



# City of Paso Robles City Council Agenda Report

From: Susan DeCarli, City Planner

Subject: Pre-Authorization - South Chandler Ranch Specific Plan General Plan Amendment initiation

Consideration of a request submit applications to:

(1) initiate the process of amending the General Plan to split the Chandler Ranch Specific Plan Area into two separate specific plans, (2) allocate residential density units for the two specific plan areas and (3) begin the processing of a South Chandler Ranch specific plan with a public participation processing including establishment of a City Council / Planning Commission Ad Hoc Committee.

Date: February 21, 2017

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## Facts

1. The Chandler Ranch property was annexed into the City limits in 1980, with the intension for it to be developed with new residential development. See Attachment 1, Location Map, Chandler Ranch Specific Plan planning area.
2. The City has received a request from North Coast Engineering (NCE), on behalf of Doug Ayres, to pre-authorize a General Plan Amendment,. Mr. Ayres has contracted to purchase the Chandler Sand & Gravel properties within the Chandler Ranch Specific Plan area. The request is to split a portion of the Chandler Ranch planning area into a separate Specific Plan, referred to as "South Chandler Ranch" Specific Plan.
3. The Chandler Sand & Gravel properties include previous specific plan Planning Areas 12, 13, and 14, however, this request would include areas also include Areas 15, 16 and 17. See Attachments 2 & 3, Letter of Interest from NCE, and Exhibit A – South Chandler Ranch Specific Plan Area.
4. Several different iterations of Specific Plans for Chandler Ranch have been prepared for this property over the years, however, none of the plans have been approved and the property remains undeveloped.
5. The Chandler Ranch planning area includes several different property owners. The majority property owner is Jonatkim Enterprises (672.4 acres), and the next largest property owner is Chandler Sand & Gravel (85.1 acres). The total Chandler Ranch planning area identified in the General Plan is 826.7 acres.
6. Given the size and physical constraints of the Chandler Ranch planning area, NCE and Mr. Ayres think that a smaller scale Specific Plan would be easier develop, and still ensure meeting the City's Specific Plan goals. They think that this would be a more manageable size of project and would more easily facilitate housing development in a shorter period of time than processing all of the Chandler Ranch area under one Specific Plan.
7. The applicant proposes to develop area 13 in the first phase with up to 200 dwelling units, with 120 multi-family units, and 80 single-family detached homes. Their goal is to build local workforce housing. Areas 12 and 14 are intended to be built in subsequent phases with a total of up to 154 single-family units.
8. The General Plan established the overall density for Chandler Ranch of up to 1,439 residences. This density was previously divided between the subareas in the past iterations of the draft Specific Plans. The applicant does not propose to change this distribution, or request any additional density. The

distribution of units between the South Chandler Ranch Specific Plan and North Chandler Ranch Specific Plan would be as follows:

Specific Plan Subareas	Ownership	Area	Dwelling Unit Density
North Chandler Ranch Specific Plan Areas 1 - 11	Jonatkim Properties	672.4± acres	879 dwelling units
South Chandler Ranch Specific Plan Areas 12 - 17	Chandler Sand and Gravel Centex Homes Our Town Properties	154.3± acres	560 dwelling units
<b>Totals</b>		<b>826.7± acres</b>	<b>1,439 dwelling units</b>

9. The City’s General Plan, Land Use Element, Housing Element, and Circulation Elements all includes policy language related to the preparation of a Specific Plan for the Chandler Ranch planning area prior to development of the property. A summary the key policy excerpts are discussed in the Analysis section of the staff report.
10. There are many benefits to preparing Specific Plans for development of large planning areas, including comprehensive neighborhood planning, flexibility to create unique development standards, funding for major infrastructure (e.g. utility upgrades for water and sewer, and road extensions), as well as future streamlining of the environmental review process (e.g. “tiering” off an approved Environmental Impact Report) for subsequent entitlements. Other benefits include being able to spread the burden of mitigation requirements between more units to reduce the cost to individual units, protect natural resources such as hillsides and oak trees, and reducing piecemeal development patterns.
11. If the City approves authorization for this General Plan amendment request, it will be important to have an open public process to discuss important community issues. Issues of interest may include, but not be limited to:
  - Funding and timing of infrastructure improvements, such as traffic mitigation and sewer line upgrades;
  - Creating an appropriate development pattern that would meet the applicant’s needs, and be compatible with surrounding development;
  - Ensuring the city has adequate water resources;
  - Ensuring the city has adequate fire protection;
  - Coordinate with the Paso Robles School District to ensure adequate capacity to accommodate future new students; and
  - Provide an appropriate mix of housing types that meets a broad spectrum of housing needs.
12. A City Council Ad Hoc Committee existed in the past to advise on specific plan processing.
13. If the City Council approves this request for a pre-authorization to pursue this General Plan Amendment, under the California Environmental Quality Act (CEQA), an environmental analysis will be prepared to evaluate potential environmental effects of the proposed amendments and new Specific Plan. The specific type of environmental document required and associated public review process would be determined through preparation of an Initial Study under CEQA.

**Options**

1. Take no action.
2. Approve the request to submit applications to initiate the process of amending the General Plan to split the Chandler Ranch Specific Plan Area into two separate specific plans, allocate residential density units for the two specific plan areas, and begin the process of a South Chandler Ranch Specific Plan.
3. Refer back to staff for additional analysis.

## **Analysis and Conclusions**

### **1. Background**

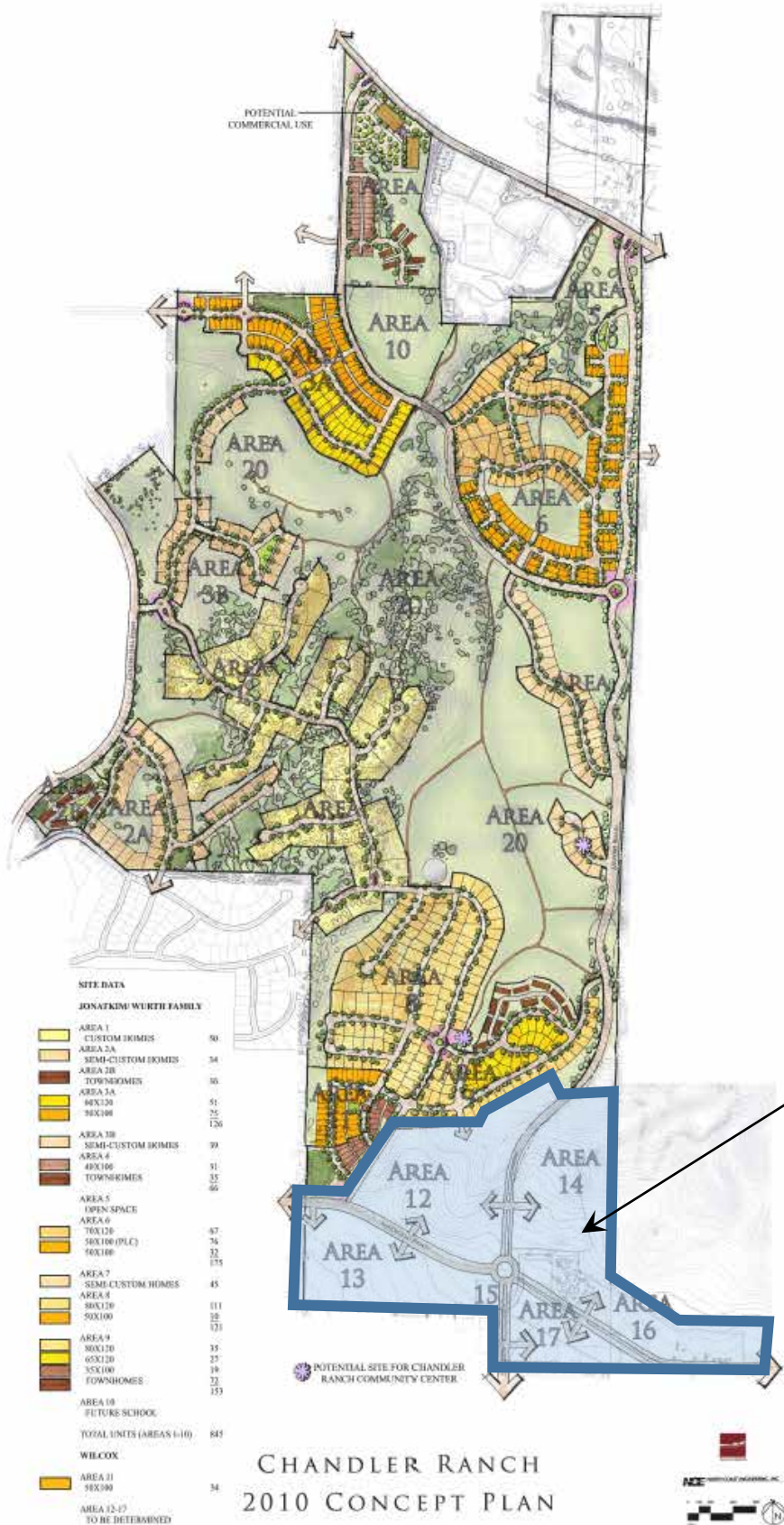
Development of the Chandler Ranch has been a goal of the City since it was annexed in 1980. Residential housing production significantly declined during the recession and has not recovered to levels necessary to support economic development goals. The City has prioritized the need for additional workforce housing inventories to support local employees, and to spur job creation.

The Chandler Ranch property is located on the eastern edge of the City and is over 800 acres in area. Chandler Ranch has development challenges with areas that have steep hillsides and oak woodlands. Access to the property is limited and/or would require significant improvements to connect other parts of the City. City utility lines for water and sewer will need to be extended to serve the development. These constraints (in addition to multiple property ownerships) have made it difficult for developers to assemble and comprehensively plan the property, as envisioned in the General Plan.

### **2. South Chandler Specific Plan Area**

However, the south part of Chandler Ranch (e.g. Planning Areas 12 – 17) is flatter, more accessible, and is generally easier to develop than the upper areas of the property. As noted above, the applicant is interested in building “workforce” housing, with the first phase of development including 120 multi-family units, and 80 single-family homes on modest sized lots. The additional 154 single-family lots would be developed in a subsequent phases of development. Developing the South Chandler Ranch specific plan first provides the following planning benefits:

- Closest to sewer trunk line connection points.
- Fewest environmental constraints
- Limited grading required
- Establishment of circulation route plan lines for:
  - Sherwood – Linne Road alignments
  - Southern segment of Airport Road
  - Sherwood / Airport intersection location
- Redesignates Business Park land use are to Residential



**Proposed South  
Chandler Ranch  
specific plan area**

The primary risk point related to splitting the Chandler Ranch specific plan area involves Airport Road. A key part of the specific plan involved identifying a plan line, right-of-way, timing, and funding for the Airport Road connection between Linne Road and Union Road. The City will have to accept a higher level of responsibility in the future construction of Airport Road under the split specific plan scenario. Many the Airport Road plan line, right-of-way, timing, and funding issues are being addressed as part of the Circulation Element update process.

Splitting the overall planning area into two Specific Plans would be consistent with the intent of the General Plan, since the development process would still require approval of a Specific Plan prior to development, and thus not set a precedent of piecemeal development.

Street improvements would need to be extended through the project site. The exact configuration would be determined through the site development and environmental review process. Utility extensions for sewer line upgrades would also need to be constructed with this development, since existing downstream facilities do not have adequate capacity to serve additional development for this project. The specific improvements and cost-share arrangements would be evaluated in the site design and environmental review process as well.

Property subareas 12 – 17 are designated as Business Park, with a small amount of Neighborhood Commercial (location not defined) in the General Plan, and they are zoned as Planned Manufacturing. If the pre-authorization for this General Plan Amendment is approved, the project would require the properties to be re-designated and zoned for residential development, with an area for Neighborhood Commercial development. This application could be processed concurrently with a phased large-lot tract map, development plan, and environmental document.

### **3. Ad Hoc Committee / Public Participation**

The City Council may want to consider appointing a joint City Council / Planning Commission Ad Hoc Committee to provide guidance during the specific plan process. A joint Ad Hoc Committee could assist with both the Chandler Ranch and Beechwood specific plan processes. The Committee could also be involved in the public participation process to ensure community issues are addressed and communicated to the entire City Council and Planning Commission.

### **4. General Plan Policy**

The City's General Plan, Land Use Element, Housing Element, and Circulation Elements all includes policy language related to the preparation of a Specific Plan for the Chandler Ranch planning area prior to development of the property. A summary the key policy excerpts are discussed in the Analysis section of the staff report.

#### **A. Land Use Element:**

**POLICY LU- 2G:** Specific Plans. Require for large, vacant and/or underutilized areas, as well as for areas with special planning needs, as follows: ...Chandler Ranch Area Specific Plan (Areas C1 and S3). ....The following shows the maximum number of dwelling units that can be accommodated within each of the specific plans. These numbers may be reduced, depending on topographic, environmental, or other development constraints. . . Chandler Ranch Area Specific Plan: 1,439 dwellings.

#### **General Specific Plan Provisions:**

*Within the scope of a specific plan, the Planning Commission and City Council have the authority to: Provide flexibility in terms of. . .distribution of densities within the geographic area covered; parcel sizes and location (including clustering to retain unique site features); development standards and other Zoning Ordinance requirements; allowable land uses by*

*providing an opportunity for mixed use provisions (e.g. neighborhood serving commercial land uses) within the overall residential densities anticipated in the General Plan. This flexibility includes the ability to provide for multi-family land uses as long as the total dwelling unit count is within the scope of the General Plan designation for the geographic area under consideration.*

Specific Plans may, “...address community-wide issues on a comprehensive basis, including:

- *Fiscal impacts*
- *Infrastructure phasing and financing*
- *Parks and Trails*
- *Project Amenities*
- *Coordinated Architecture”*

***Action Item 1.*** *Encourage establishment of Specific Plans for other areas where it would be appropriate to: a) Retain unique site features; b) Insure a cohesive development pattern for the area (A Specific Plan could establish site planning, design and architectural parameters that could integrate the uses of the different parcels in the area); c) Lend themselves to long-term development and infrastructure phasing; d) Allow for flexibility in site planning in order to encourage creative and higher quality design and to ensure compatibility with surrounding land uses.*

The Land use Element includes a “Specific Plan Overlay” land use designation that applies to the Chandler Ranch area, as follows:

***Specific Plan (SP) Overlay***

*Purpose: This overlay designation is established where infrastructure needs, land use patterns, or other substantial land use related issues indicate a need to require the preparation and adoption of a Specific Plan, as defined by California Government Code sections 65450 et seq.*

*In such instances, the City may require completion of a specific plan prior to approval of a subdivision or development plan for any property located within the Specific Plan category. Although the Specific Plan overlay does not itself modify land uses, the adoption of a specific plan pursuant to this overlay category, and consistent with the underlying basic land use categories, can have the effect of modifying underlying zoning districts and their regulations.*

*Chandler Ranch Area Specific Plan. This area includes a total of 837 acres planned for up to 1,439 units (subject to limitations shown in Policy LU-2G), located east of Golden Hill Road, south of Union Road and north of the intersection of Sherwood Road and Fontana Road. It also includes the Our Town area, which is outside the 2003 City limits, but within the City’s Sphere of Influence.*

- B.** The Housing Element includes language regarding development expectations for the Chandler Ranch property, including the total number of units, mix of housing types, site design features, and range of densities. Housing Element excerpts are provided below.

**Housing Element**

*Areas of new housing growth. As of December 31, 2013, the East Side has a capacity for 3,828 potential new units, divided as follows:*

*Chandler Ranch Area Specific Plan: 1,439 potential new units on 837 acres of undeveloped land on the east side of the City, generally north of Linne Road, south of Union Road, and east of Golden Hill Road. The plan will offer a variety of single and multi-family residential housing types and limited amounts of neighborhood commercial. Property owners have indicated a desire to incorporate compact urban design, interconnecting grid street patterns, pedestrian and bicycle trails, and integrated open space. A draft Specific Plan was published in 2005 and a Draft EIR published in 2006. The Draft EIR identified traffic impacts that were considered to be significant, based on standards set in the 2003 Circulation Element. The costs to mitigate the impacts to meet those standards were beyond the capacity of both the City and the property owners in the specific plan areas (CRASP, Olsen Ranch, and Beechwood Area). In 2009, the City initiated an update to the Circulation Element to address new State mandates for “complete streets” and seek alternative traffic mitigations that were not as financially burdensome. Work on the CRASP specific plan was idled while the Circulation Element was being updated. On August 31, 2010, the City Council reauthorized CRASP property owners to prepare a draft specific plan, and grading models, using their own funds. The slow recovery from the economic recession that began in 2007 appears to be the biggest hurdle to resuming preparation of this plan.*

***e. Expected Major Housing Issues and Challenges 2014 – 2019***

- *Ensuring that the Chandler Ranch...Area Specific Plan:*
  - Ø *Incorporate a mix of housing types and densities, consistent with Land Use Element designations, so that housing for all income levels is provided and evenly distributed throughout the City.*
  - Ø *Incorporate principles used in the Uptown/Town Centre Specific Plan that promote compact, urban design to increase walkability, alternative transportation modes and connectivity, and to preserve and manage the City’s natural resources, which collectively will help lower housing and living costs for residents.*

***Ongoing Actions/Programs***

*5. Require new specific plans for undeveloped areas (Chandler Ranch...and any to follow) to provide a balance of housing opportunities (types and densities) for all income groups.*

*Require new specific plans for undeveloped areas (Chandler Ranch...and any to follow) to incorporate land use and circulation patterns that use compact urban forms that foster connectivity, walkability, and alternative transportation modes and to incorporate design principles used in the Uptown/Town Centre Specific Plan for these items as well as other energy-saving and environmental quality protection measures, as appropriate to the topography, vegetation, and location in each specific plan area.*

**C. Circulation Element**

The Circulation Element includes planning for all major roads to provide, “safe and efficient mobility...” The Circulation Plan Map, Figure CE-1, below, identifies the circulation network for the City, as well as circulation within the Chandler Ranch area.

The Circulation Element is currently being updated to re-evaluate the benefit, location and type of certain roads planned within the City. The future design of the Chandler Ranch Specific Plan (or plans, if divided into two projects) may need to incorporate modifications to the City’s Circulation Plan, as identified through this update process.

This work effort also includes determining which roads will be included in the City’s AB 1600 Development Impact Fee program, and the associated list of capital improvement projects. The circulation study will identify the share of financial responsibility for constructing Airport Road by property owners within Chandler Ranch. Additionally, this study will identify the timing for road construction (connecting Airport Road/Chandler Crossing to Linne Road), and the number of units that can be built within Chandler Ranch, and when road capacity



would be exceeded. A copy of Circulation Plan Map modifications currently under study near Chandler Ranch is below.

### **Fiscal Impact**

This pre-authorization approval to process a General Plan Amendment, would not in and of itself result in fiscal impacts. The cost of processing the amendment would be borne by the applicant. However, the outcome of splitting the Specific Plan into two plans may spur residential development (up to 560 units) for workforce housing in the near future, and support long-term economic development goals for the City, resulting in positive (undefined) fiscal impacts.

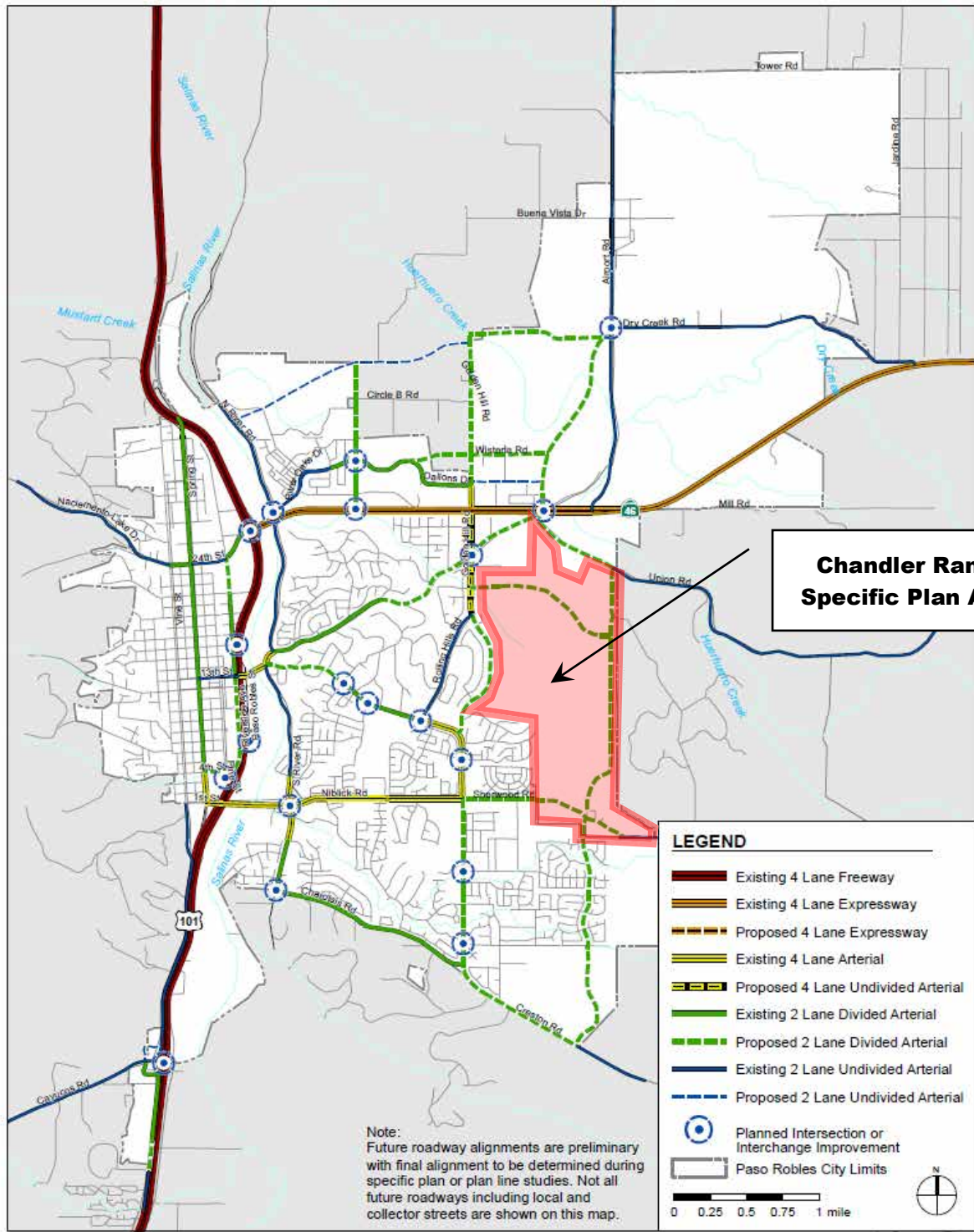
### **Recommendation (Option 2)**

1. Approve Draft Resolution 17-xxx approving a request to submit applications to:
  - a. Initiate the process of amending the General Plan to split the Chandler Ranch Specific Plan Area into two separate specific plans,
  - b. Allocate residential density units for the two specific plan areas and
2. Begin the processing of a South Chandler Ranch specific plan with a public participation processing including establishment of a City Council / Planning Commission Ad Hoc Committee.

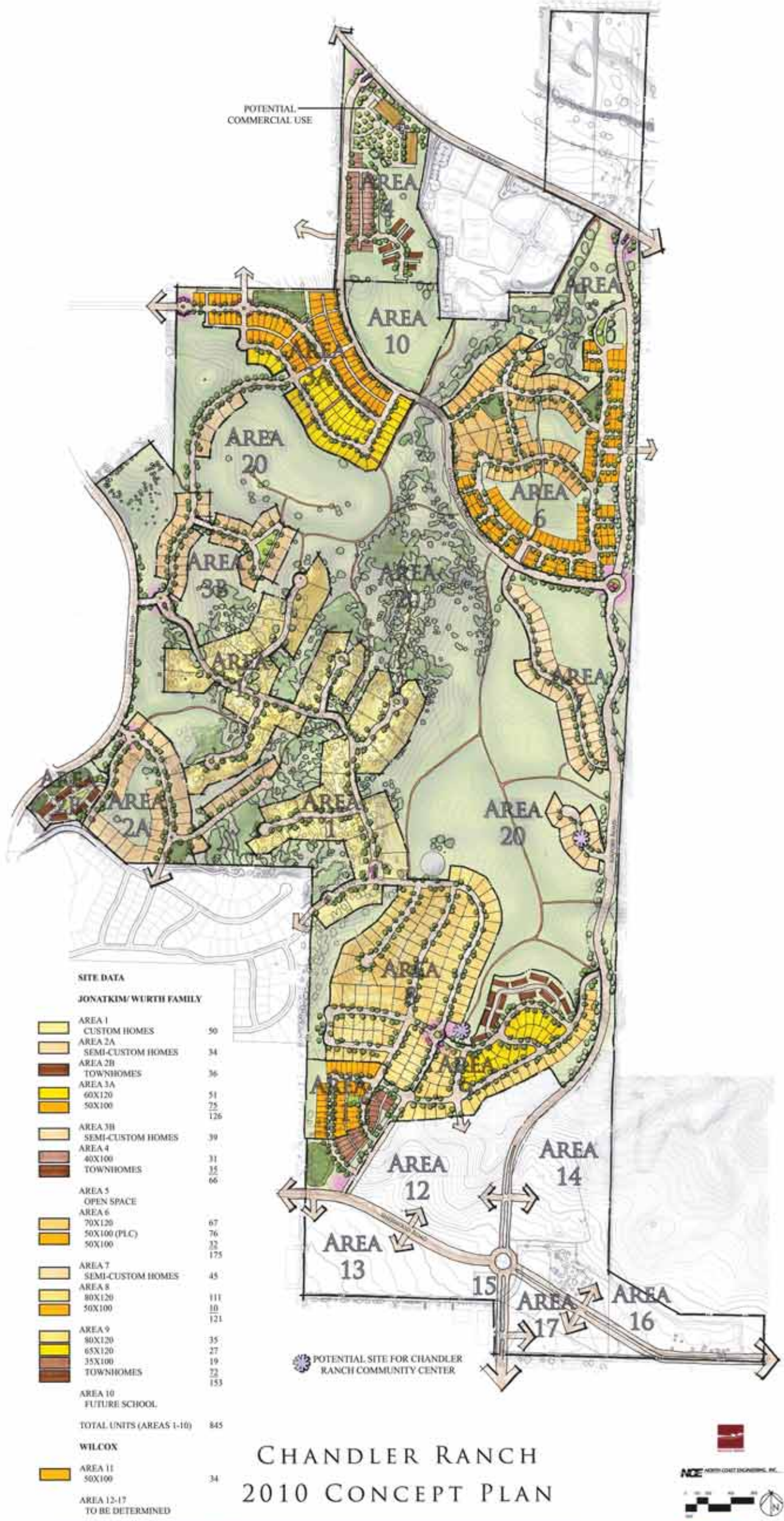
### **Attachments**

1. 2010 Chandler Ranch Specific Plan Concept Map with Planning Areas
2. Letter of Interest from North Coast Engineering
3. Resolution A, Approving authorization to process GPA 17-002









# CHANDLER RANCH 2010 CONCEPT PLAN



Warren Frace  
City of El Paso de Robles  
1000 Spring Street  
Paso Robles, CA 93446  
February 3, 2017

Subject: Chandler Ranch Specific Plan

Dear Warren,

Thank you for your time as well as the others at the City last week to discuss the potential of Chandler Ranch moving forward with the opportunity to create both rental and for sale housing for our community. As we stated, Doug Ayres is contracted to purchase areas 12, 13 and 14 with the idea of first developing approximately 120 Multi-Family apartment units and approximately 80 Single Family Detached Homes in a 6 Pack Cluster. The concept is to provide entry level housing for families.

It is clear after the many years of trying to implement the Chandler Specific Plan that the 830 acre, 1439 unit project is just too large of a project for one entity to take on. It is our goal to take on a smaller project in order to initiate the development of the property. Based on our discussions at the meeting, we may have support from the City to help implement this goal by taking an approach of a smaller Specific Plan Area. The area discussed was the southern area of the current Chandler Ranch Specific Plan area which would include areas 12-17 as shown on the attached exhibit.

We understand that the process of modifying the Specific Plan will require a General Plan Amendment approved by the City Council. This would allow moving forward with the "South Chandler Ranch" Specific Plan and the associated environmental review. We would encourage the City to engage an independent consultant to prepare the Initial Study to determine what level of environmental review would be required for the project. If we can avoid significant unavoidable environmental impacts we could use a Mitigated Negative Declaration (MND) and avoid an EIR.

One of the things that made the previous attempts to approve a Specific Plan on the property unsuccessful was the level of detail expected for the Specific Plan itself and in particular the Design Guidelines. The last formal Design Guidelines in 2006 was a 258-page document which addressed details such as gutters and downspouts, skylight designs and architectural style. This level of detail is completely unnecessary as the City has a Development Review Committee Process and a Planning Commission process that can address this level of detail. There has to be master planning for infrastructure and circulation, but much of this has already been reviewed and would need updating.

We request that an item be placed on the City Council Agenda of February 21<sup>st</sup> requesting that the City Council authorize the processing of a General Plan Amendment to break out the area on the attached exhibit as a separate Specific Plan Area for processing as the South Chandler Ranch Specific Plan area.

We look forward to collaborating with the City to find ways to streamline and simplify the process so that we can move forward to create the much needed housing for our community.

Sincerely,

A handwritten signature in black ink that reads "LARRY WERNER". The signature is written in a cursive, slightly slanted style.

Larry Werner

Cc: Tom Frutchey, Susan DeCarli, Dick McKinley, John Falkenstien, Doug Ayres

# Attachment 3

## Draft Resolution A

### CITY COUNCIL RESOLUTION 17.XXX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING A REQUEST TO INITIATE A GENERAL PLAN AMENDMENT (GPA 17-002) TO: (1) SPLIT THE CHANDLER RANCH SPECIFIC PLAN INTO TWO SEPARATE SPECIFIC PLANS; (2) ALLOCATE RESIDENTIAL DENSITY FOR THE TWO SPECIFIC PLAN AREAS; AND (3) ESTABLISH A PUBLIC PARTICIPATION PROGRAM WITH A CITY COUNCIL/PLANNING COMMISSION AD HOC COMMITTEE**

#### APPLICANT – DOUG AYRES

WHEREAS, the Chandler Ranch property was annexed into the City limits in 1980, with the intension for it to be developed with new residential development. Exhibit A - Chandler Ranch Specific Plan planning area; and

WHEREAS, the City received a request to pre-authorize a General Plan Amendment, from North Coast Engineering (NCE) on behalf of Doug Ayres. Mr. Ayres has contracted to purchase the Chandler Sand & Gravel properties within the Chandler Ranch Specific Plan area. The request is to split a portion of the Chandler Ranch planning area into a separate Specific Plan, referred to as “South Chandler Ranch” Specific Plan; and

WHEREAS, the Chandler Sand & Gravel properties include previous specific plan Planning Areas 12, 13, and 14, however, this request would include areas also include Areas 15, 16 and 17. Exhibit B – South Chandler Ranch Specific Plan Area; and

WHEREAS, several different iterations of Specific Plans for Chandler Ranch have been prepared for this property over the years, however, none of the plans have been approved and the property remains undeveloped; and

WHEREAS, the Chandler Ranch planning area includes several different property owners. The majority property owner is Jonatkim Enterprises (672.4 acres), and the next largest property owner is Chandler Sand & Gravel (85.1 acres). The total Chandler Ranch planning area identified in the General Plan is 826.7 acres; and

WHEREAS, given the size and physical constraints of the Chandler Ranch planning area, NCE and Mr. Ayres think that a smaller scale Specific Plan would be easier develop, and still ensure meeting the City’s Specific Plan goals. They think that this would be a more manageable size of project and would more easily facilitate housing development in a shorter period of time than processing all of the Chandler Ranch area under one Specific Plan; and

WHEREAS, the applicant proposes to develop area 13 in the first phase with up to 200 dwelling units, with 120 multi-family units, and 80 single-family detached homes. Their goal is to build local workforce housing. Areas 12 and 14 are intended to be built in subsequent phases with a total of up to 154 single-family units; and

WHEREAS, the General Plan established the overall density for Chandler Ranch of up to 1,439 residences. This density was previously divided between the subareas in the past iterations of the draft Specific Plans. The applicant does not propose to change this distribution, or request any additional density; and

# Attachment 3

## Draft Resolution A

WHEREAS, the distribution of units between the South Chandler Ranch Specific Plan and North Chandler Ranch Specific Plan would be as follows:

Specific Plan Subareas	Ownership	Area	Dwelling Unit Density
North Chandler Ranch Specific Plan Areas 1 - 11	Jonatkim Properties	672.4± acres	879 dwelling units
South Chandler Ranch Specific Plan Areas 12 - 17	Chandler Sand and Gravel Centex Homes Our Town Properties	154.3± acres	560 dwelling units
<b>Totals</b>		<b>826.7± acres</b>	<b>1,439 dwelling units</b>

WHEREAS, the City’s General Plan, Land Use Element, Housing Element, and Circulation Elements all includes policy language related to the preparation of a Specific Plan for the Chandler Ranch planning area prior to development of the property. A summary the key policy excerpts are discussed in the Analysis section of the staff report; and

WHEREAS, there are many benefits to preparing Specific Plans for development of large planning areas, including comprehensive neighborhood planning, flexibility to create unique development standards, funding for major infrastructure (e.g. utility upgrades for water and sewer, and road extensions), as well as future streamlining of the environmental review process (e.g. “tiering” off an approved Environmental Impact Report) for subsequent entitlements. Other benefits include being able to spread the burden of mitigation requirements between more units to reduce the cost to individual units, protect natural resources such as hillsides and oak trees, and reducing piecemeal development patterns; and

WHEREAS, if the City approves authorization for this General Plan amendment request, it will be important to have an open public process to discuss important community issues. Issues of interest may include, but not be limited to:

- Funding and timing of infrastructure improvements, such as traffic mitigation and sewer line upgrades;
- Creating an appropriate development pattern that would meet the applicant’s needs, and be compatible with surrounding development;
- Ensuring the city has adequate water resources;
- Ensuring the city has adequate fire protection;
- Coordinate with the Paso Robles School District to ensure adequate capacity to accommodate future new students; and
- Provide an appropriate mix of housing types that meets a broad spectrum of housing needs.

WHEREAS, a City Council Ad Hoc Committee existed in the past to advise on specific plan processing; and

WHEREAS, if the City Council approves this request for a pre-authorization to pursue this General Plan Amendment, under the California Environmental Quality Act (CEQA), an environmental analysis will be prepared to evaluate potential environmental effects of the proposed amendments and new Specific Plan. The specific type of environmental document required and associated public review process would be determined through preparation of an Initial Study under CEQA; and

# Attachment 3

## Draft Resolution A

WHEREAS, the City Council conducted a public hearing on the proposed Project on February 21, 2017.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Paso Robles, as follows:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. The City Council approves: (1) initiation of the process to amend the General Plan to split the Chandler Ranch Specific Plan Area into two separate specific plans; (2) allocate residential density units for the two specific plan areas as shown in Exhibit A; and (3) begin processing South Chandler Ranch Specific Plan with a public participation processing including establishment of a City Council / Planning Commission Ad Hoc Committee.

Section 3. Based on the facts and analysis presented to it, including all written and oral testimony and staff presentations, the City Council finds that initiation of the process to prepare General Plan Amendment (GPA 17-002) is consistent with the intent of the City's General Plan, since it will require preparation of a Specific Plan for Planning Areas 1 through 11, and a Specific Plan for Planning Areas 12 through 17 of the Chandler Ranch Specific Plan.

Section 4. In accordance with the California Environmental Quality Act (CEQA), an Initial Study and environmental document shall be prepared for public review, to evaluate potential environmental impacts that may result from GPA 17-002.

**PASSED AND ADOPTED** by the City Council of the City of Paso Robles this 21st day of February 2017 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Steven W. Martin, Mayor

ATTEST:

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Kristen L. Buxkemper, Deputy City Clerk

Exhibit A – Chandler Ranch Specific Plan Density Allocation  
Exhibit B - South Chandler Ranch Specific Plan Area

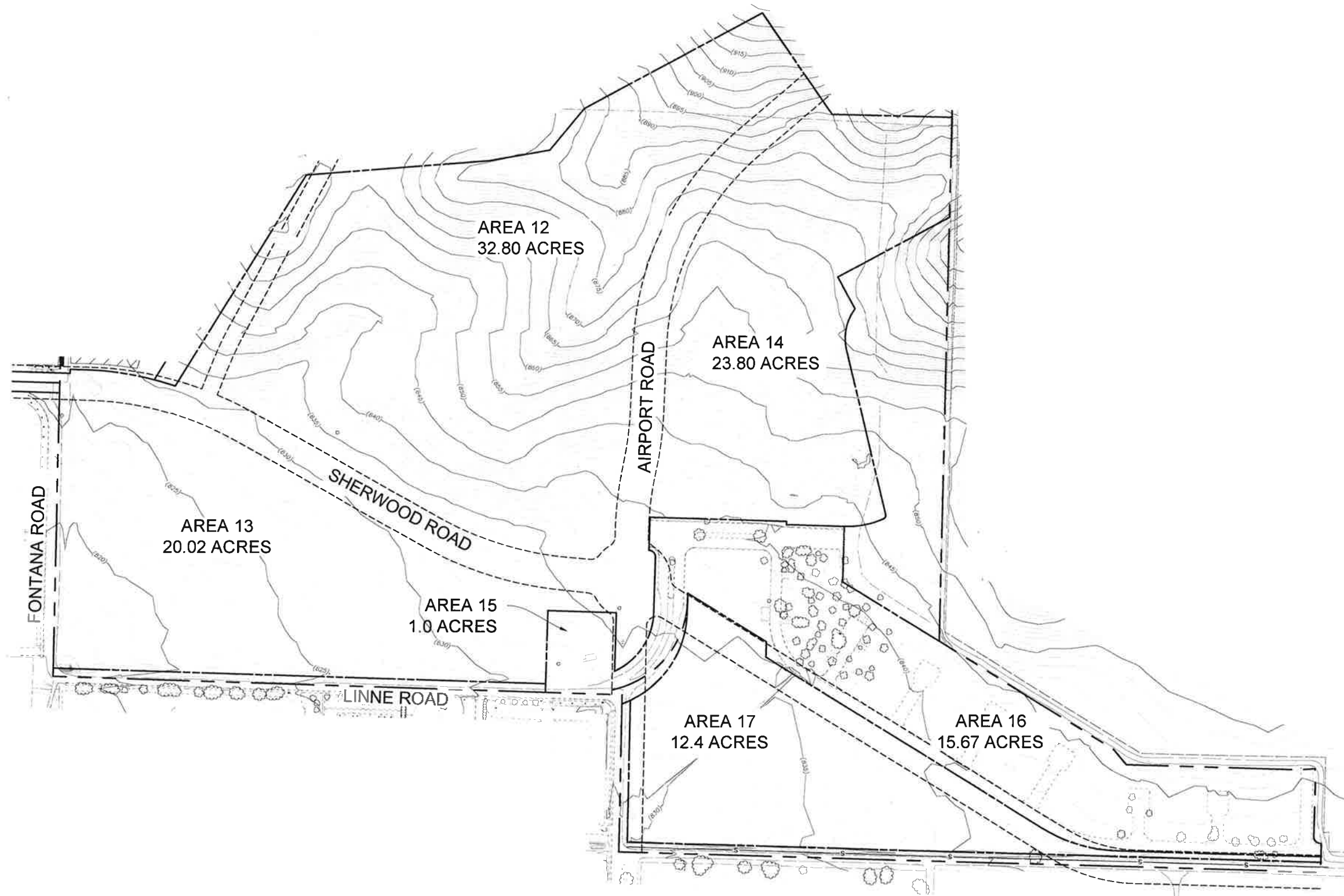
# Attachment 3

## Draft Resolution A

### Exhibit A – Chandler Ranch Specific Plan Density Allocation

Specific Plan Subareas	Ownership	Area	Dwelling Unit Density
North Chandler Ranch Specific Plan Areas 1 - 11	Jonatkim Properties	672.4± acres	879 dwelling units
South Chandler Ranch Specific Plan Areas 12 - 17	Chandler Sand and Gravel Centex Homes Our Town Properties	154.3± acres	560 dwelling units
<b>Totals</b>		<b>826.7± acres</b>	<b>1,439 dwelling units</b>





### SOUTH CHANDLER RANCH SPECIFIC PLAN AREA

AREAS 12 - 17  
AYRES CONCEPT 2017

R:\PROJECTS\123\Design\Exhibits\01125 (05 12-17 Boundary) exhibit.dwg, 2/8/2017 4:10:04 PM, TBE, 1:1