



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

CITY COUNCIL AGENDA

**ADJOURNED REGULAR MEETING
AND PUBLIC WORKSHOP**

Thursday, April 23, 2009 7:00 PM

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

CALL TO ORDER – Downstairs Conference Center

ROLL CALL Councilmembers Nick Gilman, John Hamon, Ed Steinbeck, Fred Strong, and Mayor Duane Picanco

PUBLIC COMMENTS

This is the time the public may address the Council on items other than those scheduled on the agenda. **PLEASE SPEAK DIRECTLY INTO THE MICROPHONE AND BEGIN BY STATING YOUR NAME AND ADDRESS. EACH PERSON AND SUBJECT IS LIMITED TO A 3-MINUTE DISCUSSION.** Any person or subject requiring more than three minutes may be scheduled for a future Council meeting or referred to committee or staff. Those persons wishing to speak on any item scheduled on the agenda will be given an opportunity to do so at the time that item is being considered.

1. [Residential Specific Plan Prioritization Study Session](#)

R. Whisenand, Community Development Director

For City Council to consider setting processing priorities for the Chandler Ranch, Olsen/Beechwood, and River Oaks II Specific Plans..

OPTIONS:

- a. Provide staff direction on specific plan priorities, densities, and processing steps that factor in the capacity of community services and resources to serve them.
- b. Amend, modify, or reject the above option.

ROLL CALL VOTE

ADJOURNMENT:

- GALAXY 2009 ART RECEPTION FRIDAY, MAY 1, 2009 AT 5:30 P.M. AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET
- THE REGULAR MEETING AT 7:30 PM ON TUESDAY, MAY 5, 2009, AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET

Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the City Council after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the City Clerk's Office, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at <http://www.prcity.com/government/citycouncil/agendas.asp>.

All persons desiring to speak on an agenda item are asked to fill out Speaker Information Cards and place them at the Staff Table prior to public discussion of that item. Each individual speaker will be limited to a presentation total of three (3) minutes per item.

AMERICANS WITH DISABILITIES ACT Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

*THE DEADLINE FOR SUBMITTING ITEMS FOR THE NEXT
REGULAR COUNCIL MEETING IS APRIL 24, 2009*

TO: James L. App, City Manager
FROM: Ronald Whisenand, Community Development Director
SUBJECT: Residential Specific Plan Prioritization Study Session
DATE: April 23, 2009

Needs: Consider setting processing priorities for the Chandler Ranch, Olsen/Beechwood, and River Oaks II Specific Plans

- Facts:
1. On February 17, 2009, the City Council assigned the Uptown/Town Centre Specific Plan and Circulation Element update top processing priority. Prioritization of the three residential specific plans (Chandler Ranch, Olsen Ranch/Beechwood, and River Oaks, the Next Chapter) was deferred to a Council study session and was to include a general discussion of City resource capacity.
 2. Council was presented with a staffing assessment that demonstrated the City's inability to efficiently work on all specific plans at the same time. Establishing workload priorities will allow the City to efficiently complete these three major planning efforts.
 3. In addition to staff resource concerns, the Council also questioned whether there are adequate physical resources (traffic capacity, water, wastewater, etc.) to accommodate all three residential specific plans and at the density levels requested by the property owners as well as increased density included in the draft Uptown/Town Centre Specific Plan.
 4. Council direction is needed to establish:
 - a. Whether all three specific plans should be pursued and at what density range;
 - b. The order of processing (i.e. "priority"); and
 - c. Processing responsibility, e.g., who takes the lead developing the plan (i.e. applicant or community)

Analysis &
Conclusion:

The City is currently in the process of developing four separate specific plans. In addition to the Uptown/Town Centre Specific Plan, the City is pursuing General Plan direction to complete the Chandler Ranch (CRASP) and Olsen Ranch/Beechwood Specific Plans (OBSP) as well as process an application for expansion of the River Oaks neighborhood (River Oaks, the Next Chapter – a.k.a., ROII). While we continue

to work on all four planning efforts, and a comprehensive update of the Circulation Element, at the same time, doing so with limited staff resources is inefficient. The result is a slow disjointed process for all.

COUNCIL DIRECTION IS NEEDED ON THE FOLLOWING ISSUES:

Resource Capacity

When addressing capacity of the City to accommodate the various residential specific plans, the discussion has focused primarily on the City's 2003 General Plan "population planning threshold" figure of 44,000 persons. Once set, the 44,000 persons planning threshold became the basis for sizing future water source and system needs, wastewater treatment capacity, road improvements, recreational needs, and public safety staffing levels.

In asking for this study session, the Council directed staff to provide a capacity analysis overview to assist in determining whether City resources are sufficient to serve residential growth not considered in the General Plan because:

- potential additional density afforded by the Uptown/Town Centre Specific Plan is up to 1,322 additional units or 3,520 additional residents;
- a 30% density increase requested for OBSP would mean 404 additional dwelling units or 1,075 new residents; and
- River Oaks, the Next Chapter Specific Plan includes up to 1,905 additional dwelling units or 5,075 new residents

The total added potential for 9,700 residents beyond General Plan thresholds would bring the City's buildout potential to nearly 54,000. The City's current infrastructure and financing plans would need to be amended to accommodate this potential buildout population. The following paragraphs discuss resource areas where capacity issues could result:

Traffic & Circulation

The current General Plan calls for improvements that exceed the financial ability of the existing community and new development to build for just 44,000 (estimated at \$500,000,000). Traffic capacity and road infrastructure needs for a population beyond 44,000 cannot be calculated until completion of the traffic model and Circulation Element update process. We do know that circulation priorities and transportation improvements that will moderate traffic speeds and meter traffic through major arterial corridors need to be seriously re-evaluated and re-invented – to maintain small town atmosphere, improve safety, and provide for both the current population and the 44,000 planning threshold.

Additional density increase impacts on transportation system improvements will need to be evaluated on a case by case basis with individual specific plan EIRs based upon the conclusions of the Circulation Element update; they will exceed the improvements required and planned to serve 44,000.

Agricultural and Recreational Resources

The General Plan requires mitigating loss of agricultural lands and enhancing recreational opportunities. Provided each specific plan is conditioned to mitigate (replace) agricultural losses and build new neighborhood and regional recreational opportunities meeting General Plan standards, then density is not a limiting factor. In other words, these issues can be addressed regardless of population size provided projects are conditioned to acquire and build the required mitigations and enhancements.

Public Safety

Staffing public safety is more problematic as it is a recurring annual cost. Our General Plan identifies a ratio of public safety personnel in relation to population. We currently are not meeting those General Plan ratios due to the fiscal deficits arising from a serious economic downturn. However, the staffing ratios remain as policy objectives. Community financing districts (CFDs) within new specific planning areas need to be established so that new development pays for their added costs in public safety.

Water Supply

The City's General Plan identifies a combination of Salinas River alluvial flow, the regional Paso Robles Groundwater Basin, and participation in the Nacimiento Lake water supply as being sufficient to meet the gross annual water supply for General Plan buildout (population of 44,000). In addition to a portfolio of reliable water sources, having a "sufficient" water supply must also address peak production demands during summer months.

To meet the needs of current residents and new development envisioned in the General Plan, the City has purchased 4,000 acre feet from the Lake Nacimiento project (plus an additional 1,400 AF entitlement needs to be purchased for General Plan buildout of 44,000). 2,000 acre feet is devoted to existing development leaving 3,400 acre feet for growth to 44,000. Assuming the City is successful in achieving a rate structure, 20% conservation, and building a treatment plant to accommodate delivery of Nacimiento water to consumers, then we have sufficient gross annual water supply for the General Plan to 44,000.

Based on historic water use, the planned Nacimiento supply will be insufficient to meet the needs of density increases beyond 44,000 as requested by River Oaks, the 30% density increase with OBSP, and additional density in Uptown/Town Centre beyond

current land use limits. As stated above, these density increases could result in an additional 9,700 persons at buildout. Assuming 270 AFY per 1000 residents, an additional 2,600AF of water will be required annually. For these specific plans to proceed at proposed densities, they will be required to seek out and fund any additional capacity in the County's Nacimiento water project, recycled water, construction standards that result in significant reductions in water consumption, as well as additional treatment, storage, and peaking capacity for this water.

NOTE: The General Plan does not address development's impacts upon water production capacity in peak demand seasons. There may be times when gross supply is adequate but peak period production capacity is not. During summer months, demand can exceed production resulting in unsafe reductions in emergency supply and/or disruption of regular water deliveries. This condition may affect the timing, manner and pace of new development.

Wastewater Collection and Treatment

The General Plan EIR indicated that a buildout population of 44,000 persons would require an upgrade to our wastewater treatment plant. An upgraded plant will accommodate both the demands of the current population and a buildout population of 44,000. The City is presently designing this (\$60 million) upgrade. No capacity will exist for RO II, density increases for OBSP, or density increases for Uptown/Town Centre.

Options for Council consideration

1. consider only those specific plans contained in, and at densities authorized by, the General Plan and Economic Strategy (CRASP, OBSP, and Uptown/Town Centre); or
2. consider adding ROII, 30% density increase for OBSP, and/or added density authorized by Uptown/Town Centre but with the understanding that the City's General Plan will be amended to accommodate an increased buildout population up to 54,000 persons and that each specific plan will need to bring adequate resources with it.

Priority

One of the primary goals for the study session is to establish processing priorities for the three residential specific plans. These priorities would become 3rd, 4th and 5th following completion of the Uptown Centre Plan and Circulation Element update. Options for consideration include:

1. First In/First Out – This would result in completion of CRASP third, followed by OBSP, then consideration of RO II.

2. General Plan/Economic Strategy Direction - Process plans that are currently contained in the General Plan or Economic Strategy (Uptown/Town Centre, Chandler Ranch, and Olsen Ranch/Beechwood) before those that aren't. Potential problems associated with this option would be that staff resources will be stretched thin processing three specific plans [plus the Circulation Element update] simultaneously.
3. Points System – This option would require development of some form of a ranking system that would allow Council to establish priorities based on plan amenities and design features. Each project would be awarded points based on certain community benefit criteria such as:
 - a. Development of key backbone and net public benefit infrastructure (i.e. major circulation connections, parallel route development, schools, regional recreation, water storage, transit, etc.)
 - b. Use of innovative neighborhood design features including mixed-use, “walkability”, generous mixture of housing sizes and types, including attached apartments and condominiums
 - c. Environmental friendly design, including features that maximize solar exposure, significantly reduce water use, use low impact drainage features, green materials, etc.

Procedure

The Council previously discussed options for Specific Plan processing. The City has processed both applicant and City prepared specific plans. Most recently (CRASP, OBSP, and Uptown/Town Centre), the City has been responsible for plan preparation. While both processes are acceptable, the public controlled process has an added benefit of extensive, advance community involvement before drafting the specific plan document.

Whether prepared by private property owners or under direction of City staff, the process needs early community input:

- Draft specific plans submitted to staff for review and input
- Community workshops before the Planning Commission and City Council before acceptance of a Specific Plan for processing
- Applicants directed to make changes to draft specific plan to address public input and Planning Commission/Council direction
- EIR work deferred until the community, Planning Commission, and Council have been involved in formulating the draft specific plan

With a process similar to the above, the community has early input. It is hopeful that with that input, as well as early direction from the Planning Commission and the Council, final hearing “surprises” may be minimized.

Policy

Reference: General Plan, Economic Strategy, Olsen Beechwood/Chandler/Uptown/Town Centre Specific Plans.

Fiscal

Impact: It is adopted policy that processing expenses for planning applications be borne by the project proponent. Historically, the City has advanced the cost for City prepared specific plans. Inasmuch as the City's cash reserves are needed to offset projected operating shortfalls, all future processing costs for the above referenced specific plans shall be paid for by the property owners in advance of work occurring.

Options:

- a. Provide staff direction on specific plan priorities, densities, and processing steps that factor in the capacity of community services and resources to serve them.
- b. Amend, modify or reject the foregoing option.