

City Council Agenda Addendum

To: Thomas Frutchey, City Manager

From: Darren Nash, Associate Planner

Subject: Addendum – Agenda Item 12.2
Erskine Industrial General Plan Amendment
Trail Alignment Revision

Applicant: Ranch and Coast Properties, Inc. (Tom Erskine) - APNs: 025-435-029, 030, and 031

Date: August 2, 2016

Needs: For the City Council to consider an addendum to the staff report to update Condition No. 3 of the Tentative Tract Map Project Conditions of Approval (Attachment A of Draft Resolution C) to reduce the width of the trail easement from 40-feet to 20-feet and add a new Trail Exhibit identifying a revised alignment.

Facts:

1. A 40-foot trail width along the norther boundary of the site was presented to the Planning Commission because the ideal placement of the trail was not known.
2. The applicant, Tom Erskine and staff have subsequently visited the site and determined that the 20-foot easement over an existing dirt road would be preferable. The new trail alignment follows the existing farm road along the creek, then routes to the north to follow the northern property line to Airport Road. See Trail Exhibit, Attachment 1.

Analysis and

Conclusion: Staff supports the new trail alignment following the existing farm road, as suggested by Mr. Erskine. Since the farm road is approximately 15-feet in width, reducing the easement from 40-feet to 20-feet to incorporate the road and adjacent slope area seems reasonable and would be consistent with the Planning Commission's recommendation because the trail location is very similar, and much more feasible to improve for future public access. Additionally, Mr. Erskine has requested that the City install fencing along the trail at the time the trail is made available for use by the public.

Staff recommends that Council replace the existing Condition No. 3, of Attachment A to Draft Resolution C, with the following language:

3. *In accordance with Action Item 3 of Policy PR-1B of the Parks and Recreation Element and Action Item 2, concurrent with recordation of the Phase 1 final map, a ~~40~~ 20-ft wide public trail easement shall be provided to the City of Paso Robles as identified in Exhibit C. The purpose of the easement is to allow a future public trails for bicyclists, and pedestrians between City property on Huer Huero Creek and Airport Road. Prior to the public use of the trail, the City will install fencing along the southern trail boundary that would help prevent the public from entering the Erskine Ranch property.*

Attachments:

1. Trail Exhibit

Attachment 1

Exhibit D-2 - Amended Conceptual Trail Alignment Diagram

