

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**

**FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: GATEWAY DESIGN STANDARDS**

**DATE: MARCH 11, 2008**

**Needs:** For the Planning Commission to recommend approval of the Gateway Design Standards and associated Negative Declaration to the City Council.

**Facts:**

1. The City's General Plan and Economic Strategy include numerous policies that support design sensitivity at the City's key gateways and entrances. Based upon this policy direction, the City Council hired consultants to assist with preparation of Gateway Design Standards.
2. The Gateway Design Standards are intended to ensure that development at the City's gateways will enhance the visual quality of those entry points. City staff, the consultants and the City's Ad Hoc Committee have worked through numerous design considerations to produce a useful document to help maintain and enhance attractive entrances to the City.
3. The Planning Commission is requested to review the document and provide feedback as deemed appropriate. The Commission is also requested to make a recommendation on the Gateway Design Standards and the associated environmental document to the City Council for adoption.

**Analysis  
and**

**Conclusions:** The Gateway Design Standards is organized into easy to use sections. The topical sections include:

- Discussion of how to understand the characteristics associated with transitioning the landscape from rural to urban, referred to as the "transect";
- Identification of key gateways;
- Design recommendations for Central Gateways or "entryways" from the State highways;
- Design recommendations for the Town and Country Gateways;
- Signage System;
- General urban design standards
- Suburban design standards
- Rural design standards

The document includes a description of appropriate design interventions to address site specific design problems associated with the individual City gateways. Topics such as grading, landscaping, signage, road, street or frontage redesign, building placement/setbacks, fencing, etc. are addressed in each key gateway discussion.

Gateways are divided into two categories, including City “Entryways” and “Town and Country Gateways”. The “Entryways” are locations where travelers literally enter the City from Highway 101. These entry points are fairly abrupt, taking a driver quickly from a rural area outside of the City directly into an urban setting. These entryways would benefit from more elegant transitions as one exits the highway. Design recommendations are intended to improve the entryway to be higher quality and to create a more pleasant experience coming into the City. The City will need to collaborate with Caltrans in some instances where improvements to landscaping or signage is within the Caltrans right-of-way, or the City’s planned improvements could affect Caltrans facilities.

The “Town and Country Gateways” are at the edges of the City and extend into and from the County. These gateways are broader than “Entryways”, and take into the transition of the landscape from rural to urban. It is intended for the City and the County to collaborate on projects located in the County’s jurisdiction within the Town and Country Gateways, to have County development in these areas meet the intent of the design recommendations and standards suggested by the City. For instance, the City currently receives County project referrals for planning projects within the City’s “Planning Impact Area”. The City reviews these applications to determine if and/or how the projects may impact the City, and then works with County staff to address concerns. With the Gateway Design Standards, the City would review County project referrals and determine if the project is sited and designed consistent with applicable gateway standards. If a project was determined to not be consistent, the City would work with the County on design suggestions to meet the intent of the gateway.

The directional sign system notes that it is important that whatever type of sign graphics and form are ultimately provided at the various gateways, that the sign design and sign copy be simple and easy to read. There may be two types of signs needed. These include signs that refer drivers entering the City to local attractions such as the town center areas, Mainstreet, the Event Center, etc. These signs might be designed with local, artistic influence. Then a more simplified sign program is recommended to provide basic directional signs to general features and attractions such as “wineries”, other cities, the lake, etc. This document does not recommend a particular sign design, but recommends the City use a sign design specialist to develop appropriate signage.

**Options:** After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

- a. By separate motions: 1) recommend approval of the Negative Declaration; and 2) recommend approval of the Gateway Design Standards, to the City Council.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

**Staff Report Prepared By:** Susan DeCarli

**Attachments:**

1. Gateways Design Standards
2. Initial Study
3. Resolution to Recommend Approval of the Negative Declaration
4. Resolution to Recommend Approval of the Gateway Design Standards
5. Correspondence
6. Newspaper Notice

# CITY OF PASO ROBLES – PLANNING DIVISION INITIAL STUDY

## 1. GENERAL PROJECT INFORMATION

**PROJECT TITLE:** El Paso de Robles Gateway Design Standards

**LEAD AGENCY:** City of Paso Robles - 1000 Spring Street, Paso Robles, CA 93446

**Contact:** Susan DeCarli, AICP, Planning Manager  
**Telephone:** (805) 237-3970

**PROJECT LOCATION:** Citywide gateways and entryways

**PROJECT PROPONENT:** City of Paso Robles

**LEAD AGENCY CONTACT/  
INITIAL STUDY PREPARED BY:** Susan DeCarli, AICP, Planning Manager

**Telephone:** (805) 237-3970  
**Facsimile:** (805) 237-3904  
**E-Mail:** sdecarli@prcity.com

**GENERAL PLAN DESIGNATION:** Not applicable

**ZONING:** Not applicable

## 2. PROJECT DESCRIPTION

This project provides development standards to assist in creating attractive and cohesive transitions at the City's "gateways" from surrounding rural areas, and "entryways" from Highways 101 and 46. The standards include addressing: grading; site planning; building form; landscaping; fencing; signs and other associated activities visible from the City's gateways. See attached Exhibit 1.

## 3. **OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED (For example, issuance of permits, financing approval, or participation agreement):**

None.

## 4. **EARLIER ENVIRONMENTAL ANALYSIS AND RELATED ENVIRONMENTAL DOCUMENTATION:**

This Initial Study incorporates by reference the City of El Paso de Robles General Plan Environmental Impact Report (EIR) (SCH#2003011123).

## 5. **CONTEXT OF ENVIRONMENTAL ANALYSIS FOR THE PROJECT:**

This Initial Study relies on expert opinion supported by the facts, technical studies, and technical appendices of the City of El Paso de Robles General Plan EIR. These documents are incorporated herein by reference. They provide substantial evidence to document the basis upon which the City has arrived at its environmental determination regarding various resources.

## **6. PURPOSES OF AN INITIAL STUDY**

The purposes of an Initial Study for a Development Project Application are:

- A. To provide the City with sufficient information and analysis to use as the basis for deciding whether to prepare an Environmental Impact Report, a Mitigated Negative Declaration, or a Negative Declaration for a site specific development project proposal;
- B. To enable the Applicant of a site specific development project proposal or the City as the lead agency to modify a project, mitigating adverse impacts before an Environmental Impact Report is required to be prepared, thereby enabling the proposed Project to qualify for issuance of a Negative Declaration or a Mitigated Negative Declaration;
- C. To facilitate environmental assessment early in the design of a project;
- D. To eliminate unnecessary EIRs;
- E. To explain the reasons for determining that potentially significant effects would not be significant;
- F. To determine if a previously prepared EIR could be used for the project;
- G. To assist in the preparation of an Environmental Impact Report if one is required; and
- H. To provide documentation of the factual basis for the finding of no significant effect as set forth in a Negative Declaration or a Mitigated Negative Declaration prepared for the a project.

## **7. EXPLANATION OF ANSWERS FOUND ON THE ENVIRONMENTAL CHECKLIST FORM**

### **A. Scope of Environmental Review**

This Initial Study evaluates potential impacts identified in the following checklist.

### **B. Evaluation of Environmental Impacts**

1. A brief explanation is required for all answers to the questions presented on the following Environmental Checklist Form, except where the answer is that the proposed project will have “No Impact.” The “No Impact” answers are to be adequately supported by the information sources cited in the parentheses following each question or as otherwise explained in the introductory remarks. 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 and/or general standards. The basis for the “No Impact” answers on the following Environmental Checklist Form is explained in further detail in this Initial Study in Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 10 (Context of Environmental Analysis for the Project).
2. All answers on the following Environmental Checklist Form must take into account the whole action involved with the project, including implementation. 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 9 (Earlier Environmental Analysis and Related Environmental Documentation) 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). See Section 4 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 11 (Earlier Analysis and Background Materials) of this Initial Study.
6. References to the information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the Environmental Checklist Form. See Section 11 (Earlier Analysis and Related Environmental Documentation). Other sources used or individuals contacted are cited where appropriate.
7. The following Environmental Checklist Form generally is the same as the one contained in Title 14, California Code of Regulations; with some modifications to reflect the City’s needs and requirements.
8. Standard Conditions of Approval: The City imposes standard conditions of approval on Projects. These conditions are considered to be components of and/or modifications to the Project and some reduce or minimize environmental impacts to a level of insignificance. Because they are considered part of the Project, they have not been identified as mitigation measures. For the readers’ information, the standard conditions identified in this Initial Study are available for review at the Community Development Department.
9. Certification Statement: The statements made in this Initial Study and those made in the documents referenced herein present the data and information that are required to satisfy the provisions of the California Environmental Quality Act (CEQA) – Statutes and Guidelines, as well as the City’s Procedures for Implementing CEQA. Further, the facts, statements, information, and analysis presented are true and correct in accordance with standard business practices of qualified professionals with expertise in the development review process, including building, planning, and engineering.

**8. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The proposed project may potentially affect the environmental factors checked below, and may involve at least one impact that is a “Potentially Significant Impact” or is “Potentially Significant Unless Mitigated,” if so indicated on the following Environmental Checklist Form (Pages 8 to.15)

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

**9. ENVIRONMENTAL DETERMINATION:** On the basis of this initial evaluation: I find that:

The proposed project could not have a significant effect on the environment; and, therefore, a **NEGATIVE DECLARATION** will be prepared.

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. Therefore, a **MITIGATED NEGATIVE DECLARATION** will be prepared.

The proposed project may have a significant effect on the environment; and, therefore an **ENVIRONMENTAL IMPACT REPORT** is required.

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.”

Therefore, an **ENVIRONMENTAL IMPACT REPORT** is required, but it will analyze only the effect or effects that remain to be addressed.

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Date:

February 11, 2008

\_\_\_\_\_  
Susan DeCarli, AICP, Planning Manager

# 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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## I. LAND USE AND PLANNING. Would the Proposal:

- a) Conflict with general plan designation or zoning? (Sources: 1 & 8)

*Discussion: The proposed Gateway Design Standards implements goals and policies in the 2003 General Plan Update. Design criteria would not conflict with general plan designations or property zoning. Standards in this project do not conflict with standards in the Zoning Code; instead they are additive to the development regulations applicable at the City's gateways. In locations where the standards suggested would apply in the County's jurisdiction or within the Caltrans right-of-way, it would be at the discretion of those agencies to implement the City's recommendations on development practices.*

- b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (Sources: 1 & 3)

*Discussion: The proposed project complies with the EIR recently certified for the City General Plan Update, 2003.*

- c) Be incompatible with existing land uses in the vicinity? (Sources: 1 & 3)

*Discussion: The project is not incompatible with existing land uses at the City's gateways. These standards would apply to new, proposed development.*

- d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)?

*Discussion: This project does not directly affect agricultural resources, but indirectly supports retention of natural landforms, rural development patterns, and agricultural activities at the City's borders.*

- e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (Sources: 1 & 3)

*Discussion: This project does not propose site development. Therefore, the project will not disrupt or divide the arrangement of land uses in the community.*

## II. POPULATION AND HOUSING. Would the proposal:

- a) Cumulatively exceed official regional or local population projections? (Sources: 1 & 3)

*Discussion: This project does not affect population and housing, and will therefore, not result in exceeding population projections.*

- b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (Sources: 1 & 3)



**10 Environmental Checklist Form**

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	Potentially Significant No Impact
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*Discussion: This project does not affect growth such as extending infrastructure or new development areas, and will therefore, not result in inducing growth.*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace existing housing, especially affordable housing?<br>(Sources: 1, 3, & 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: This project does not propose housing, and will therefore not displace existing housing.*

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fault rupture? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: The proposed project does not include physical development, and will therefore not result in or expose people to potential geological impacts.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Seismic ground shaking? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: See IIIa.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Seismic ground failure, including liquefaction?<br>(Sources: 1, 2 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: See IIIa*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Seiche, tsunamis, or volcanic hazard? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: See IIIa*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Landslides or Mudflows? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: See IIIa*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Erosion, changes in topography or unstable soil conditions<br>from excavation, grading, or fill? (Sources: 1, 2, 3, & 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: See IIIa*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Subsidence of the land? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: See IIIa*

# 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) Expansive soils? (Sources: 4)

*Discussion: See IIIa .*

i) Unique geologic or physical features? (Sources:1 & 3)

*Discussion: See IIIa*

## IV. WATER. Would the proposal result in:

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Sources:1, 3, & 7)

*Discussion: The proposed project does not include physical development, and will therefore not result in impacts to water resources.*

b) Exposure of people or property to water related hazards such as flooding? (Sources: 1, 3, & 7)

*Discussion: See IVa.*

c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? (Sources: 1, 3, & 7)

*Discussion: See IVa.*

d) Changes in the amount of surface water in any water body? (Sources: 1, 3, & 7)

*Discussion: See IVa.*

e) Changes in currents, or the course or direction of water movement? (Sources: 1, 3, & 7)

*Discussion: See IVa.*

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? (Sources: 1,3, & 7)

*Discussion: See IVa.*

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Altered direction or rate of flow of groundwater? (Sources: 1, 3, & 7)  <i>Discussion: See IVa.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality? (Sources: 1, 3, & 7)  <i>Discussion: See IVa.</i>	<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? (Sources: 1, 3, & 7)  <i>Discussion: See IVa.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### V. AIR QUALITY. Would the proposal:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Sources: 1, 3, & 7)<br><br><i>Discussion: The proposed project does not include physical development, and will therefore not result in impacts to air resources.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Expose sensitive receptors to pollutants? (Sources: 1, 3, & 7)<br><br><i>Discussion: See Va.</i>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Alter air movement, moisture, or temperature?<br>(Sources: 1, 3, & 7)<br><br><i>Discussion: See Va.</i>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create objectionable odors?<br><br><i>Discussion: See Va.</i>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increased vehicle trips or traffic congestion?<br>(Sources: 1, 3, & 7)<br><br><i>Discussion: The proposed project does not include physical development, and will therefore not result in impacts to</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

# 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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*transportation or circulation.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: See VIa.*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Inadequate emergency access or inadequate access to nearby uses? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: See VIa.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Insufficient parking capacity on-site or off-site? (Sources: 1, 3, 7, & 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: See VIa.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Hazards or barriers for pedestrians or bicyclists? (Source: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: See Via..*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1 & 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: See Via.*

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

*Discussion: Via.*

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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: a-e. The proposed project does not include physical development, therefore, this project could not impact these resources.*

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

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Discussion: See above.*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: See above.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Wetland habitat (e.g., marsh, riparian and vernal pool)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: See above.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Wildlife dispersal or migration corridors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: See above.*

### VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with adopted energy conservation plans? (Sources: 1 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: This project could not affect or conflict with energy conservation plans.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Use non-renewable resources in a wasteful and inefficient manner? (Sources: 1 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: The project will not use non-renewable resource in a wasteful and inefficient manner.*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? (Sources: 1 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: The project does not include physical development and therefore could not result in loss of mineral resources.*

### 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: No development is proposed with this project therefore it could not result in hazard related impacts.*

- |   |  |  |  |  |
|---|--|--|--|--|
| b) Possible interference with an emergency response plan or |  |  |  |  |
|---|--|--|--|--|

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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emergency evacuation plan? (Sources: 1 & 7)





*Discussion: Refer to item a.*

c) The creation of any health hazard or potential hazards?





*Discussion: Refer to item a.*

d) Increased fire hazard in areas with flammable brush, grass, or trees?





*Discussion: Refer to item a.*

### X. NOISE. Would the proposal result in:

a) Increases in existing noise levels? (Sources: 1, 7, & 8)





*Discussion: No development is proposed with this project, therefore it could not result in noise related impacts.*

b) Exposure of people to severe noise levels? (Source: 3)





*See item a.*

### XI. 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? (Sources: 1, 3, 6, & 7)





b) Police Protection? (Sources: 1, 3, & 7)





c) Schools? (Sources: 1, 3, & 7)





d) Maintenance of public facilities, including roads? (Sources: 1, 3, & 7)





e) Other governmental services? (Sources: 1,3, & 7)





*Discussion: a.-e) No development is proposed with this project, therefore it could not result in public service related impacts.*

### 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? (Sources: 1, 3, & 7)

## 10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Communication systems? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Local or regional water treatment or distribution facilities? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks? (Sources: 1, 3, 7, & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Storm water drainage? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Solid waste disposal? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Local or regional water supplies? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Discussion: a.-g. The project will not result in the need for new systems or supplies, or result in substantial alterations to utilities and service systems.*

### XIII. AESTHETICS. Would the proposal:

- a) Affect a scenic vista or scenic highway? (Sources: 1, 3, & 7)

*Discussion: This project is designed to result in a beneficial impact to scenic vistas at the city's gateways by requiring design sensitivity and standards to address visual impacts at specified gateways.*

- b) Have a demonstrable negative aesthetic effect? (Sources: 1, 3, & 7)

*Discussion: See XIIIa.*

- c) Create light or glare? (Sources: 1, 3, 7, & 8)

*Discussion: See XIIIa*

### XIV. CULTURAL RESOURCES. Would the proposal:

- a) Disturb paleontological resources? (Sources: 1, 3, & 7)

*Discussion: No development is proposed with this project, therefore it could not result in impacts to cultural resources.*

- b) Disturb archaeological resources? (Sources: 1, 3, & 7)

*Discussion: See XIVa.*

- c) Affect historical resources? (Sources: 1, 3, & 7)

**10 Environmental Checklist Form**

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

*Discussion: see item a. above.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have the potential to cause a physical change which would affect unique ethnic cultural values? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: Refer to item a.*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Restrict existing religious or sacred uses within the potential impact area? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: Refer to item a.*

**XV.RECREATION.** Would the proposal:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: This project could not affect recreation resources.*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Affect existing recreational opportunities? (Sources 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: The project will not affect existing recreational opportunities.*

**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? (Sources: 1 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: This project does not include development and it could not result in impacts that would 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 history or prehistory.*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? (Sources: 1 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: This project will likely result in beneficial long term environmental goals since it will help address visual impacts, reduce grading, and help provide for more site sensitive development practices at the City's gateways.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|



**10 Environmental Checklist Form**

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

considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1 & 3)

*Discussion: This project will not result in cumulative environmental impacts.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Discussion: This project does not have the potential to result in substantial adverse effects on human beings either directly or indirectly.*

## 11. 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). The earlier documents that have been used in this Initial Study are listed below.

<b>Reference Number</b>	<b>Document Title</b>	<b>Available for Review At</b>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
2	Seismic Safety Element for City of Paso Robles	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
3	Final Environmental Impact Report City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
4	Soil Survey of San Luis Obispo County, California Paso Robles Area	USDA-NRCS, 65 Main Street-Suite 108 Templeton, CA 93465
5	Uniform Building Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
6	City of Paso Robles Standard Conditions of Approval For New Development	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
7	City of Paso Robles Zoning Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
8	City of Paso Robles, Water Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
9	City of Paso Robles, Sewer Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
10	Federal Emergency Management Agency Flood Insurance Rate Map	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446

### **Exhibit – Gateway Design Standards**

**RESOLUTION NO:**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF PASO ROBLES  
RECOMMENDING ADOPTION TO THE CITY COUNCIL  
OF A MITIGATED NEGATIVE DECLARATION FOR THE  
GATEWAY DESIGN STANDARDS**

**WHEREAS**, the City's General Plan and Economic Strategy includes numerous goals, policies and action items in support of improving the visual quality of the City's gateway; and

**WHEREAS**, the City initiated preparation of the Gateway Design Standards project with the intent of creating design standards to enhance and upgrade the City's gateways to be more attractive entrances to the City; and

**WHEREAS**, the proposed Gateway Design Standards are intended to affect the landscape and development at the City's "Entryways" from Highway 101, and the City's "Town and County" gateways AT the edges of the City; and

**WHEREAS**, the City recognizes that it will need to collaborate with Caltrans and San Luis Obispo County regarding improvements adjacent to the highways and development projects in the County, to ensure consistency with the Gateway Design Standards; and

**WHEREAS**, an Initial Study was prepared pursuant to the California Environmental Quality Act (CEQA) to evaluate whether this project would result in environmental impacts, and the City has determined that the Gateway Design Standards will not result in significant environmental impacts; and

**WHEREAS**, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study and a Draft Negative Declaration was prepared and circulated for public review and comment; and

**WHEREAS**, no public comments or responses were received in regard to the Draft Negative Declaration and Initial Study prepared for this project; and

**WHEREAS**, Public Notice of the proposed Draft Negative Declaration was posted and circulated for 30 days as required by Section 21092 of the Public Resources Code; and

**WHEREAS**, a public hearing was conducted by the Planning Commission on March 11, 2008 to consider the Initial Study, the proposed Negative Declaration prepared for this project, and to accept public testimony on the Gateway Design Standards, and environmental determination; and

**WHEREAS**, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the Gateway Design Standards.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, that it does hereby recommend the City Council adopt a Negative Declaration for the Gateway Design Standards in accordance with the Statutes and Guidelines of the

California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

**PASSED AND ADOPTED THIS** 11th day of March, 2008, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

CHAIRMAN ED STEINBECK

ATTEST:

---

RON WHISENAND, PLANNING COMMISSION SECRETARY

**RESOLUTION NO.**

**A RESOLUTION OF  
THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
RECOMMENDING APPROVAL OF THE GATEWAY DESIGN PLAN  
TO THE CITY COUNCIL**

**WHEREAS**, the City’s General Plan and Economic Strategy includes numerous goals, policies and action items in support of improving the visual quality of the City’s gateway; and

**WHEREAS**, the City initiated preparation of the Gateway Design Standards project with the intent of creating design standards to enhance and upgrade the City’s gateways to be more attractive entrances to the City; and

**WHEREAS**, the proposed Gateway Design Standards are intended to affect the landscape and development at the City’s “Entryways” from Highway 101, and the City’s “Town and County” gateways AT the edges of the City; and

**WHEREAS**, the City recognizes that it will need to collaborate with Caltrans and San Luis Obispo County regarding improvements adjacent to the highways and development projects in the County, to ensure consistency with the Gateway Design Standards; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on March 11, 200 on this project to accept public testimony on the Gateway Design Standards; and

**WHEREAS**, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), this project an Initial Study and Negative Declaration were prepared for this project and has been considered by the Planning Commission under a separate resolution.

**WHEREAS**, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, the Planning Commission makes the following findings:

1. The Gateway Design Standards include design guidance for the City’s gateways to improve the transitions from the rural areas outside of the City into town, and from entryways from Highway 101.
2. The Gateway Design Standards are intended to address landform grading, landscaping, site planning, thoroughfares, frontages, signs, architecture and fencing through Form-Based Coding and general recommendations.
3. The City anticipates collaborating with San Luis Obispo County and Caltrans regarding project review for gateways within their jurisdictions.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of El Paso de Robles does hereby recommend approval of the Gateway Design Standards to the City Council.

PASSED AND ADOPTED THIS 11<sup>th</sup> day of March, 2008 by the following Roll Call Vote:

AYES:           Commissioners  
NOES:           Commissioners  
ABSENT:        Commissioner  
ABSTAIN:       Commissioner

\_\_\_\_\_  
CHAIRMAN ED STEINBECK

ATTEST:

\_\_\_\_\_  
RON WHISENAND, PLANNING COMMISSION SECRETARY



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## DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

February 29, 2008

Susan DeCarli, AICP  
Planning Manager  
City of El Paso de Robles  
1000 Spring Street  
Paso Robles, California 93446

**Subject:** Paso Robles Gateway Design Standards and Environmental Review

Dear Mrs. DeCarli:

We appreciate the opportunity to comment on the proposed Gateway Design Standards and proposed Negative Declaration. The City is to be commended for funding a professional analysis of these entry corridors, and we share the City's concern for their protection. The gateway concept is essential for attractive, well defined transitions from the country to the city. It relates to County General Plan goals and policies for protecting rural character and community separation that apply to land outside the city.

Our concerns are that commercial projects as well as residential uses within the unincorporated area can intrude upon city gateways. The draft Gateway Plan is an excellent opportunity to coordinate City and County policies to address the siting, scale and design treatments of future projects. Some development has occurred that currently reduces the quality of gateways, and it is timely to provide guidance for new private and public projects. To that end, we wish to work with the City as a partner to address the gateways of the city and meet our respective objectives. We hope that our comments will be constructive in this regard.

Sincerely,

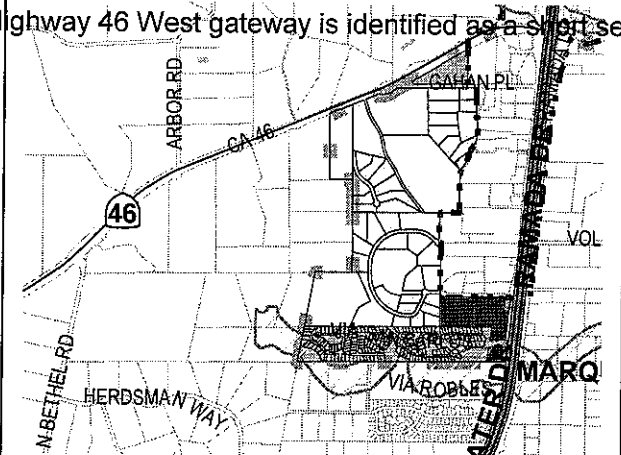
James Lopes, AICP  
Planner III


### Comments on Draft Gateways Design Plan

The following comments are noted by page number and paragraph:

Page/Paragraph	Comments
3 / 2	<p>County zoning standards are mentioned as occurring within the core, and that they are based on the suburban development model. This statement could be clarified and expanded to explain that the Plan addresses both city and county jurisdictions, the County ordinances do not address rural preservation in most cases, and the county zoning does provide for suburban and rural residential development and commercial projects as well as large ranches and farms. The basic county Land Use Ordinance standards will not ensure the desired rural character within the Gateway corridors. The County could use the City design recommendations to review discretionary conditional use permits. However, individual residential building permits would not be subject to them, unless the County added a minor use permit requirement within gateway areas. This requirement is in effect within scenic areas with Highway Corridor Design Standards, where projects may elect not to conform to a few design standards, and have a more flexible but detailed minor use permit.</p> <p>It would be useful for the City to:</p> <ul style="list-style-type: none"> <li>• State the need for coordinated City and County attention to establish Gateways, since they largely occur outside the city.</li> <li>• Define the Gateways more in landscape architecture terms, such as by Kevin Lynch, rather than by dictionary definition. A clear image needs to be formed that a gateway is a visual corridor that culminates at arrival entry points.</li> </ul>
3 / 4	<p>The “Town and Country” corridors that traverse the unincorporated area are of particular relevance to County policies. Perhaps the best examples of an unspoiled transition from rural to city might be noted, which could possibly be Peachy Canyon and Mountain Springs Roads. These two roads retain large properties, traditional farmhouse siting for the most part, and have a narrow country road width. They could be the benchmarks from which all other gateways are measured and differences noted.</p> <p>Existing conditions in “Town and Country” gateways might be noted for both arrival and departure from the city. It would be helpful to note what types of intrusions occur within the unincorporated area of each gateway from both views.</p>
4 / 7	<p>The Transect discussion briefly describes the T-2 Rural zone as land appropriate for agricultural production. However, the Regulating Plan on page 5 also includes areas outside Paso Robles within the County Residential Suburban (1 to 5 acres) zone and the Residential Rural (5 – 20 acres) zoning. Either the T-2 zone should explicitly recognize that these are different categories of land use than agricultural, or they should be shown in the transect T3 Suburban zone.</p>
5 / 1	<p>The plan states that every gateway is currently in a T2 Rural environment. It might be noted early that the T2 zone includes suburban and rural residential development at up to one unit per acre. See comments above.</p>
14	<p>The Plan describes the Town and Country corridors but neglects to mention that these</p>



Page/Paragraph	Comments
	<p>are unincorporated areas. It lists city policies but does not inventory County policies or standards that would apply to them; it seems that all parties would benefit from a review in the Plan of existing County policies. This section could also list additional action items for City and County completion, such as the following:</p> <ul style="list-style-type: none"> <li>• Work with the County to create design standards that correspond to the ones listed in the Plan.</li> <li>• It might be worth including an action to develop a cooperative approach between the City and the County for the Purple Belt.</li> <li>• A landscape assessment might be prepared with the County to "pin down" the starting point, viewshed, sensitivity and issues of each corridor.</li> </ul>
16	<p>For this and other corridors, some clarification of the corridor length, or an identifier or scale would be helpful. Major intrusions could be identified that need to be addressed, as could all of the gateways be treated. The County would have the benefit of understanding some of the issue areas that may need attention. Or, a specific second study could be proposed for this and other corridors.</p>
20	<p>South River Road is noted as having an attractive rustic character south of Charolais, and a comment is made that if the city extends southward, the road ought to have an avenue character as a transition. It might be helpful to establish interim County policies for this and other road segments that are outside the Sphere of Influence. They may be long-term protection of the desired character, since no policies exist for urban expansion here and in some other adjacent corridors.</p>
21	<p>The discussion and list in this section are an example of how to relate the Plan to the County. South Vine Street is partly within unincorporated urban area north of Highway 46 West. The Plan suggests working with the County to apply uniform standards that include key elements that are listed. The map of the future realignment is also very relevant to the following section on Highway 46 West.</p>
22	<p>Highway 46 West gateway is identified as a short segment from just west of the intersection with Gahan Place. If this is the desired gateway, it seems to be shorter than the areas of Residential Rural (RR) and Residential Suburban (RS) category land, as shown in Figures 1 and 2.</p> <p>We have a concern that the gateway corridor may extend to Bethel Road intersection due to the allowed development and pressure for more winery tasting rooms and events. If a short gateway is desired, then would the suggested standards not be</p> <div style="display: flex; align-items: flex-start;">  <div style="margin-left: 10px;"> <p><b>Figure 1: Urban Area in County Plan</b>        County Urban Reserve        City Limits        RS        RR</p> </div> </div>

Page/Paragraph	Comments
	<p>considered in these larger RR and RS areas?</p> <div data-bbox="410 520 1068 1371" style="border: 1px solid black; padding: 5px;">  <p><b>Figure 2: Rural and Urban Areas</b>        Legend:        AG = Agriculture        RR = Residential Rural        RS = Residential Suburban</p> </div> <p>We see the gateway study as part of a longer corridor to at least Bethel Road for scenic and rural character protection.</p> <p>Perhaps the Gateways Plan could identify this and other segments more in relation to the land issues that could weaken or threaten the gateway concept. A landscape assessment of each gateway is a useful way to present a strategic plan with specific solutions.</p> <p>The design recommendations include suitable concepts, and they could consider deep setbacks, guidance to site buildings in least visible locations, and use of vernacular architecture rather than stock suburban plans.</p>
23	<p>The Signage System addresses the design and topics of way-finding signs, which we support. However, private as well as Caltrans signs can be too big and out of character with the rural landscape and the history of agriculture. Commercial signage and agency signs should be subordinate in size and location to the gateway landscape, within safe highway design. Perhaps this is an opportunity to address the design of signage in general.</p>
24 / 1	<p>We understand that county suburban areas are included within the T2 Rural zone, but these entries are difficult to describe in T2 Rural terms. The challenge is how the parcelization and development in suburban corridors can be designed unobtrusively to convey rural character that is distinctly lower density than the incorporated city.</p>
31	<p>The T3 Suburban building types reflect more units per acre (density) than are included in the Residential Suburban and Residential Rural categories in the County</p>

Page/Paragraph	Comments
	unincorporated areas. We suggest that this T3 transect zone be extended to parcels as large as 10 or 20 acres to include these categories, and that density greater than one unit per acre be included in the T4 transect zone. This adjustment would conform more closely to County and City plans for detached residential development. For example, the City allocates Residential Single Family land use at approximately 3 units per acre average, and the County allocates it between one and 7 units per acre. Doing so could illustrate the suburban pattern more realistically with these plans and current practice. The building types for the T2 Rural zone could also illustrate the scale of density consistent with the other transect zones, instead of relying on photographs.
34	The T2 design guidelines are different in character from the other transect zones. It would be useful to address suburban and rural residential development with axonometric drawings as used in the T3 and T4 sections, for clarity. It would also be useful to use photos of these ranchette or estate types of development to be distinct from the agricultural photos and farmhouse development.

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

Newspaper: Tribune

Date of Publication: February 11, 2008

Meeting Date: March 11, 2008  
(Planning Commission)

Project: Gateway Design Standards

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.

Lonnie Dolan  
Lonnie Dolan

forms\newsaffi.691

CITY OF EL PASO DE ROBLES  
NOTICE OF PUBLIC HEARING  
AND  
NOTICE OF INTENT  
TO RECOMMEND ADOPTION OF A  
NEGATIVE DECLARATION AND THE  
EL PASO DE ROBLES GATEWAY  
DESIGN STANDARDS TO THE  
CITY COUNCIL

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, March 11, 2008, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider a recommendation to the City Council to adopt a Negative Declaration (statement that there will be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act (CEQA) for the following project:

**El Paso de Robles Gateway Design Standards.** This project provides development standards to assist in creating attractive and cohesive transitions at the City's "gateways" from surrounding rural areas, and "entryways" from Highways 101 and 46. The standards include addressing: grading; site planning; building form; landscaping; fencing; signs and other associated activities visible from the City's gateways.

This is a 30-day public review period starting February 11, 2008 through March 11, 2008. The proposed Negative Declaration and Gateway Design Standards may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the proposed Gateway Design Standards and corresponding Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Susan DeCarl at (805) 237-3970.

If you challenge the Gateway Design Standards or Negative Declaration application 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 at or prior to the public hearing.

Susan DeCarl, AICP  
City Manager  
City of El Paso de Robles