property to seismic hazards, including liquefaction is not considered significant.

- d) Seiche, tsunami, or volcanic hazard?

Discussion: The project site is not located in an area identified at risk for seiche, tsunami, or volcanic hazards.

- e) Landslides or Mud flows?

Discussion: See discussion for III (f).

- f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?

Discussion: See the discussion in Section III(a). In addition to standard erosion control measures being part of a future development, all grading would be subject to standard conditions of approval ensuring that soils conditions are suitable for the proposed structures and improvements. As such, no significant impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Subsidence of the land? Discussion: See the discussion in Sections III (a) and (f) above. No significant adverse impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expansive soils? Discussion: See the discussion in Sections III (a) and (f) above. No significant adverse impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Unique geologic or physical features? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. WATER. Would the proposal result in:

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Source: 6,7,9) Discussion: In the future, when a development plan is submitted, a standard condition of approval would be added to the project that would require the applicant to submit a complete grading and drainage plan prepared by a registered civil engineer with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/retention if adequate disposal facilities are not available, as determined by the City Engineer.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding? Discussion: See comment for IV.a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen, turbidity)? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body? Discussion: See Sec. IV a, discussion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Changes in currents, or the course or direction of water movement? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Altered direction or rate of flow of groundwater? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Impacts to groundwater quality? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (source: 7) Discussion: It is not anticipated that the amount of ground water will be any more than typically used for a business park/light-industrial type use.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

V. AIR QUALITY. Would the proposal:

- a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Source: 9,10)

Discussion: The San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions which would cause local and state standards to be exceeded. To aid in the assessment of project impacts subject to CEQA review, the APCD published the “CEQA Air Quality Handbook” in August, 1995. This handbook establishes screening thresholds for measuring the potential of projects to generate air quality impacts. Generally, any project that generates less than 10lbs./day of emissions would “qualify” for a Negative Declaration determination, and a project that generates between 10 and 24lbs./day of emissions would “qualify” for a Mitigated Negative Declaration.

There is no development associated with this general plan amendment, rezone, or tract, environmental impacts associated with the physical development of the site would be determined with the development plan process for each specific project.

- b) Expose sensitive receptors to pollutants? (Source: 10)

Discussion: There would not be an exposure to sensitive receptors to pollutants with the approval of this project.

- c) Alter air movement, moisture, or temperature? (Source: 10)

Discussion: N/A.

- d) Create objectionable odors? (Source: 10)

Discussion: N/A

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- a) Increased vehicle trips or traffic congestion?

Discussion: A Traffic Impact Study was prepared by Penfield & Smith for the General Plan Amendment and Rezone. The study was based on a conceptual 59-unit project.

Penfield & Smith concluded that “No intersection or roadway traffic impacts are anticipated as a result of the project. All three study intersections currently operate at acceptable levels of service under the existing plus project conditions”.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Study does not indicate any specific mitigation measures related to traffic impacts, and that at the time of development of the project (if and when it gets City approval) the City's standard development policies of improving streets to City Standards and paying all necessary impact fees will apply.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed design does not create any unsafe design features.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Inadequate emergency access or inadequate access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The GPA, Rezone and SPA would not create any impacts. At the time of the review of the development plan for each site, City Staff will review the project further to make sure there is not an impact related to this issue.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Insufficient parking capacity on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There is no development proposed with this application. Upon review of a future development plan, City staff and the project engineer will need to insure that the proper parking numbers meet city codes.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Hazards or barriers for pedestrians or bicyclists? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: N/A.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: N/A.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Rail, waterborne or air traffic impacts? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: N/A

VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The sign is currently developed as a outdoor construction storage lot. It has been graded and is surrounded by landscape berming. The development of this site to multi-family residential would not have impacts to biological resources.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Locally designated species (e.g., heritage trees)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: N/A.

- | | | | | |
|--|--|--|--|--|
| c) Locally designated natural communities (e.g., oak forest, | | | | |
|--|--|--|--|--|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
coastal habitat, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: N/A				
d) Wetland habitat (e.g., marsh, riparian and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: N/A				
e) Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: N/A				

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

a) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: N/A				
b) Use non-renewable resource in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: N/A				
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: N/A				

IX. HAZARDS. Would the proposal involve:

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: N/A				
b) Possible interference with an emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: N/A				
c) The creation of any health hazard or potential hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: N/A				
d) Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: N/A

X. NOISE. Would the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There is no construction associated with this application, with the future development plan, additional environmental review would take place.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Exposure of people to severe noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: N/A

PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- | | | | | |
|---------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Upon the development of the site, standard conditions will be added by the Fire Marshall addressing fire hydrants, sprinklers and access.

- | | | | | |
|-----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Police Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: During the development plan process in the future, the police department would have the opportunity to review the project and make comments.

- | | | | | |
|-------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is in the vicinity of schools. Elementary school as well as Cuesta Community College. Upon the review of a development plan, for the site the school district will have the opportunity to comment on the project.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Street improvements have already been completed for the sites street frontages.

- | | | | | |
|---------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: N/A

XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Power or natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Southern California Gas Company provides service to the Paso Robles area. The project is not anticipated to interfere with gas services or create an unmet demand.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Communication systems? Discussion: The Pacific Bell Company provides service to the Paso Robles and County areas. The project is not anticipated to interfere with phone/communication services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Local or regional water treatment or distribution facilities? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks? (Source: 7) Discussion: The project will be required to hook up to City sewer and water.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Storm water drainage? (Source: 6) Discussion: A standard condition of approval will be added to the project at the time of development that would require the applicant to submit a complete grading and drainage plan prepared by a registered civil engineer with the improvement plans. Drainage calculations will need to be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Solid waste disposal? Discussion: A trash enclosure will be required for this project at the time of development. The enclosure shall have metal "view obscuring" doors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Local or regional water supplies? (source: 3) Discussion: There is no development associated with this general plan amendment and rezone, environmental impacts associated with the physical development of the site would be determined with the development plan process for a specific project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIII.AESTHETICS. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Affect a scenic vista or scenic highway? (Source: 1,9)
Discussion: There is no development proposed with this application. At the time the development plan goes through the planning process, high architectural and grading standards will be anticipated for this site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a demonstrable negative aesthetic effect? (Source: 1,9)
Discussion: There is no development proposed with this application. At the time the development plan goes through the planning process, high architectural and grading standards will be anticipated for this site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Create light or glare? (Source: 1,9)
Discussion: At the time of development, light shielding will be required. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XIV.CULTURAL RESOURCES. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Disturb paleontological resources?
Discussion: N/A | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Disturb archaeological resources? Discussion: The Paso Robles area has been classified as territory occupied by the Migueleno Salinan and the Obispeno Chumash Native California populations. Past community populations have been evidenced at several sites within the Paso Robles area and unincorporated portions of the surrounding County.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Affect historical resources? Discussion: See XIV b.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have the potential to cause a physical change which would affect unique ethnic cultural values? Discussion: N/A.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Restrict existing religious or sacred uses within the potential impact area? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV.RECREATION. Would the proposal:

a) Increase the demand for neighborhood or regional parks or other recreational facilities? Discussion: When a development plan is studied for the site, outdoor open space will need to be provided to the City's Multifamily Code.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect existing recreational opportunities? Discussion N/A.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI.MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
effects of probable future projects.) Discussion: N/A				
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Discussion: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EARLIER ANALYSIS AND BACKGROUND MATERIALS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	1977 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Sewer Master Plan	Same as above
8	City of Paso Robles Housing Element	Same as above
9	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
10	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
11	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
12	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446

Summary of Mitigation Measures

Description of Impact

N/A

Mitigation Measure

N/A

TRAFFIC IMPACT STUDY
River Oaks Multi-Family Development
Lot 84, Tract 1895-2

February 23, 2006

Prepared By:

Penfield & Smith
Engineers, Surveyors, Planners

W.O. 16861.01

1.2.37

EXECUTIVE SUMMARY

The following Traffic Impact Study evaluates a proposed planned unit development comprised of 59 units to be located on Experimental Station Road, between River Oaks Drive and Buena Vista Drive in the City of Paso Robles. The study evaluates the existing and forecasted future traffic conditions within the vicinity of the project; determines the project trip generation and distribution; identifies the potential project traffic impacts; and provides guidelines for the design of the project site. Penfield & Smith reviewed the Circulation Element of the General Plan (adopted December 16, 2003) and the Draft Chandler Ranch Area Specific Plan Traffic Analysis prepared in November 2005 to obtain general information about the project study area. These documents are incorporated by reference.

A level of service (LOS) analysis was completed for the existing, existing plus project, future, and future plus project traffic conditions for the AM and PM peak hours at the intersections of State Route 46/Buena Vista Drive; Buena Vista Drive/Experimental Station Road; and Buena Vista Drive/River Oaks Drive/Dallons Road. The LOS analysis was conducted for the Friday summertime traffic conditions for the State Route 46/Buena Vista Drive intersection as a worst-case analysis. The level of service analysis is summarized in the table below.

Summary of Intersection Level of Service Analysis

Intersection	Peak Hour	Year 2005 Existing		Existing+ Project		Future "Year 2025"		Future + Project	
		Sec./Veh.	LOS	Sec./Veh.	LOS	Sec./Veh.	LOS	Sec./Veh.	LOS
State Route 46/ Buena Vista Dr.	AM	23.3	C	23.8	C	86.6	F	96.1	F
	PM	17.0	B	17.6	B	100+	F	100+	F
Buena Vista Dr./ Experimental Station Rd.	AM	9.5	A	9.6	A	12.5	B	12.8	B
	PM	8.2	A	8.2	A	15.6	C	16.2	C
Buena Vista Dr./River Oaks Dr./Dallons Rd	AM	9.7	A	9.8	A	12.2	B	12.3	B
	PM	8.9	A	8.9	A	11.2	B	11.2	B

No intersection or roadway traffic impacts are anticipated as a result of the project. All three study intersections currently operate at LOS C or better during both peak hours and will continue to operate at acceptable levels of service under the existing plus project conditions.

The future conditions analysis was based on the "Year 2025 Base" conditions contained in the Chandler Ranch Area Specific Plan Traffic Analysis. 2025 is projected to be the cumulative year when the General Plan build-out will occur. The Buena Vista Drive/SR 46 intersection is projected to operate at LOS F during both peak hours under the 2025 traffic volumes with its existing intersection lane geometrics and control.

The intersection will continue to operate at LOS F with the project-added traffic. The project may be required to pay its fair share of the cost of any improvements the City constructs at this intersection. However, the project will only add 19 morning peak hour trips and 22 afternoon peak hour trips to this intersection, which may fall below the City's traffic impact threshold. The remaining two study intersections are forecast to operate at LOS C or better during both peak hours with the future and future plus project traffic volumes.

1.2.38

3. ACCESS MANAGEMENT, SITE CIRCULATION & PARKING

The project access is proposed via a new driveway on Experimental Station Road. The access drive is proposed to be 24 feet wide and will be designed in accordance with criteria presented in the City's Standards and Specifications. As proposed, the driveways would safely accommodate ingress and egress to the site and will minimize impacts to safe and efficient traffic flow. Visibility at the proposed driveways is unobstructed in both directions and exceeds all minimum visibility requirements. The City's wall, fence, and vegetation and setback regulations along the project's frontage will be met to ensure safe sight distances from the project driveway.

The project's internal street design is identical to the nearby Cottages neighborhood (BASP – N9). Interior street front yard setback from travel lane will be 28 feet. Emergency ingress and egress will be accommodated from the private easement between the residential and community recreational facilities. The internal site circulation has been found to adequately accommodate moving vans/trucks, emergency vehicle access and trash pick-up. It is recommended that bicycle parking be provided on-site, particularly given the proximity of the project to the Cuesta College Campus and the likelihood that students will bike between campus and the project site. Finally, the City's on-site parking requirements for the project will be met on-site.

4. CONCLUSION

Based on the City's Development Policies, as conditions of approval, the project shall be responsible for the following:

- Improvements of all interior and adjacent streets to City standards and specifications and Borkey Area Specific Plan standards.
- Provision of adequate access to all parcels, whether existing, proposed, or potential.
- Provision of adequate access for emergency vehicles and for emergency evacuation for each development phase.
- Design of local streets and access to parcels in such a manner as to minimize impacts to safe and efficient traffic flow.
- Design of streets to minimize grading.
- Construction of required street improvements shall occur prior to occupancy of new construction.
- Payment of any traffic mitigation fees that have been developed consistent with the requirements of AB 1600 and adopted by the City Council.

Through the year 2025, the current two to four lane segments of State Route 46 within Paso Robles will need to be upgraded. Under its current lane configuration with the future volumes, the roadway is forecast to operate at LOS E. With the proposed improvements, the roadway operation would improve to LOS B. The project would add less than 200 average daily trips to SR 46 and is not anticipated to create a significant impact to this roadway for any of the scenarios analyzed.

Access to project will be provided via a new 24-foot driveway on Experimental Station Road. Visibility at the proposed driveway is unobstructed in both directions and exceeds all minimum visibility requirements. As proposed, the driveway would safely accommodate ingress and egress to the site. The project's internal street design is identical to the nearby Cottages neighborhood (BASP – N9). Interior street front yard setback from travel lane will be 28 feet. Emergency ingress and egress will be accommodated from the private easement between the residential and community recreational facilities. The internal site circulation has been found to adequately accommodate moving vans/trucks, emergency vehicle access and trash pick-up. The parking requirements for the project will be provided entirely on-site.

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APPENDICES OF TECHNICAL APPENDIX

Appendix 1- Existing (2003-2005) Peak Hour Intersection Levels Of Service
Appendix 2- Future (2025) Peak Hour Intersection Levels Of Service
Appendix 3- Existing + Project Peak Hour Intersection Levels Of Service
Appendix 4- Future + Project Peak Hour Intersection Levels Of Service

1. PROJECT DESCRIPTION

The River Oaks Multi-Family development consists of 59 detached three and four bedroom units, yielding twelve dwelling units per acre (RMF-12) to be located on the south corner of River Oaks Drive and Experimental Station Road in the City of Paso Robles.

The project has been designed to have no attached walls, a staggered zero lot line orientation and typical 3.5 foot side yard separation. As a result, the design offers true private yards not typical of multifamily design. The unique design characteristics of the project allow the neighborhood to function as either a rental or a for sale community.

The project site is located in an existing residential neighborhood, just south of the Cuesta College North County Campus. A vicinity map is presented as Exhibit 1 and the site plan is presented as Exhibit 2. Access to the project will be provided via a 24-foot wide driveway on Experimental Station Road. Emergency ingress and egress will be accommodated from the private easement between the residential and community recreational facilities. The parking requirements for the project will be met on-site.

2. TRAFFIC ANALYSIS

Study Methodology

To identify the operating condition at the study intersections, a level of service (LOS) ranking scale was used. This scale identifies impacts of traffic volumes verses roadway capacity and assigns a letter value to this relationship. The letter scale ranges from A to F with LOS A representing free flow conditions and LOS F representing congested conditions.

The intersections' LOS was determined using the Highway Capacity Software (HCS-2000) and is based on the criteria presented in Table 1. The results of the intersection analyses are shown as seconds of delay. The technical level of service worksheets are provided in the Appendix to this report.

Except where another standard has been adopted by the City Council, the City considers level of service "D" to be acceptable for average daily traffic, including peak hour traffic and levels "E" and "F" as indicating a need for actions to reduce impacts.¹

¹ City of El Paso de Robles General Plan 2003, Circulation Element, Level of Service Standards.

Table 1
Intersection Level of Service Criteria

LOS	Signalized intersections (Sec. of delay)	Unsignalized intersections (Sec. of delay)	Definition
A	≤ 10	≤ 10	Conditions of free unobstructed flow, no delays and all signal phases sufficient in duration to clear all approaching vehicles.
B	> 10 and ≤ 20	> 10 and ≤ 15	Conditions of stable flow, very little delay, a few phases are unable to handle all approaching vehicles.
C	> 20 and ≤ 35	> 15 and ≤ 25	Conditions of stable flow, delays are low to moderate, full use of peak direction signal phases is experienced.
D	> 35 and ≤ 55	> 25 and ≤ 35	Conditions approaching unstable flow, delays are moderate to heavy, significant signal time deficiencies are experienced for short durations during the peak traffic period.
E	> 55 and ≤ 80	> 35 and ≤ 50	Conditions of unstable flow, delays are significant, signal phase timing is generally insufficient, congestion exists for extended duration throughout the peak period.
F	> 80	> 50	Conditions of forced flow, travel speeds are low and volumes are well above capacity. This condition is often caused when vehicles released by an upstream signal are unable to proceed because of back-ups from a downstream signal

Existing Roadways

U.S. Highway 101, is a major freeway facility running north-south within and through the center of the City. U.S. 101 is a typical four-lane divided highway and carries approximately 49,500 average daily trips (ADT) within the City limits.

State Route 46, is a major east-west corridor that provides regional access between SR 1 and the coast to the west and Interstate 5, Bakersfield and Fresno to the east. Locally, SR 46 East provides access to a mix of residential, commercial, and industrial land uses, including numerous wineries and the new Cuesta College North County Campus. From Highway 101 east to Union Road, SR 46 carries approximately 26,800 ADT and is considered to be operating at LOS A. SR 46 is classified as a six lane arterial in the City's Circulation Element.

Buena Vista Drive, a north-south arterial located off of SR 46 has one northbound lane, two southbound lanes and a landscaped median. Buena Vista Drive has a posted speed limit of 40 MPH. Sidewalks, curb, and gutter are provided on the majority of the west side of the roadway. The east side of the road is unimproved. Just north of River Oaks Drive, Buena Vista Drive becomes a narrow rural road providing access to small ranch homes. Buena Vista also provides the main access to the Cuesta College North County Campus.

Between SR 46 and Experimental Station Road, Buena Vista Drive carries 3,220 ADT and north of Experimental Station Road, the roadway has 3,000 ADT. Both segments are operating at LOS A.

Traffic Impact Study- River Oaks- Tract 1895-2

Buena Vista Drive has a current roadway capacity configuration of a collector road, but is planned to be improved to a four lane arterial. Recently the Buena Vista Drive approach to/from SR 46 East was widened and a traffic signal was installed at the SR 46/Buena Vista Drive intersection.

Experimental Station Road is a short collector street located between Buena Vista Drive and River Oaks Drive. Curb, gutter, and sidewalk are provided along the majority of the street and parking is permitted on the north side of the street. Experimental Station Road has a posted speed limit of 30 MPH and is considered to be operating at LOS A. The proposed project will be located on the south side of this street on the corner of Experimental Station Road and River Oaks Drive. A large residential development is currently being constructed on the northwest side the Experimental Station Road/River Oaks Drive intersection.

North River Road is an important north-south local circulation route paralleling U.S. 101 and the Salinas River on the east. It is primarily a two-lane collector that widens to an arterial south of Navajo Avenue. North River Road carries approximately 1,500 ADT from Union Road to SR 46 East and 650 ADT from SR 46 East to the City limits. Both segments are operating at LOS A. North River Road has a speed limit of 40 MPH.

River Oaks Drive is an east-west two-lane roadway that runs between Buena Vista Drive and North River Road near the project site. River Oaks Drive primarily serves residential uses and is currently operating at LOS A. The Cuesta College North County Campus is located on the corner of River Oaks Drive and Buena Vista Drive. River Oaks Road becomes Dallons Road east of Buena Vista Drive.

The City's level of service thresholds by roadway type are presented in Table 2, as follows.

**Table 2
Level of Service Threshold Volumes by Urban/Suburban Roadway Type**

Roadway Type	Total Average Daily Trips (ADT) in Both Directions				
	Level of Service A	Level of Service B	Level of Service C	Level of Service D	Level of Service E
4-Lane Divided Freeway	28,000	43,200	61,600	74,400	80,000
6-Lane Divided Arterial (with left turn lane)	32,000	38,000	43,000	49,000	54,000
4-Lane Divided Arterial (with left turn lane)	22,000	25,000	29,000	32,500	36,000
4-Lane Undivided Arterial (no left turn lane)	18,000	21,000	24,000	27,000	30,000
2-Lane Collector (with left turn lane)	11,000	12,500	14,500	16,000	18,000
2-Lane Collector (no left turn lane)	8,000	9,500	10,500	12,000	13,500

1.2.44

Existing Intersection Operations

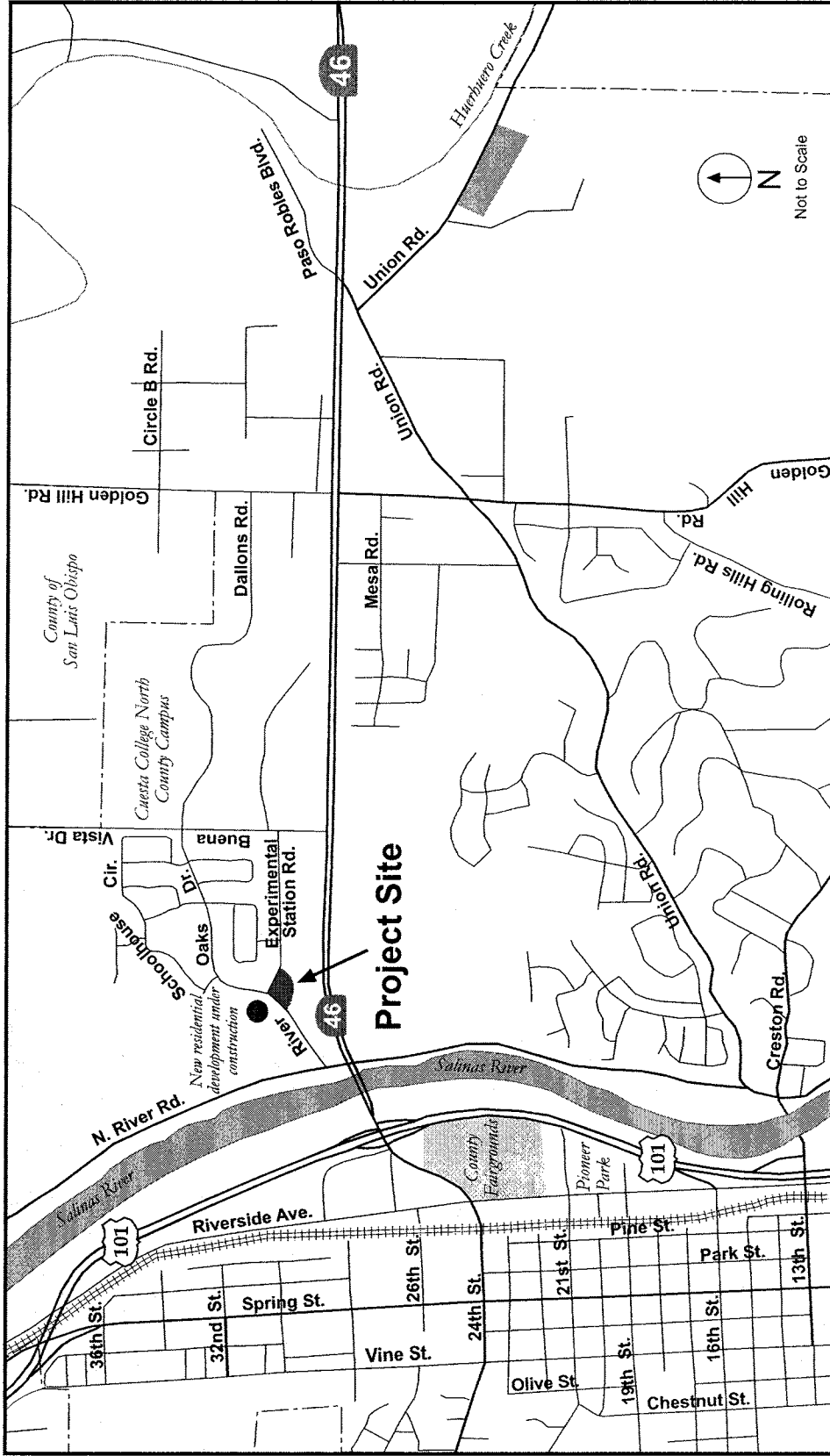
Penfield & Smith obtained turning movement counts from the Draft Chandler Ranch Area Specific Plan (November 2005) for the intersection of SR 46 and Buena Vista Drive. New counts were collected by Penfield & Smith on March 3, 2005 for the remaining two study intersections. The counts were collected from 7 to 9 AM and from 4 to 6 PM and are illustrated in Exhibit 3. The existing intersection lane configurations are shown in Exhibit 4. The operating conditions at the intersections were determined using the analysis methods described in the Methodology section of this report. The results of the LOS calculations are summarized in Table 3.

Table 3
Existing Peak Hour Levels of Service

Intersection	Traffic Control	AM Peak LOS	PM Peak LOS
State Route 46/Buena Vista Dr.	Signal	17.0 sec./veh- LOS B	20.9 sec./veh.- LOS C
Buena Vista Dr./Experimental Station Rd.	One-way STOP	9.5 sec./veh- LOS A	8.2 sec./veh- LOS A
Buena Vista Dr./River Oaks Dr./Dallons Rd.	All-way STOP	9.7 sec./veh- LOS A	8.9 sec./veh- LOS A

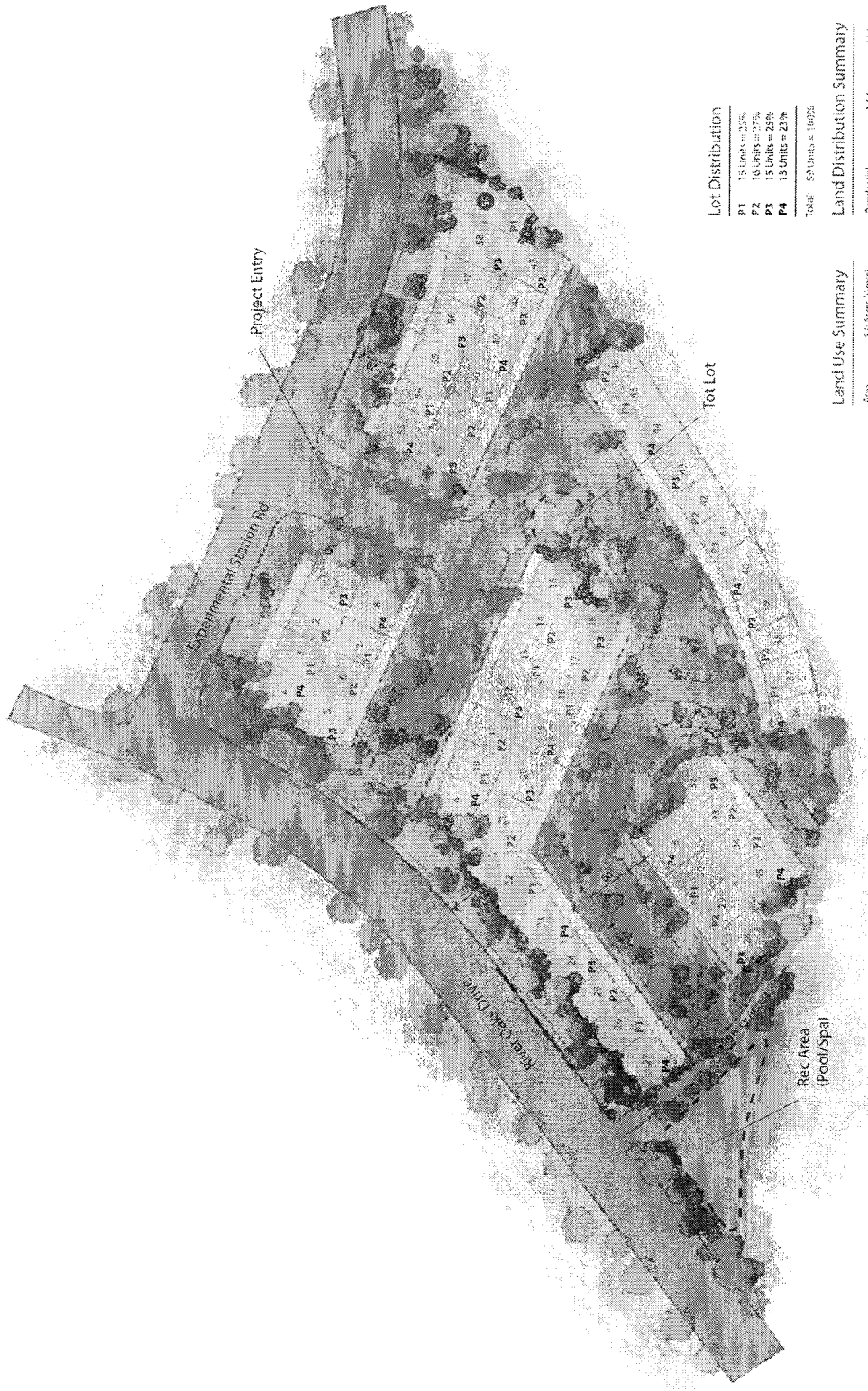
As shown in Table 3, all three study intersections currently operate within the City's acceptable level of service range during both peak hours.

Vicinity Map



1.2.46

1.2.47



Lot Distribution

P1	15 Units = 25%
P2	16 Units = 27%
P3	15 Units = 25%
P4	13 Units = 23%
Total: 59 Units = 100%	

Land Distribution Summary

Residential	1.4 Ac	18%
Open Space	6.2 Ac	78%
Total	7.6 Ac	100%

Land Use Summary

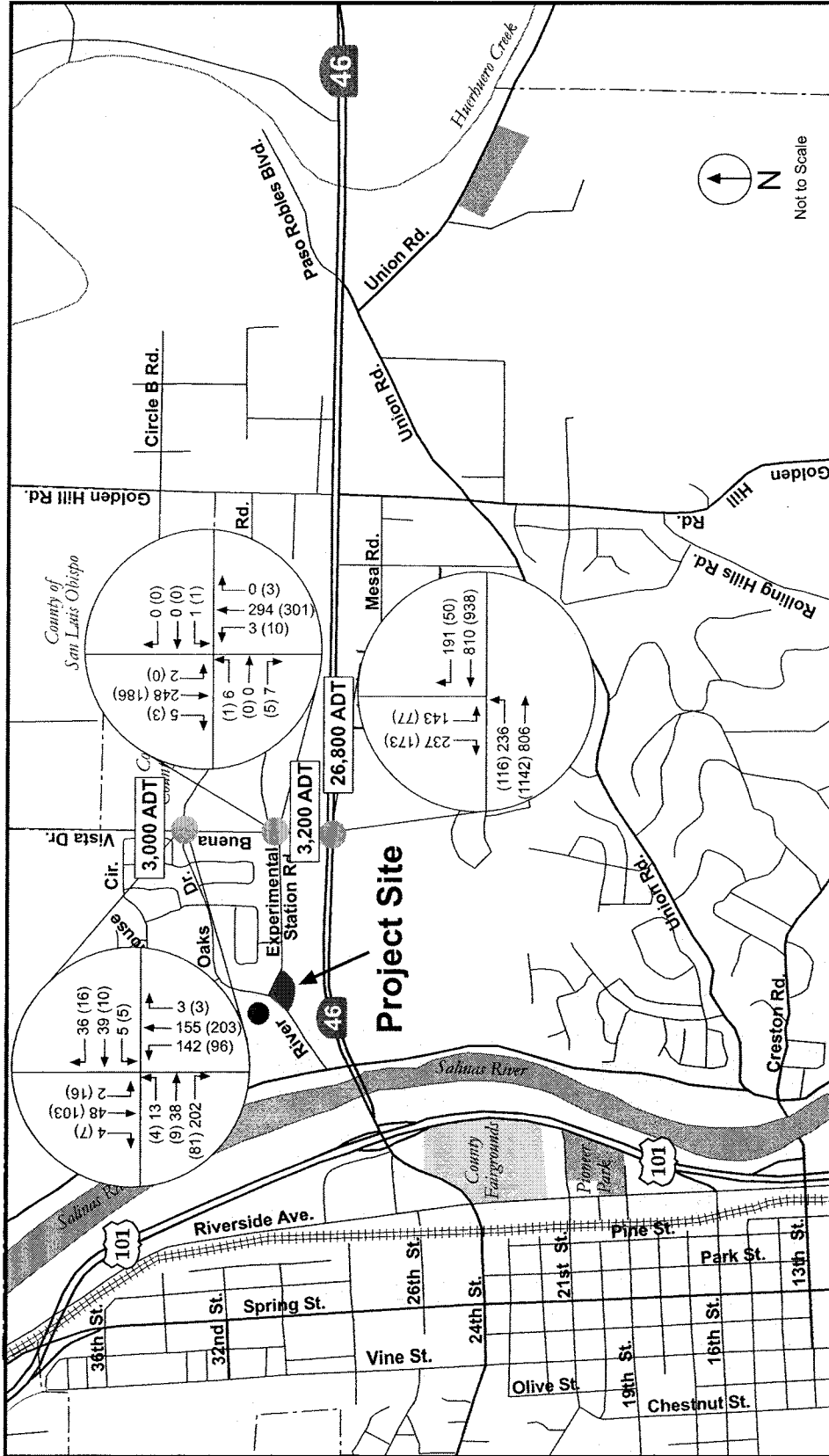
Area	5.6 Acres (73%)
Density	14 Units
Setback	50'

**River Oaks - RD-12 (Lot 84, Tract 1895-2)
Conceptual Site Plan**

Paso Robles, CA

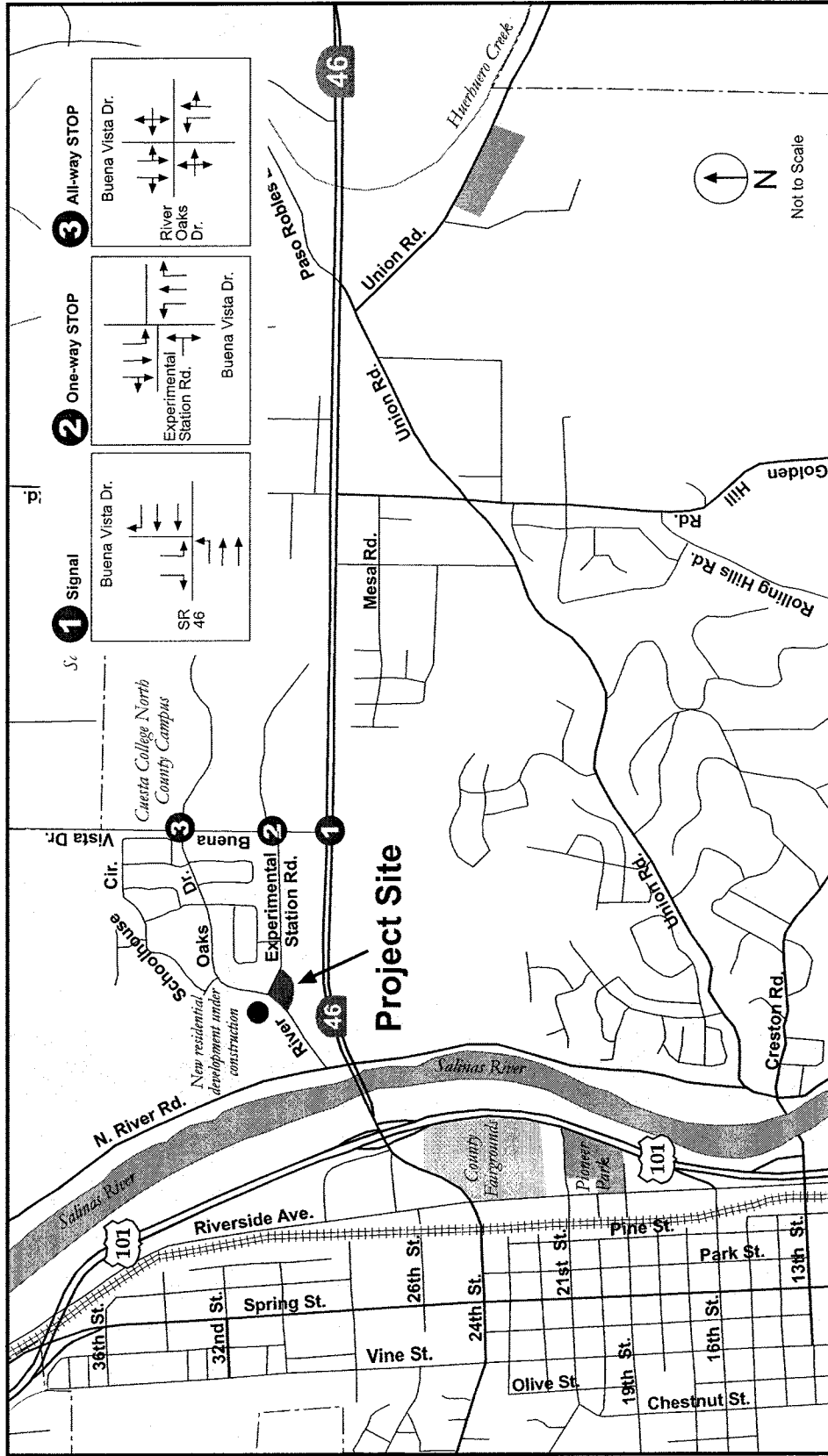


Existing Roadway ADT and Intersection Peak Hour Volumes



1.2.78

Existing Intersection Lane Geometry



1-2.49

Future Conditions

The future conditions analysis is based on the "Year 2025 Base" conditions contained in the Chandler Ranch Area Specific Plan Traffic Analysis. Based on the General Plan land use growth projections, which were utilized in the Citywide traffic model, year 2025 is projected to be the cumulative year when the General Plan build-out will occur. It should be noted that the potential Charolais Road over-crossing project, which was evaluated in the Specific Plan, does not affect the projected volumes at any of the study intersections. Therefore further analysis of the over-crossing project was not completed as part of this study.

Study Roadways

State Route 46

Through the year 2025, the current two to four lane segments of State Route 46 within Paso Robles will need to be upgraded. SR 46 carries approximately 26,800 ADT between U.S. 101 and Union Road. A 4.1% annual increase in interregional traffic on SR 46 is projected, resulting in the ADT increasing to approximately 59,800 ADT on this segment. This future volume only accounts for Friday, summertime traffic conditions and is therefore considered to be a conservative estimate. Under its current lane configuration with the increased ADT, this roadway segment is forecast to operate at LOS E. With the proposed improvements, the roadway operation would improve to LOS B.

Buena Vista Drive

Buena Vista Drive has a current roadway capacity configuration of a collector road, but has been identified in the City's Circulation Element to be improved to a four lane arterial. The average daily trips on Buena Vista are anticipated to increase from 3,200 ADT to approximately 12,000 ADT by 2025. With its existing lane configuration, the roadway is forecast to operate at LOS D. With the roadway improved to a four lane arterial, the roadway would operate at LOS B with the future volumes.

Study Intersections

The Chandler Ranch Area Specific Plan includes future volumes for the Buena Vista Drive/SR 46 intersection only. Based on the available volumes, there would be an increase of approximately 400 morning peak hour northbound through trips on Buena Vista Drive and 550 afternoon peak hour northbound through trips. Penfield & Smith conducted a cursory analysis of the potential future turning movements at the Buena Vista Drive intersection at Experimental Station Road and at River Oaks Drive based on the City's current list of pending and approved development projects. Given the existing low volumes at these intersections, it anticipated that both intersections could accommodate the increase in traffic associated with the cumulative development in the area, without the need for intersection improvements. It should be noted that neither intersection has been identified in the City's Circulation Element as potentially requiring improvements.

The future intersection levels of service are summarized below and the future traffic volumes are illustrated in Exhibit 6.

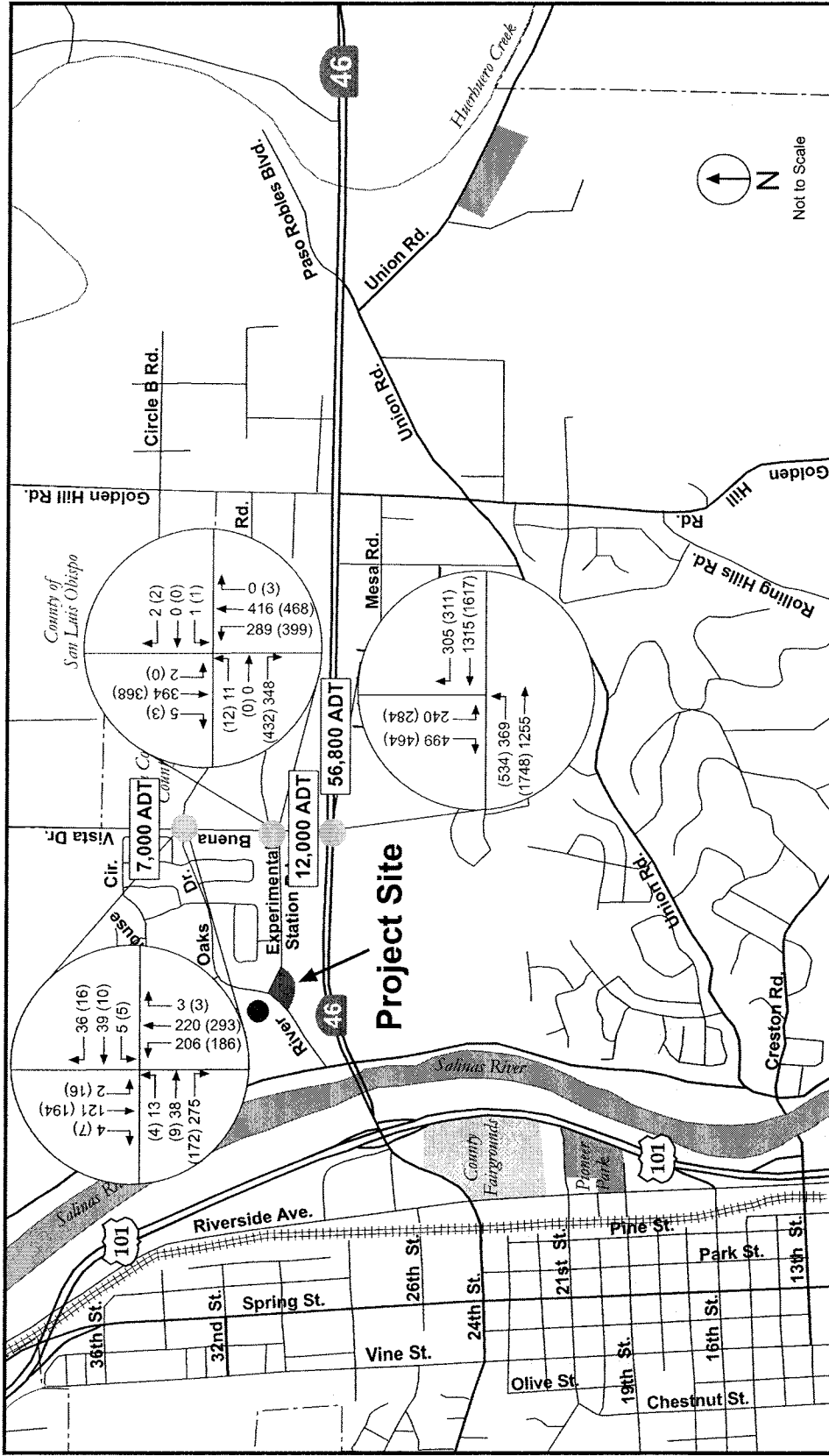
Table 4
Future (2025) Conditions Peak Hour Levels of Service

Intersection	AM Peak LOS	PM Peak LOS
State Route 46/Buena Vista Dr.	86.6 sec./veh- LOS F	100+ sec./veh- LOS F
Buena Vista Dr./Experimental Station Rd.	12.5 sec./veh- LOS B	15.6 sec./veh- LOS C
Buena Vista Dr./River Oaks Dr./Dallons Rd.	12.2 sec./veh- LOS B	11.2 sec./veh-LOS B

The Buena Vista Drive/SR 46 intersection is projected to operate at LOS F during both peak hours under the year 2025 traffic volumes with the existing intersection lane geometrics and control. The remaining two study intersections will continue to operate within the City's acceptable level of service range during both peak hours, without the need for intersection improvements.

1.2.5/

Future Roadway ADT and Intersection Peak Hour Volumes



1.2.52

Project Trip Generation

The trip generation for the project has been determined using the trip generation rates contained in Trip Generation, 7th Edition, Institute of Transportation Engineers, 2003 which are presented in Table 5.

Table 5
Project Trip Generation Rates [1]
(Per Dwelling Unit)

Land Use	ITE Code	Daily Trip End Rate [2]	AM Peak Hour Rates [2]			PM Peak Hour Rates [2]		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Condo	230	5.86/unit	0.07/ unit	0.37/unit	0.44/unit	0.35/unit	0.17/unit	0.52/unit

[1] Source: ITE Trip Generation Manual, 7th Edition, 2003.
 [2] Trips rates represent one-way traffic movements, entering or leaving.

Based on the published trip generation rates, the project could generate 346 average daily trips, with 26 trips occurring during the AM peak hour and 31 trips occurring during the PM peak hour. The project trip generation is summarized in Table 6.

Table 6
Project Trip Generation

Land Use	Size	ADT	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
River Oaks PUD	59 units	346	4	22	26	21	10	31

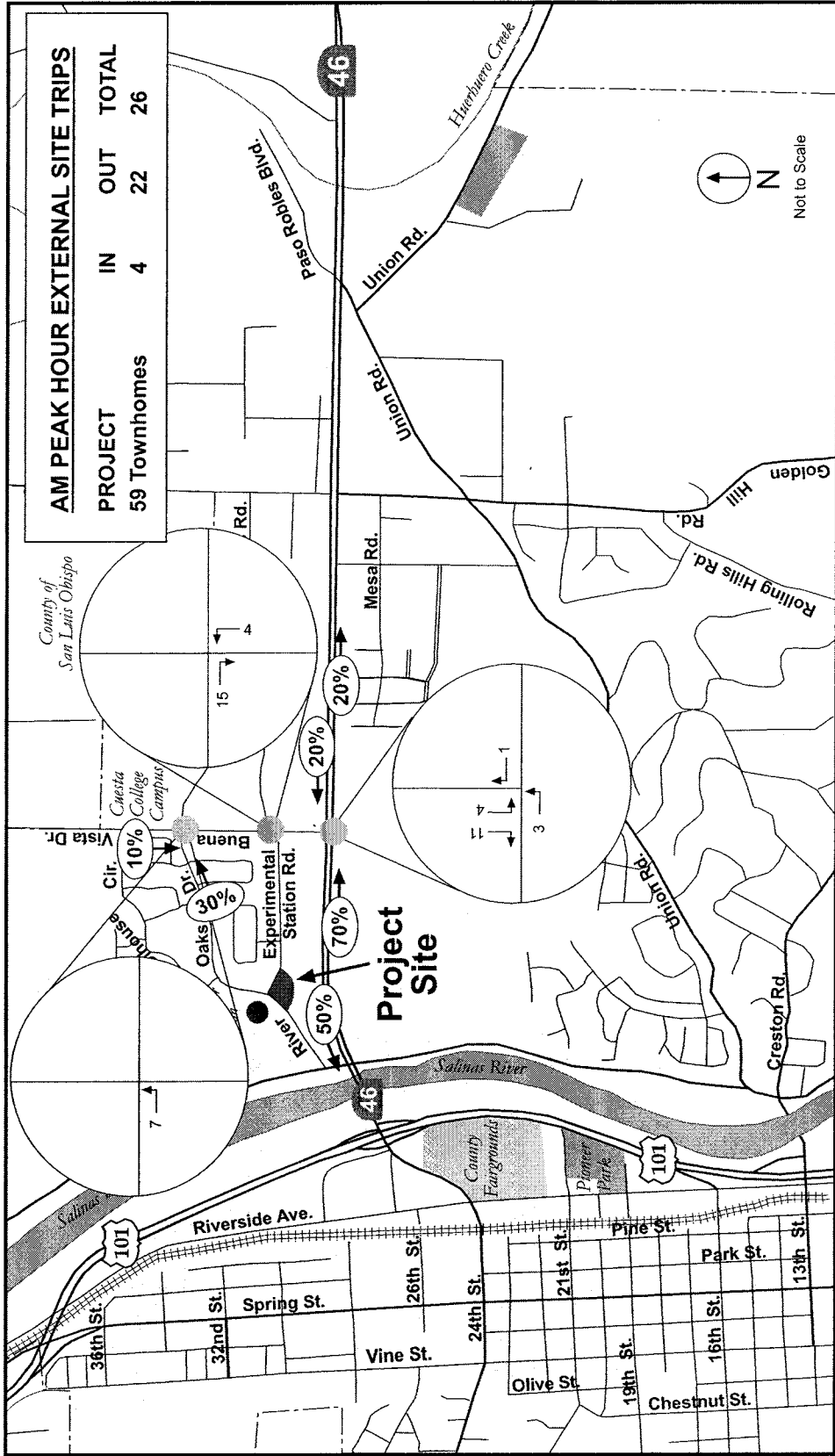
Project Trip Distribution

The project related traffic for the AM peak hour (26 trips) and the PM peak hour (31 trips) were distributed and assigned to the local street network based on the type of existing and proposed land uses and current traffic flows in Paso Robles. The percentage of project traffic distributed on the road system, as well as the actual volumes, is illustrated in Exhibits 6 and 7. In general, the project traffic was distributed as follows:

Table 7
Project Trip Distribution

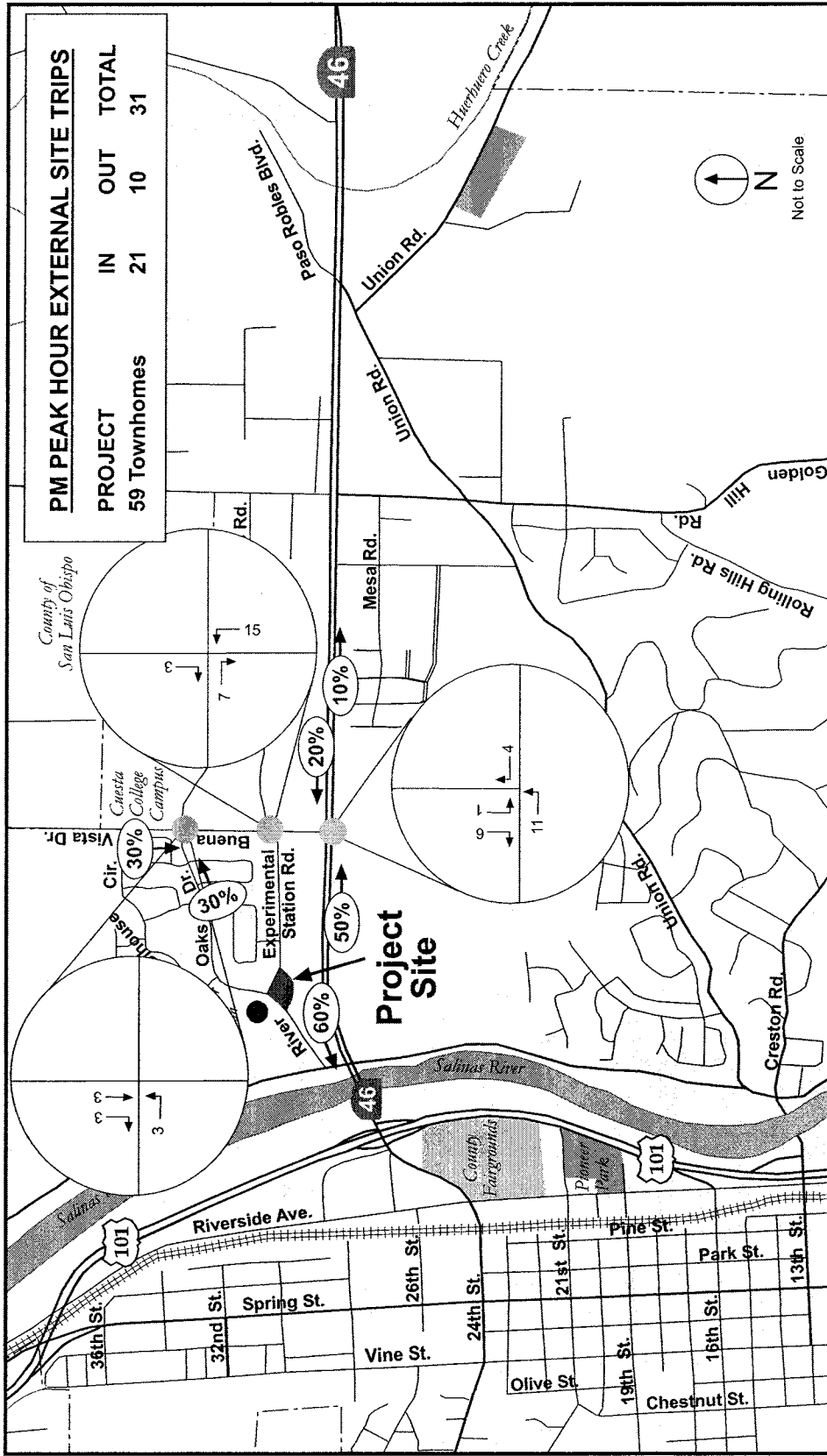
Direction	AM Peak Hour		PM Peak Hour	
	In	Out	In	Out
SR 46- west	70%	50%	50%	60%
SR 46- east	20%	20%	20%	10%
Buena Vista Dr.- north	10%	0%	15%	0%
River Oaks Dr.- north	0%	30%	15%	30%
Total	100%	100%	100%	100%

AM Peak Hour Project Trip Generation & Distribution



1.2.54

PM Peak Hour Project Trip Generation & Distribution



1.2.55

Existing Plus Project Analysis

The project is anticipated to add 26 trips in the morning peak hour and 31 trips in the afternoon peak hour. Based on the project traffic distribution depicted in Exhibits 6 and 7, the project traffic was added to the existing peak hour traffic volumes and the intersection analyses were recalculated. The results of these calculations are summarized in Tables 8 and 9. The technical level of service worksheets are provided in the Appendix to this report. The existing plus project traffic volumes are illustrated in Exhibit 8.

**Table 8
AM Peak Hour
Existing Plus Project Intersection Level of Service**

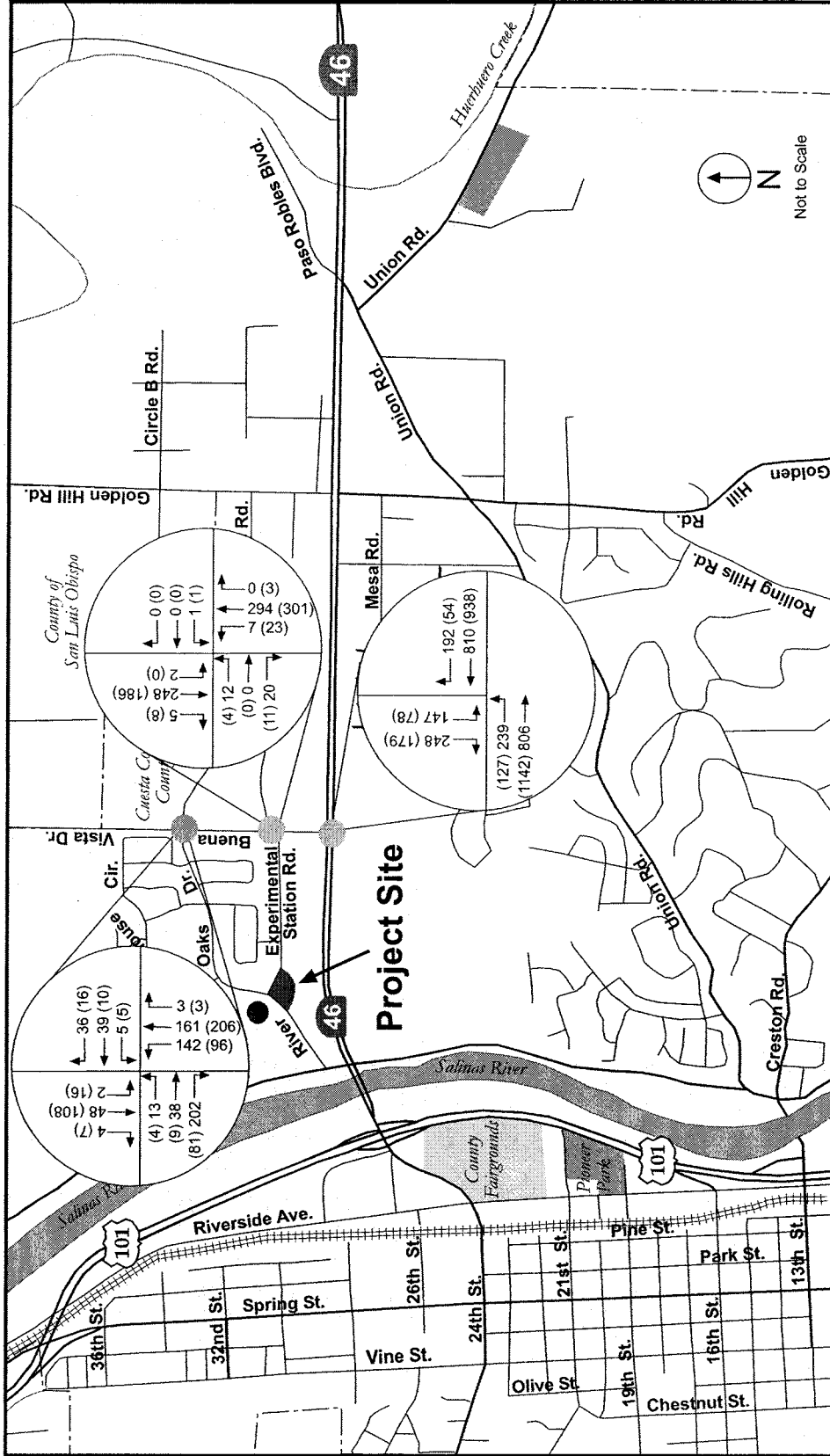
Intersection	Existing AM Peak LOS	Existing + Project AM Peak LOS	Project-added trips	Impact?
State Route 46/Buena Vista Dr.	23.3 sec./veh- LOS C	23.8 sec./veh- LOS C	19 trips	No
Buena Vista Dr./ Experimental Station Rd.	9.5 sec./veh- LOS A	9.6 sec./veh- LOS A	19 trips	No
Buena Vista Dr./River Oaks Dr./ Dallons Rd	9.7 sec./veh- LOS A	9.8 sec./veh- LOS A	7 trips	No

**Table 9
PM Peak Hour
Existing Plus Project Intersection Level of Service**

Intersection	Existing PM Peak LOS	Existing + Project PM Peak LOS	Project-added trips	Impact?
State Route 46/Buena Vista Dr.	17.0 sec./veh.- LOS B	17.6 sec./veh.- LOS B	22 trips	No
Buena Vista Dr./ Experimental Station Rd.	8.2 sec./veh- LOS A	8.2 sec./veh- LOS A	25 trips	No
Buena Vista Dr./River Oaks Dr./ Dallons Rd	8.9 sec./veh- LOS A	8.9 sec./veh- LOS A	9 trips	No

As shown in Tables 8 and 9, all three study intersections would continue to operate within the City's acceptable level of service range with the project added traffic. The project is anticipated to add less than 100 average daily trips to Buena Vista Drive and less than 200 trips to SR 46. Both roadways could easily accommodate the increase in traffic associated with the project. Therefore the project is not anticipated to contribute any significant intersection or roadway impacts.

Existing + Project Intersection Peak Hour Volumes



1.2.57

Future Plus Project Analysis

The project traffic was added to the future peak hour traffic volumes and the intersection analyses were recalculated. The results of the LOS calculations are summarized in Tables 10 and 11. The future plus project traffic volumes are illustrated in Exhibit 9.

**Table 10
AM Peak Hour
Future (2025) Plus Project Intersection Level of Service**

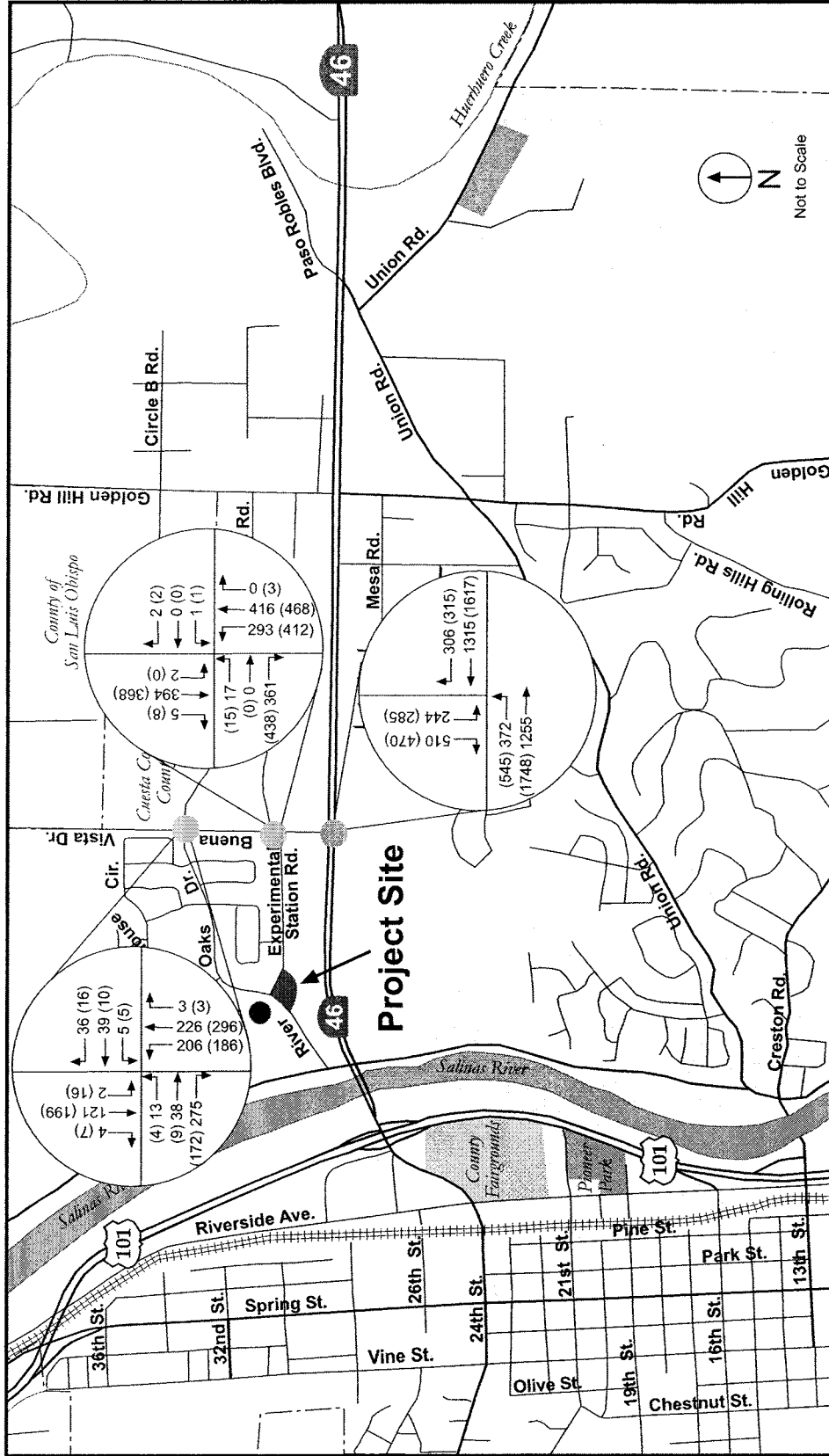
Intersection	Year 2025 AM Peak LOS	Year 2025 + Project AM Peak LOS	Project- added trips	Impact?
State Route 46/Buena Vista Dr.	86.6 sec./veh.- LOS F	96.1 sec./veh.- LOS F	19 trips	No
Buena Vista Dr./ Experimental Station Rd.	12.5 sec./veh.- LOS B	12.8 sec./veh.- LOS B	19 trips	No
Buena Vista Dr./River Oaks Dr./ Dallons Rd	12.2 sec./veh.- LOS B	12.3 sec./veh.- LOS B	7 trips	No

**Table 11
PM Peak Hour
Future (2025) Plus Project Intersection Level of Service**

Intersection	Year 2025 PM Peak LOS	Year 2025 + Project PM Peak LOS	Project- added trips	Impact?
State Route 46/Buena Vista Dr.	100+ sec./veh.- LOS F	100+ sec./veh.- LOS F	22 trips	No
Buena Vista Dr./ Experimental Station Rd.	15.6 sec./veh.- LOS C	16.2 sec./veh.- LOS C	25 trips	No
Buena Vista Dr./ River Oaks Dr./Dallons Rd	11.2 sec./veh.- LOS B	11.2 sec./veh.- LOS B	9 trips	No

The SR 46/Buena Vista Drive intersection is forecast to operate at LOS F during the both peak hours with the project-added traffic. The project may be required to pay its fair share of the cost of any improvements the City constructs at this intersection. However, the project will only add 19 morning peak hour trips and 22 afternoon peak hour trips to this intersection, which may fall below the City's traffic impact threshold. The remaining two study intersections are forecast to operate at LOS C or better during both peak hours with the future and future plus project traffic.

Future + Project Intersection Peak Hour Volumes



1.2.59

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES APPROVING GENERAL PLAN AMENDMENT 2006-001, A THREE-PART GENERAL PLAN AMENDMENT, WHERE PART A IS REGARDING MODIFYING THE GENERAL PLAN DESIGNATION OF A 28 ACRE SITE FROM PARKS & OPEN SPACE (POS) TO BUSINESS PARK (BP) AND PART B IS REGARDING MODIFYING THE GENERAL PLAN DESIGNATION OF A 4.3 ACRE SITE FROM COMMERCIAL SERVICE (CS) TO RESIDENTIAL MULTIFAMILY 12-UNITS PER ACRE(RMF-12) AND AMENDING THE LAND USE ELEMENT TEXT TO ALLOW DETACHED STYLE OF HOUSING PART C IS REGARDING ADDING OFFICE OVERLAY (OP) TO THE EXISTING RMF-8 LAND USE CATEGORY (PART A – TOM ERSKINE, PART B – ESTRELLA ASSOCIATES, PART C – GEORGE DUCK)

WHEREAS, the following applications to amend the Land Use Element were filed as parts of General Plan Amendment 2006-001:

Part A: A General Plan Amendment (Land Use) to consider modifying the General Plan's designation of property currently designated as "Parks and Open Space" and a portion designated as "Agriculture" to a "Business Park" land use designation. In conjunction with the General Plan Amendment is an application for Rezone 05-005 to consider modifying the Zoning Code designation of the property currently designated as "Parks and Open Space" to a "Planned Industrial" zoning designation. The subject property is located east of Golden Hill Road and north of Highway 46 East and would form an eastward extension to the Golden Hills Business Park. All traffic would be channeled through the existing business park and the existing signalized intersection of Golden Hill Road and Highway 46 East. The applicant is the property owner, Tom Erskine.

Part B: A General Plan Amendment (Land Use Element) to consider modifying the General Plan's designation of property currently designated as "Commercial Service" to a "Residential Multi-Family Medium Density (12-units per acre - RMF-12)" land use designation. Additionally, an amendment to the text of the Land Use Element is requested to modify a portion of the RMF-12 Purpose Statement (pg. LU-18), that requires multi-family development in this land use category to have buildings with four or more dwelling units. In conjunction with the General Plan Amendment is an application for Rezone 05-003 to consider modifying the Zoning Code designation of the property currently designated as "Commerical/Light Industrial" to a "Residential Multi-Family/Apartment, 12-units per acre - R3" zoning designation. Also requested is Specific Plan Amendment 05-003, to amend the Borkey Area Specific Plan to reflect the change in land use for Sub Area D of the plan. The subject property is located on the south corner of River Oaks Drive and Experimental Station Road. The applicant is the property owner, Dick Willhoit.

Part C: A General Plan Amendment (Land Use Element) to consider adding an Office Overlay to property designated as Residential Multi-Family Low Density (RMF-8). In conjunction, the applicant requests the zoning map be amended to add an Office Overlay to the R2 zoning of the site. The application also includes a request to consider a Conditional Use Permit to allow a professional office use at this property. The property is located 405 14th Street, (APN 008-312-005). The applicant is the property owner, George Duck.

WHEREAS, at its meeting of February 28, 2006, the Planning Commission took the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this amendment;
- b. Conducted public hearings to obtain public testimony on the parts of this amendment;
- c. Considered public testimony from all parties;
- d. Based on the information contained in the initial study prepared for the 2003 General Plan update, the Planning Commission found that there was no substantial evidence that approval of this portion of the amendment would have significant adverse effects on the environment and recommended that the City Council approve a Negative Declaration for each component;

WHEREAS, at its meeting March 21, 2006, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this amendment, including the recommendations of the Planning Commission;
- b. Conducted a public hearing to obtain public testimony on this amendment;
- c. Based on its independent judgment, found that there was no substantial evidence that the parts of this amendment would have significant adverse effects on the environment and approved Negative Declaration for this General Plan amendment in accordance with the California Environmental Quality Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, California, to amend the text of the General Plan Land Use Element Map on page LU-6C in the manner shown on the attached Exhibit "A" (Component A), amend the text of the General Plan Land Use Element Map on page LU-6C in the manner shown on the attached Exhibit "B-1" and amend the text of the General Plan Land Use Element on page LU-18 in a manner shown on the attached Exhibit "B-2" (Component B), and amend the text of the General Plan Land Use Element Map on page LU-6B in the manner shown on the attached Exhibit "C" (Component C).

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 21st day of March 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING THE ZONING MAP ESTABLISHED BY REFERENCE IN
SECTION 21.12.020 OF THE ZONING CODE (TITLE 21)
(REZONE 05-003 -WILLHOIT)

WHEREAS, Dick Willhoit on behalf of Estrella Associates, Inc. has submitted Zone Change 05-003, a proposal to change the zoning designation of a 5-acre site on the south corner of River Oaks Drive and Experimental Station Road from Commercial/light-industrial (C3) to Residential Multi-family, Apartment - Planned Development Overlay (R3-PD); and

WHEREAS, at its meeting of February 28, 2006, the Planning Commission took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project and found that the Zone Change 05-003 was consistent with the General Plan and Specific Plan as amended;
- b. Conducted a public hearing to obtain public testimony on the proposed project;
- c. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and recommended that the City Council approve a Negative Declaration;
- d. Recommended that the City Council approve Zone Change 05-003;

WHEREAS, at its meeting of March 21, 2006, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Considered the recommendations of the Planning Commission;
- c. Conducted a public hearing to obtain public testimony on the proposed project;
- d. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and approved a Negative Declaration.

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. This rezone is consistent with the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 21.12.020 of the Municipal Code (Zoning Map) is hereby amended as shown on the attached Exhibit A.

SECTION 2. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 4. Inconsistency. To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 5. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

Introduced at a regular meeting of the City Council held on March 21, 2006, and passed and adopted by the City Council of the City of El Paso de Robles on the 4th day of April 2006 by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk

Residential Multifamily, Medium Density (RMF-12)

Purposes:

- To provide multi-family residential neighborhoods consisting of buildings with four or more dwelling units at densities up to 12 dwelling units per acre.
- To provide multi-family residential neighborhoods consisting of buildings with less than four dwelling units (including single detached units) when the following criteria can be met:
 - a. provide an innovative site and building design that promotes architectural and design excellence;
 - b. provide a density as close to 12 dwelling units per acre as possible;
 - c. provide multi-family type design features such as common outdoor areas, courtyards and recreation areas;
- To provide multi-family development on sites that can accommodate increased density;
- To meet the needs of persons seeking rental housing units, at various price levels;
- To provide housing in close proximity to schools, shopping, and other services, including public transit;
- To provide a transition zone between single family residential and higher-traffic areas.

1. 2. 63

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING THE ZONING MAP ESTABLISHED BY REFERENCE IN
SECTION 21.12.020 OF THE ZONING CODE (TITLE 21)
(REZONE 05-003 -WILLHOIT)

WHEREAS, Dick Willhoit on behalf of Estrella Associates, Inc. has submitted Zone Change 05-003, a proposal to change the zoning designation of a 5-acre site on the south corner of River Oaks Drive and Experimental Station Road from Commercial/light-industrial (C3) to Residential Multi-family, Apartment - Planned Development Overlay (R3-PD); and

WHEREAS, at its meeting of February 28, 2006, the Planning Commission took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project and found that the Zone Change 05-003 was consistent with the General Plan and Specific Plan as amended;
- b. Conducted a public hearing to obtain public testimony on the proposed project;
- c. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and recommended that the City Council approve a Negative Declaration;
- d. Recommended that the City Council approve Zone Change 05-003;

WHEREAS, at its meeting of March 21, 2006, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Considered the recommendations of the Planning Commission;
- c. Conducted a public hearing to obtain public testimony on the proposed project;
- d. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and approved a Negative Declaration.

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. This rezone is consistent with the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 21.12.020 of the Municipal Code (Zoning Map) is hereby amended as shown on the attached Exhibit A.

SECTION 2. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 4. Inconsistency. To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 5. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

Introduced at a regular meeting of the City Council held on March 21, 2006, and passed and adopted by the City Council of the City of El Paso de Robles on the 4th day of April 2006 by the following roll call vote:

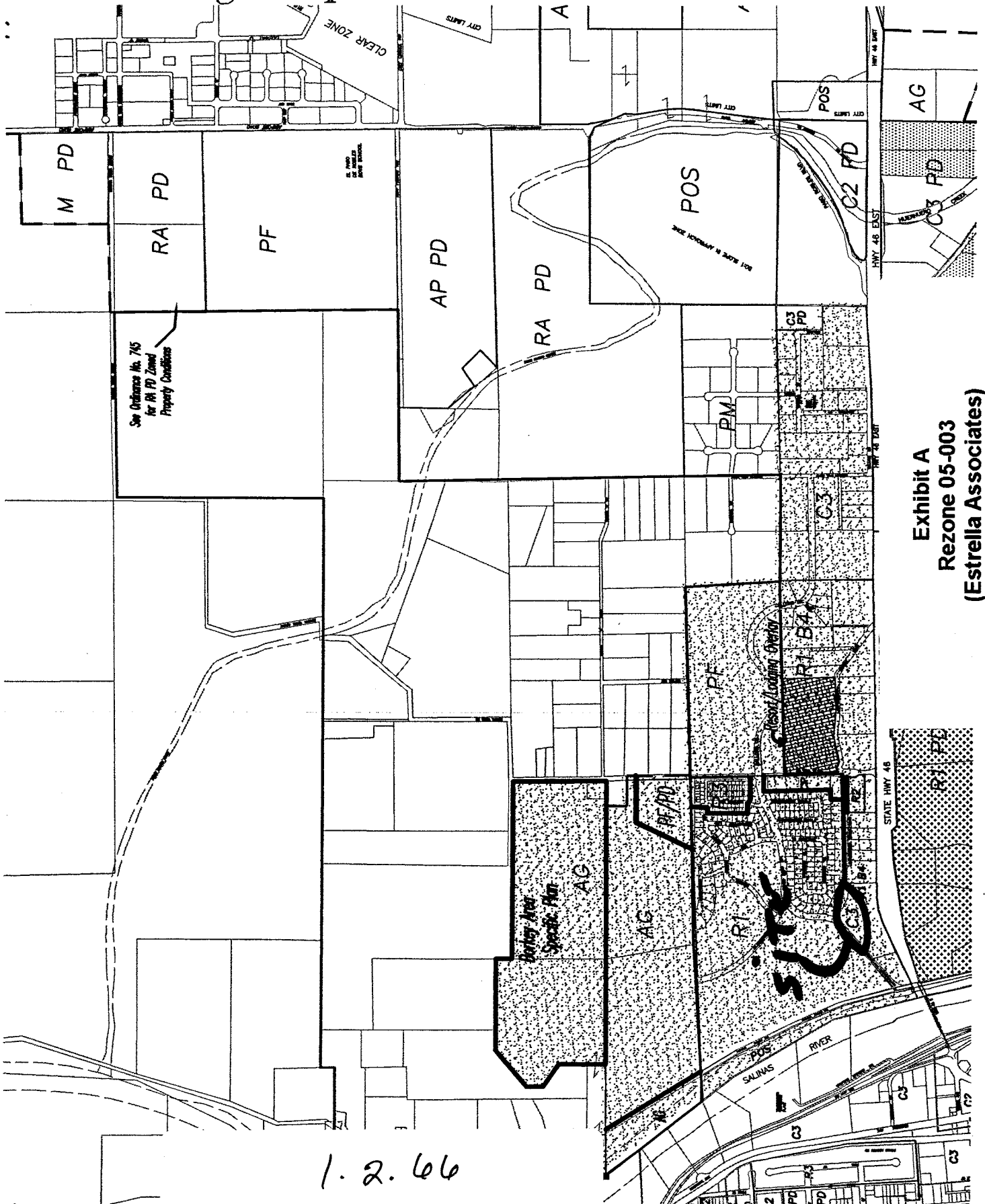
AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk

Zoning Map for Subarea 3



1. 2. 66

Exhibit A
Rezone 05-003
(Estrella Associates)

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING THE BORKEY AREA SPECIFIC PLAN
(SPA 05-003 -WILLHOIT)

WHEREAS, Dick Willhoit on behalf of Estrella Associates, Inc. has submitted an application for a Borkey Area Specific Plan Amendment (05-003) to change the land use designation in Neighborhood 3 from Commercial to Multi-Family Residential 12-units per acre on a 5-acre site located on the south corner of River Oaks Drive and Experimental Station Road; and

WHEREAS, at its meeting of February 28, 2006, the Planning Commission took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project; and found that the Specific Plan Amendment 05-003 was consistent with the General Plan;
- b. Conducted a public hearing to obtain public testimony on the proposed project;
- c. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and recommended that the City Council approve a Negative Declaration;
- d. Recommend that the City Council adopt Specific Plan Amendment 05-003.

WHEREAS, at its meeting of March 21, 2006, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Considered the recommendations of the Planning Commission;
- c. Conducted a public hearing to obtain public testimony on the proposed project;
- d. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and approved a Negative Declaration.

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. This Specific Plan Amendment is consistent with the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES ORDAIN AS FOLLOWS:

SECTION 1. The following Sections/Pages within the Borkey Area Specific Plan are hereby amended as shown on the attached Exhibits A1-A3.

SECTION 2. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 4. Inconsistency. To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 5. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

Introduced at a regular meeting of the City Council held on March 21, 2006, and passed and adopted by the City Council of the City of El Paso de Robles on the 4th day of April 2006 by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk

**TABLE 3-1
PRESCRIBED LAND USES
AND PERMITTED DENSITIES, PARCEL SIZES
BORKEY AREA SPECIFIC PLAN**

<u>Plan Subarea</u>	<u>Permitted Uses</u>	<u>Maximum Development Intensity</u>	<u>Minimum Lot Size</u>
A	Rural Residential	43 Units	2.5 acres
B	Single Family Residential	481 units total* *multiple family inclusive in sub area total	5,000- 20,000s.f.
	Multiple Family	Up to 90 149 units	9.0 14.0 (acres overall)
	Public & Quasi-Public	(N/A)	
	Commercial	CP (Neighborhood Commercial) CS (Commercial Service)	6.0 acres (overall) 4.5 acres (overall)
C	Cuesta College (Public Facility)	(N/A)	(N/A)
D	Rural Residential Single Family Residential Resort/Lodging Overlay	52 units 15 units 80 units + amenities	1.0 acres .5 acres
E	Commercial/Industrial	C-3	(N/A)
F	Public & Quasi-Public	(N/A)	(N/A)

Table 3-1, Pg. 31 BASP Amendment 05-003

1.2.69

**Exhibit A-1
Table 3-1
BASP Amend 05-003
(Estrella Associates)**

Subarea B

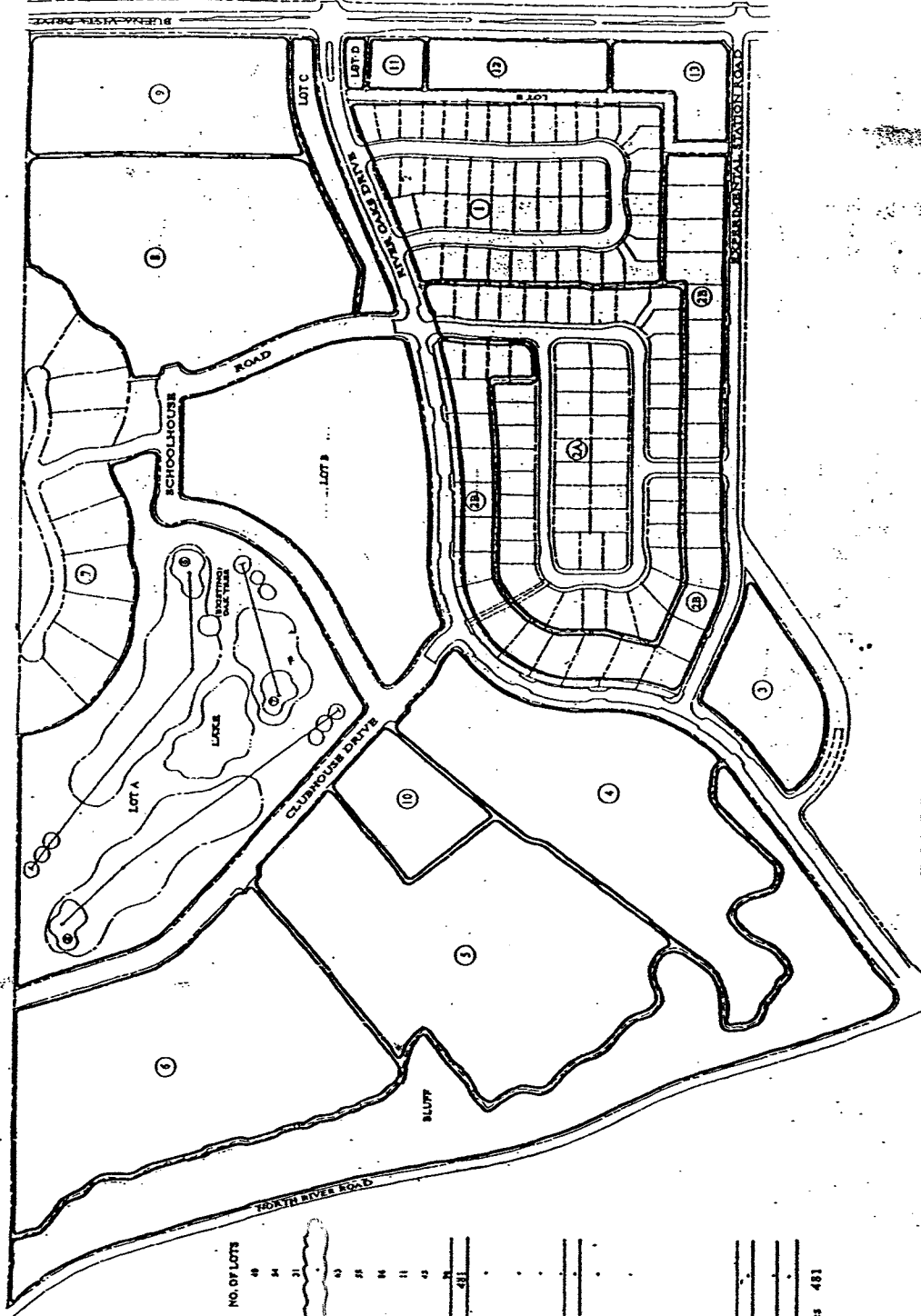
Figure 15 depicts the River Oaks Mixed-Use Conceptual Master Development Plan which is the currently approved conceptual level development pattern for Subarea B. Overall net residential density (density determined by dividing total acreage of subarea by total residential units developable based on lot size and after allowances for park, school, open space, streets, etc.) permitted in this subarea is just over 2.5 units per acre. The maximum density of 481 residential dwelling units shall remain applicable to this Subarea, but will allow for a shift in the housing product within Neighborhoods throughout the Subarea. The general mix of housing product is depicted in Figure 15, and provides for lot sizes ranging from 5,000 square foot minimums in the "active adult" neighborhoods, to 20,000 square foot lots along portions of Experimental Station Road. Adjacent to Buena Vista Road at the north end of the Subarea, an approximate 9 acre site to accommodate up to 90 units of medium density multiple family dwelling units is provided for. Nominal shifting of density between Neighborhoods is permissible, provided the density does not exceed the 90 units of multiple family, or the 481 total dwelling units for the Subarea.

Neighborhood 3 has been changed from Commercial to Multi-family residential, 12-units per acre (R3-PD zone). A maximum of 59-units will be added to Neighborhood 3, it will depend on the Planning Commission approving the subdivision map and development plan to determine if 59 units will be allowed or not on the 5-acre site.

Portion of Pg. 33, SPA 05-003

1.270

**Exhibit A-2
Sub Area - B, Pg. 33
BASP Amend 05-003
(Estrella Associates)**



CONCEPTUAL LAND USE
DEVELOPMENT PLAN
RIVER OAKS
PASO ROBLES, CALIFORNIA
JULY 13, 1999

LAND USE	NEIGHBORHOOD	AREA	NO. OF LOTS
RESIDENTIAL	1	102 Acres	48
RESIDENTIAL	2A	131 Acres	24
RESIDENTIAL	30	58 Acres	31
RESIDENTIAL	31	22 Acres	12
RESIDENTIAL	32	182 Acres	43
RESIDENTIAL	33	104 Acres	28
RESIDENTIAL	34	182 Acres	44
RESIDENTIAL	35	34 Acres	11
RESIDENTIAL	36	118 Acres	42
SUBTOTAL		812 Acres	246
SUBTOTAL		1039 Acres	491
MASTERS RECREATION FACILITY	10	38 Acres	1
SERVICE STATION	11	11 Acres	1
COMMERCIAL OFFICE	12	22 Acres	1
RECREATION	13	22 Acres	1
SUBTOTAL		93 Acres	5
GOLF COURSE (LOT A)		1034 Acres	113
GOLF COURSE (LOT B)		111 Acres	1
OPEN SPACE (LOT C)		14 Acres	1
OPEN SPACE (LOT D)		62 Acres	1
OPEN SPACE (LOT E)		67 Acres	1
SUBTOTAL		1228 Acres	117
EMERGENCY		64 Acres	1
SUBTOTAL		453 Acres	1
TOTAL		2198.0 Acres	481

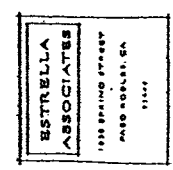
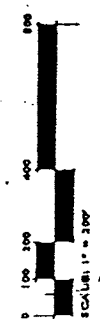
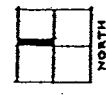


Exhibit A-3
Figure 15
BASP Amend 05-003
(Estrella Associates)

Figure 15

Conceptual Development Plan - Subarea B

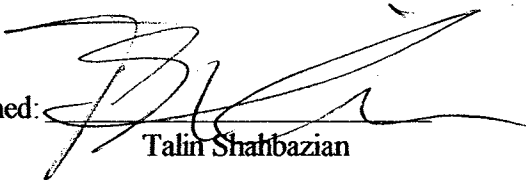
12.2.71

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Talin Shahbazian, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for General Plan Amendment 2006-001, Rezone 05-003, and Specific Plan Amendment 05-003 (applicant Estrella Associates, Inc.) on this 14th day of February, 2006.

City of El Paso de Robles
Community Development Department
Planning Division

Signed:


Talin Shahbazian

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1.2.72

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

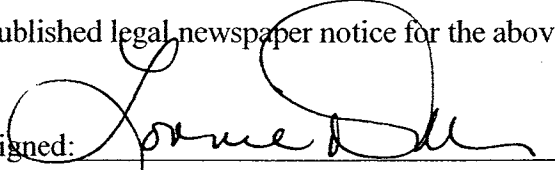
PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune Date of Publication: February 8, 2006

Project: General Plan Amendment 06-001, a three part Amendment to the Land Use Element of the City of Paso Robles General Plan

Dates: February 28, 2006 (Planning Commission) and March 21, 2006 (City Council)

I, Lonnie Dolan, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed: 
Lonnie Dolan

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NOTICE OF PUBLIC HEARINGS
NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION

General Plan Amendment 06-001
A Three Part Amendment to the Land Use
Element of the City of Paso Robles General Plan

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider making recommendations regarding adoption of Negative Declarations and approval of a three (3) part General Plan Amendment relating to the Land Use Element of the General Plan, and other associated planning entitlements.

Part A: A General Plan Amendment (Land Use Element) to consider modifying the General Plan's designation of property currently designated as "Parks and Open Space" and a portion designated as "Agriculture" to a "Business Park" land use designation. In conjunction with the General Plan Amendment is an application for Rezone 05-005 to consider modifying the Zoning Code designation of the property currently designated as "Parks and Open Space" to a "Planned Industrial" zoning designation. Also, in conjunction with the General Plan Amendment, Rezone is an amendment to Tract 2778 and PD 97013. The Tract and PD is a request to subdivide the 47-acre site into twenty (20) lots for commercial/light-industrial uses. The subject property is located east of Golden Hill Road and north of Highway 46 East and would form an eastward extension to the Golden Hills Business Park. All traffic resulting from the proposed project would take access through the existing business park and the existing signalized intersection of Golden Hill Road and Highway 46 East. The applicant is the property owner, Tom Erskine.

Part B: A General Plan Amendment (Land Use Element) to consider modifying the General Plan's designation of property currently designated as "Commercial Service" to a "Residential Multi-Family Medium Density (12-units per acre - RMF-12)" land use designation. Additionally, an amendment to the text of the Land Use Element is requested to eliminate a portion of the RMF-12 Purpose Statement (pg. LU-18), that requires multi-family development in this land use category to have buildings with four or more dwelling units. In conjunction with the General Plan Amendment is an application for Rezone 05-003 to consider modifying the Zoning Code designation of the property currently designated as "Commercial/Light Industrial" to a "Residential Multi-Family/Apartment, 12-units per acre - R3" zoning designation. Also requested is Specific Plan Amendment 05-003, to amend the Borkey Area Specific Plan to reflect the change in land use for Sub Area D of the plan. The subject property is located on the south corner of River Oaks Drive and Experimental Station Road. The applicant is the property owner, Dick Willhoit.

Part C: A General Plan Amendment (Land Use Element) to consider adding an Office Overlay to property designated as Residential Multi-Family Low Density (RMF-8). In conjunction, the applicant requests the zoning map be amended to add an Office Overlay to the R2 zoning of the site. The application also includes a request to consider a Conditional Use Permit to allow a professional office use at this property. The property is located 405 14th Street, (APN 008-312-005). The applicant is the property owner, George Duck.

The Planning Commission hearing will take place in the Conference Room of the Library / City Hall at 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, February 28, 2006 at which time all interested parties may appear and be heard.

NOTICE IS ALSO HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider the same three-part General Plan Amendment and associated applications listed above. The City Council's hearing will take place in the Conference Room of the Library / City Hall at 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, March 21, 2006 at which time all interested parties may appear and be heard.

As part of the noticed Public Hearing, the City Council will consider adoption of Negative Declarations of Environmental Impact (statements that there will be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act (CEQA). The proposed Negative Declarations will be available for public review from February 8, 2006 through March 21, 2006. Copies of the staff report and draft Negative Declaration will be available for the cost of reproduction at the Community Development Department, City Hall, 1000 Spring Street, Paso Robles, CA 93446. Please write to this address or call the Planning Division at (805) 237-3970 should you have questions or comments regarding this notice or related matters.

If you challenge these requests in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearings.

Darren Nash, Associate Planner
Feb. 8, 2006

6322513

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