



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

**SPECIAL MEETING OF THE
CITY COUNCIL & PLANNING COMMISSION
MINUTES**

Tuesday, May 22, 2007 6:00 PM

**MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL
CONFERENCE CENTER, 1000 SPRING STREET**

CALL TO ORDER – Downstairs Conference Center

ROLL CALL Councilmembers John R. Hamon, Jr., Gary Nemeth, and Mayor Frank Mecham
Commissioners Tom Flynn, Ron Johnson, Mike Menath, Charles E. Tretch, and Margaret Holstine, Chairman

PUBLIC COMMENTS

- Ray Allen

DISCUSSION

1. **Olsen Ranch Beechwood Specific Plan -
Environmental Impact Report Scoping Meeting**
R. Whisenand, Community Development Director

In compliance with the State guidelines for implementation of the California Environmental Quality Act (CEQA), as the Lead Agency, the City of Paso Robles hosted an Environmental Impact Report Scoping Meeting, with the consultant, Nicole Carter, with Crawford Multari and Clark Associates. The Public Comment period for this portion of the CEQA process will close on June 5, 2007.

The City received input from individuals regarding the possible scope and content of the Environmental Impact Report to be prepared for the Olsen Ranch Beechwood Specific Plan.

The meeting adjourned at 7:25 pm.

CITY COUNCIL ADJOURNMENT:

- TO THE REGULAR SCHEDULED PLANNING COMMISSION MEETING, TUESDAY, MAY 22, 2007 AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES
- THE ADJOURNED REGULAR MEETING & PUBLIC WORKSHOP, "DRAFT BUDGET & 4-YEAR FINANCIAL PLAN", WEDNESDAY, MAY 23, 2007, AT 7:00 PM AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES
- THE ADJOURNED REGULAR MEETING & PUBLIC WORKSHOP, "DRAFT BUDGET & 4-YEAR FINANCIAL PLAN", TUESDAY, MAY 29, 2007, AT 7:00 PM AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES
- THE SPECIAL MEETING AND PUBLIC WORKSHOP, "DOWNTOWN PARKING ACTION PLAN", AT 7:00 PM, WEDNESDAY, MAY 30, 2007, AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES
- SLOCOG 20/50 PUBLIC OFFICIALS, SATURDAY, JUNE 2, 2007, AT TEMPLETON MIDDLE SCHOOL, VINEYARD
- THE REGULAR MEETING AT 7:30 PM ON TUESDAY, JUNE 5, 2007, AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES

PLANNING COMMISSION ADJOURNMENT:

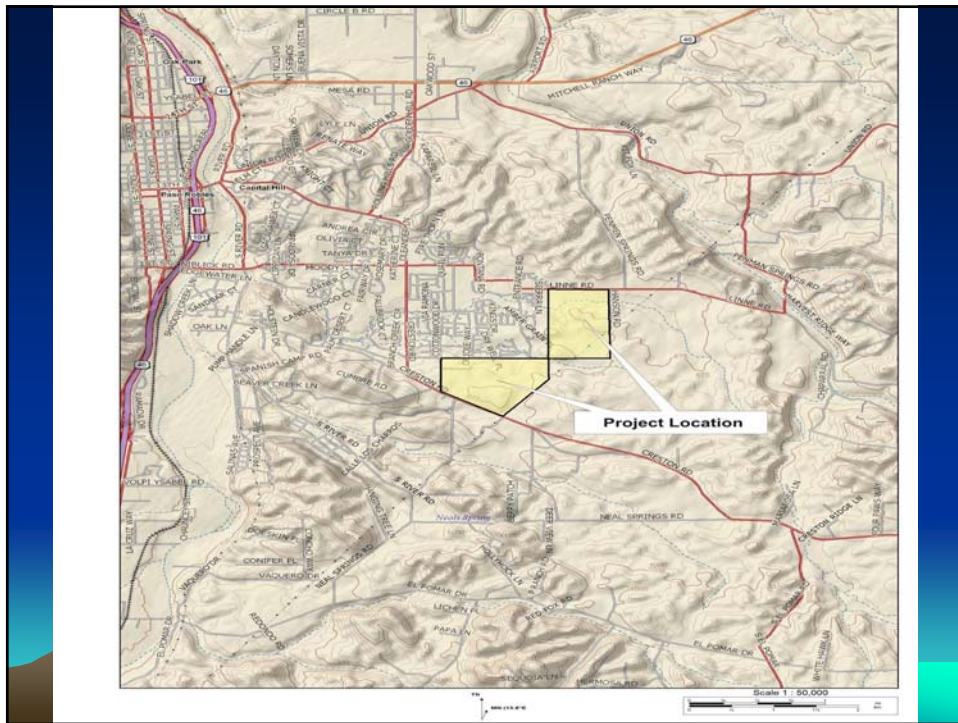
- TO THE REGULAR SCHEDULED PLANNING COMMISSION MEETING, TUESDAY, MAY 22, 2007 AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES
- TO THE DOWNTOWN PARKING WORKSHOP OF WEDNESDAY MAY 30, 2007 AT 7:00 PM AT PASO ROBLES CITY HALL, 1000 SPRING STREET, PASO ROBLES, CA 93446;
- TO THE DEVELOPMENT REVIEW COMMITTEE MEETING OF MONDAY, JUNE 4, 2007 AT 3:30 PM AT PASO ROBLES CITY HALL, 1000 SPRING STREET, PASO ROBLES, CA 93446;
- TO THE DEVELOPMENT REVIEW COMMITTEE MEETING OF MONDAY, JUNE 11, 2007 AT 3:30 PM AT PASO ROBLES CITY HALL, 1000 SPRING STREET, PASO ROBLES, CA 93446;
- TO THE PLANNING COMMISSION MEETING OF TUESDAY, JUNE 12, 2007, AT 7:30 PM AT PASO ROBLES CITY HALL, 1000 SPRING STREET, PASO ROBLES, CA 93446.

Submitted:

Deborah D. Robinson, Deputy City Clerk
Approved:

**THESE MINUTES ARE NOT OFFICIAL OR A PERMANENT
PART OF THE RECORDS UNTIL APPROVED BY THE CITY
COUNCIL AT A FUTURE REGULAR MEETING.**

Olsen Ranch and Beechwood Area Specific Plan Environmental Impact Report Scoping Session



The Specific Plan Project

- Adoption and implementation of the proposed Specific Plan – provides a vision for the development of the Olsen Ranch and Beechwood properties based on the principles of traditional neighborhood design

Specific Plan

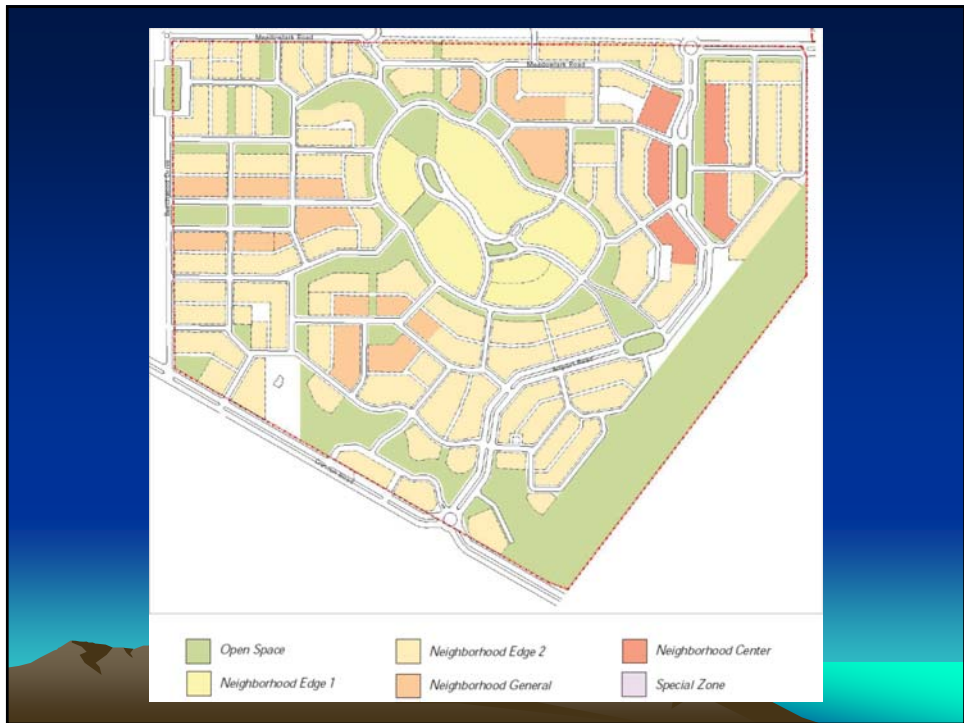
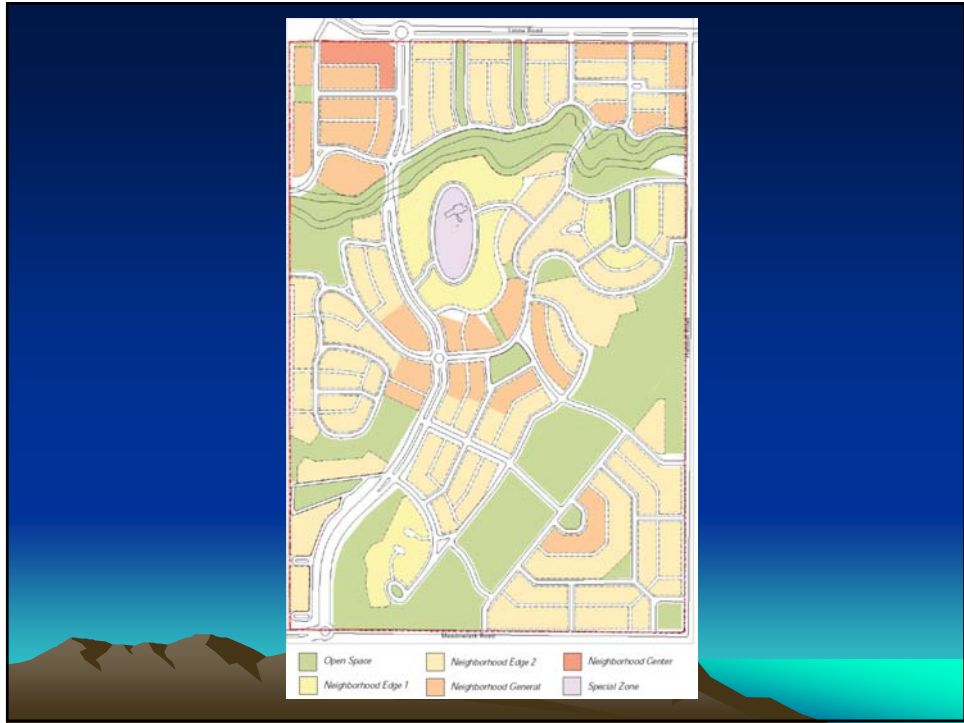
- Includes:
 - Strategies (policies and programs)
 - Physical actions (buildings)
- EIR will consider implications of both

Specific Plan Principles

- *An interconnected network of multi-modal thoroughfares is provided*
- *Parking is at the rear of buildings.*
- *Five-minute walk from center to edge.*
- *Neighborhoods with a clear center.*
- *Housing types for a variety of incomes and ages.*
- *Neighborhood centers catering to a mix of residential, retail and office uses.*
- *Carriage houses are encouraged.*
- *Schools are located within walking distance.*
- *A variety of open spaces are provided.*
- *Streets are suitable for pedestrians.*
- *Landscape is suitable for the setting and climate.*
- *Civic buildings are located in prominent sites.*

Specific Plan Proposals

- The EIR will evaluate two scenarios:
 - Proposed Specific Plan
 - 1,347 residences
 - 3,637 new residents
 - 53,000 sf non-residential
 - Higher-Density Option
 - 1,751 residences
 - 4,728 new residents
 - 69,000 sf non-residential
 - The higher-density option would require a General Plan Amendment, the proposed SP would not



CEQA

- Who does CEQA apply to?
- Why an EIR?
- How can I participate?

CEQA in Brief

- A decision-making tool which is intended to inform the public, decision-makers, and other interested parties of the potential adverse environmental consequences of these actions;
- Recommends mitigation measures to reduce the impacts as much as feasible;
- City is the Lead Agency; various responsible agencies;
- Specific Plan EIRs may exempt future residential development from further review if project conforms

Potentially Significant Impacts – Specific Plan

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services (including Parks)
- Traffic
- Utilities (including Energy)

Progress to Date

– NOP Comment Period is underway

Next Steps

- Public Comment closes: June 5, 2007
- Team will read and consider all comments
- Team will prepare DEIR
- Circulate the DEIR
 - Fall 07

Where is the NOP Available?

- Visit City Hall
- Visit www.prcity.com
- Visit library
- Visit www.ceqanet.gov

Comments

- Send written comments to:

Nicole Carter, Consultant
Crawford Multari and Clark Associates
641 Higuera Street, Suite 302
San Luis Obispo, CA 93401

Email:

nicole@cmcaplans.com

!PLEASE SIGN IN!

Olsen Ranch/Beechwood Area Specific Plan Scoping Meeting
 City Hall - May 22, 2007 6:00 pm.

Name	Affiliation	Address	Include on Mailing List?
✓ RAY ALLEN	NEIGHBOR	P.O. Box 1944 PASO ROBLES	Yes (✓) No ()
"MIKE" ALLEN (MRS)	"	"	Yes (✓) No ()
✓ MIKE MENTAK	PLANNING COMMISSION	929 INDEPENDENT PASO ROBLES	Yes (X) No ()
✓ MARGARET HUSTING	PLANNING COMMISSION		Yes (✓) No ()
✓ MELINDA & CHARLES MARTIN	NEIGHBOR	1029 PARKVIEW LN PASO ROBLES CA	Yes (✓) No ()
✓ Neil & Gisela OLSEN	OLSEN	3161 Linne Rd	Yes (✓) No ()
✓ Kim Bui	Trib	705 Pine	Yes (X) No ()
✓ Tom & Gwen Erskine	Propy Owner	PO BOX 510 PR	Yes (✓) No ()
✓ Anne Quinn	Paso Robles press	502 1st St	Yes (✓) No ()
Dave Hansen	Self / PAC		Yes (✓) No ()
Sara Thompson	Rincon Consultants	1530 Monterey SLO	Yes () No (✓)
✓ Maureen Nyane	Nyane	6161 El Lemar Dr Tempton	Yes (X) No ()

✓ Bill Hark

203 722
Tempton

Name	Affiliation	Address	Include on Mailing List?	
Rich RICH MURPHY	SLOcat	1150 555 St 520 9340	Yes (✓)	No ()
Chris Bales	Plan Comm.		Yes ()	No ()
James Kilmer	Caltrans Transportation	50 Higuera St SLU	Yes (✓)	No ()
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