

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**

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

**SUBJECT: MISC. 10-002, DETERMINATION OF CONSISTENCY WITH THE GENERAL PLAN FOR A CITY INITIATED PROPERTY ACQUISITION SOUTH RIVER ROAD (APN 009-513-051)**

**DATE: JULY 13 2010**

**Needs:** For the Planning Commission to report to the City Council that the subject acquisition of property would be consistent with the General Plan.

- Facts:**
1. The City received a Federal Transportation Enhancement Act (TEA) grant to design and construct a Class 1, off-street multi-purpose pedestrian and bikeway trail adjacent South River Road within the Salinas River corridor. See Attachment 1, River Road Multi-Purpose Trail.
  2. The trail alignment will connect existing trail ends between 13<sup>th</sup> Street/Creston Road and Navaho Avenue. However, a portion of the trail alignment extends across private property for a distance of approximately 350 feet. The property is owned by Bunnell Development Corporation (BDC). A map showing the location and configuration of the subject property is provided in Attachment 2.
  3. In order to complete the proposed trail, the City would need to acquire the private property owned by BDC. Alternative trail alignments are not feasible due to physical constraints.
  4. Prior to initiating the process to acquire property the Planning Commission must make a determination that acquisition of property is consistent with the General Plan.
  5. Section 65402 of the California Government Code (Planning Zoning and Development Laws) provides for the Planning Commission to report on proposals for the City to acquire or dispose of property.
  6. The General Plan designation is Residential Single Family (RSF-4), which allows for recreational uses. There is precedence for pathways and trails throughout the City located in areas designated RSF.
  7. The City' existing and proposed Circulation Element of the General Plan includes policies that support pedestrian and bicycle trails.
  8. The recently updated Bicycle Master Plan includes a proposed Class I bike route along South River Road, connecting 13<sup>th</sup> Street/Creston Road to Navaho Avenue in the proposed location of the multi-purpose trail.
  9. The determination that the property acquisition is consistent with the City General Plan is exempt from environmental review under the California Environmental Quality Act, per section 15061(b)(3).

**Analysis and Conclusion:**

The Planning Commission’s role is to determine whether the proposed property acquisition is consistent with the City’s General Plan. The City’s General Plan has numerous policies in support of and directing the City to pursue pedestrian and bikeway paths, particularly in the Salinas River area. The following are a sampling of General Plan policies that would support and be consistent with the City pursuing acquisition of the subject property.

**Parks and Recreation Element**

**Action Item 3.** Investigate and implement, if feasible, acquisition of land, in fee or in easement, within the floodplains of the Salinas River and the Huerhuero Creek for the development of a park, equestrian paths, or other public active and passive recreational uses.

**Circulation Element**

**Goal CE-1A:** Establish a safe, balanced, and efficient circulation and pedestrian system serving all segments of the community, preserving the City’s small town character and quality of life, and planning for anticipated growth.

**Policy CE-1A:**

- a. Provide safe, efficient and effective traffic and pedestrian flow within the City and working federal, state, regional, and neighboring agencies;
- g. Establish safe paths to school for pedestrian and bicycle traffic
- h. Encourage flexible and off-set working hours; transit improvements; pedestrian and bike way improvements;

**Policy CE-1F:** Pedestrian Access and General Coordination. Provide safe and convenient pedestrian access to all areas of the city and cooperate with other agencies regarding transportation planning.

**Action Item 1.** Implement an ongoing program to identify and eliminate hazardous conditions to pedestrians.

**Land Use Element**

**Policy LU-2D:** Neighborhoods. Strive to maintain and create livable, vibrant neighborhoods and districts with:

- Attractive streetscapes,
- A pedestrian friendly setting,
- Coordinated site design, architecture, and amenities,
- Adequate public and private spaces; and,
- A recognizable and high quality of design aesthetic.

**Bicycle Master Plan**

The City’s Bicycle Master Plan implements goals and policies in the General Plan (noted above) by providing for an interconnected network of bike and multi-purpose trails throughout the City. The bike network is supported with goals and policies to

plan for commuter and recreational trails that would enhance trail connectivity in locations that would improve user safety, and take advantage of scenic qualities such as the Salinas River corridor.

Specific policies in the Bicycle Master Plan that support the General Plan and that are consistent with the proposed South River Road/Salinas Corridor multi-purpose trail include:

**Goal 1:** Develop a comprehensive system of bicycle facilities to provide a safe, fun, convenient, healthy and environmentally-friendly mode of travel throughout the City

**Goal 2:** Develop bike facilities that are accessible to commercial and employment centers, neighborhoods, and schools to provide a viable alternative for transportation to reduce vehicle miles traveled and traffic congestion.

**Policies:**

- The City shall create bicycle facilities that are focused on the scenic qualities of Paso Robles such as the Salinas River.
- The City shall develop an integrated multi-modal public transportation system that has an emphasis on the ability to use bicycles as a viable means for commuting so that commuters are not reliant on use of automobiles.
- The City shall provide safe bicycle routes between major destinations such as, commercial areas for shopping, entertainment and services, and employment centers, neighborhoods, schools and parks – consistent with this plan and the City’s Circulation Element.

Additionally, the Bike Plan includes a bikeway improvement map that identifies where new bikeway facilities are planned. As noted above, the City’s Bicycle Master Plan includes planning for a Class 1 bike route in the proposed location for the multi-purpose trail adjacent to South River Road. (See Attachment 3, Bicycle Master Plan map.)

As demonstrated through these policies, the property acquisition for a public multi-purpose trail would be consistent with the General plan and the applicable land use designation. Additionally, there are no policies in the General Plan that conflict with the proposed acquisition of this property for the intended purpose.

**Policy**

**Reference:** California Environmental Quality Act, City of Paso Robles General Plan, 2003, California Government Code

**Fiscal**

**Impact:** The determination of consistency for acquisition of this property could result in fiscal impacts.

**Options:**

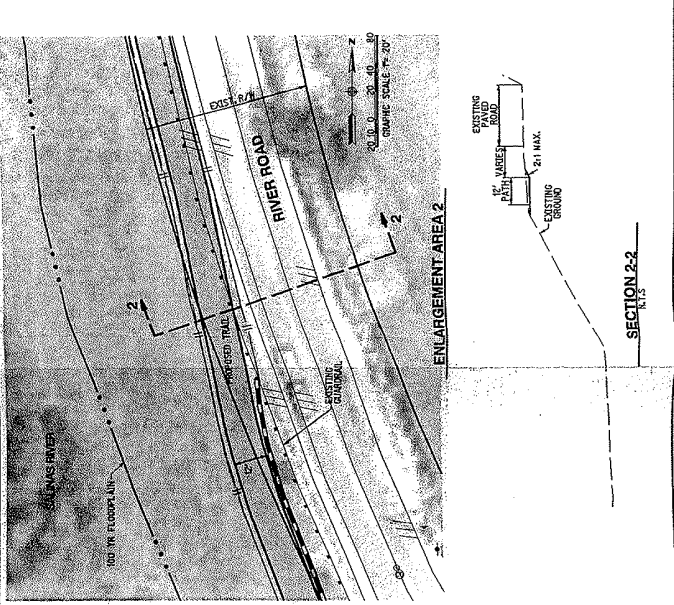
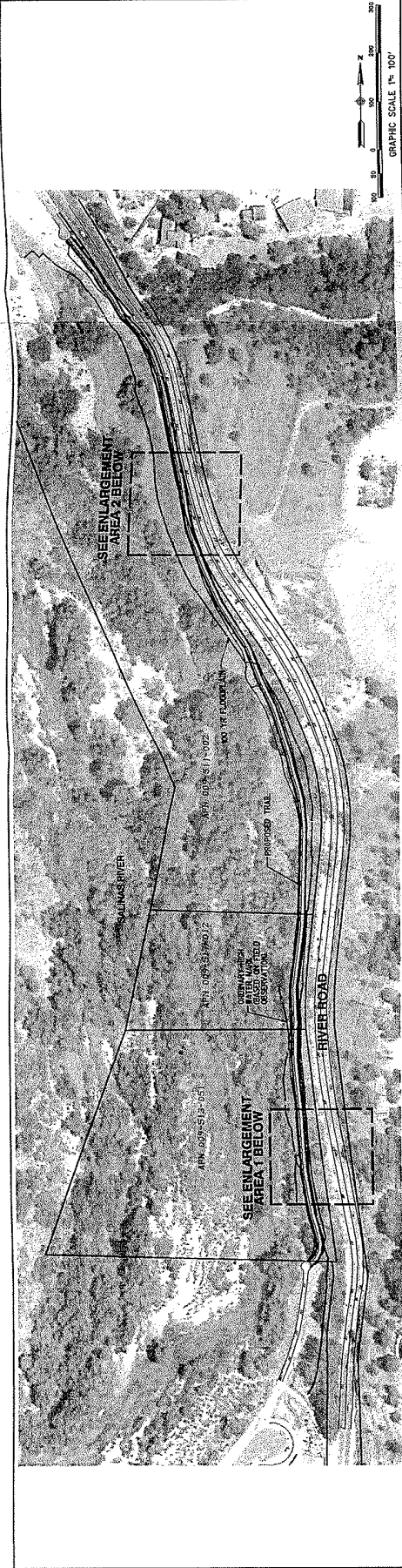
After opening the public hearing and taking public testimony, the Planning Commission is requested to consider the following options:

- a. Approve the attached Resolution which would report to the City Council that the acquisition of the subject property would be consistent with the General Plan.
- b. Amend, modify, or reject the foregoing option.

**Prepared By:** Susan DeCarli, AICP, City Planner

**Attachments:**

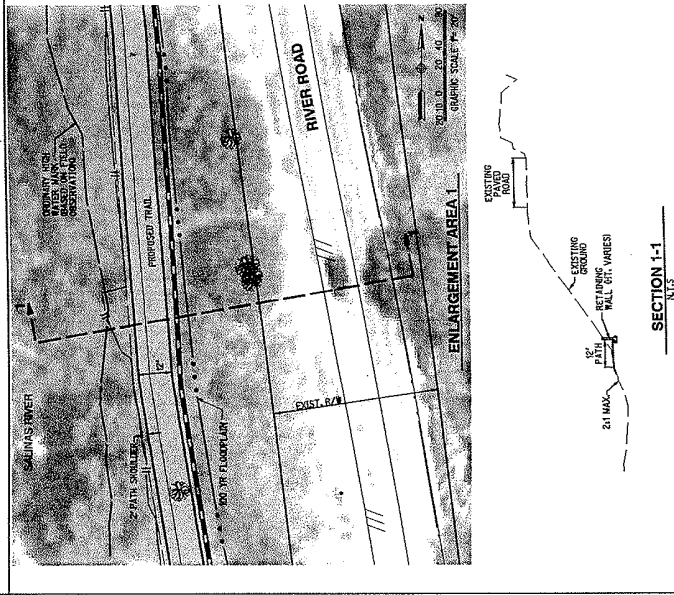
- 1. Multi-Purpose Trail
- 2. Property Location Map
- 3. Bikeway Master Plan – Trail Map
- 4. Resolution Reporting on Consistency with the General Plan
- 5. Newspaper and Mail Notices



**LEGEND**

- PROPOSED TRAIL
- DUST B/W
- EXISTING CHANNEL
- EXISTING SIDE OF PAVEMENT
- EXISTING GRADE
- EXISTING ROAD
- EXISTING TRAIL
- EXISTING TREE

**ALTERNATIVE NO. 3**  
 TRAIL - ENLARGING  
 COLLECTS STANDARD CLASS 1 TRAIL - ENLARGING  
 1/2 PATH AREA OF PAVED WITH 2 SHOULDER  
 ROAD WIDE APPLICABLE TO FROM EXISTING EDGE OF PAVEMENT  
 2:1 SLOPE OR RETAINING WALL NEEDED ALONG SALINAS RIVER  
 MINIMAL GRADING IMPACTS



**Attachment 1**  
**Multi-Purpose Trail**

**RIVER ROAD TRAIL - ALTERNATIVE NO. 3**  
 PASO ROBLES, CA

**RICK**  
 211 MAIN STREET, SUITE 110  
 PASO ROBLES, CA 93281  
 (805) 428-2007  
 RICKENGINEERING.COM  
 PREPARED BY: RICK ENGINEERING  
 DATE: 12/15/2017  
 DRAWN BY: RICK ENGINEERING  
 CHECKED BY: RICK ENGINEERING  
 APPROVED BY: RICK ENGINEERING



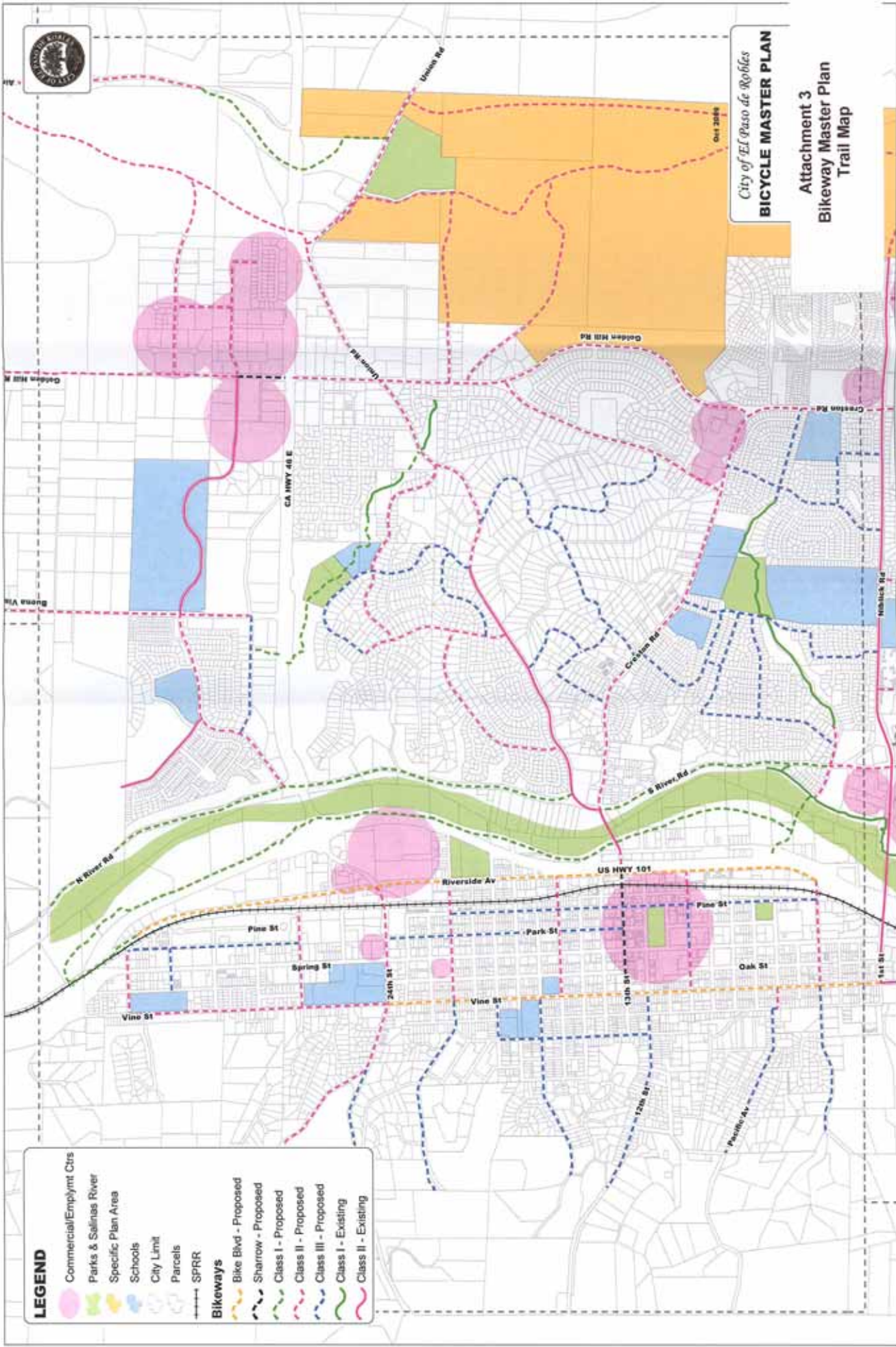
**Subject Property**

**Attachment 2  
Property Location map**



**CITY OF EL PASO DE ROBLES**  
**BICYCLE MASTER PLAN**

**Attachment 3**  
**Bikeway Master Plan**  
**Trail Map**



**LEGEND**

- Commercial/Empty Crs
- Parks & Salinas River
- Specific Plan Area
- Schools
- City Limit
- Parcels
- SPRR
- Bikeways**
- Bike Blvd - Proposed
- Sharrow - Proposed
- Class I - Proposed
- Class II - Proposed
- Class III - Proposed
- Class I - Existing
- Class II - Existing

**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES  
REPORTING ON CONSISTENCY FOR THE ACQUISITION OF PROPERTY  
LOCATED ALONG THE SALINAS RIVER CORRIDOR  
APN 009-513-051**

**WHEREAS**, the City of Paso Robles proposes to purchase property located along the Salinas River corridor adjacent to South River Road (APN 009-513-051) for the purpose of constructing a multi-purpose pedestrian and bicycle trail; and

**WHEREAS**, the trail alignment will connect existing trail ends between 13<sup>th</sup> Street/Creston Road and Navaho Avenue, and there is one property that is privately owned within the planned trail alignment; and

**WHEREAS**, there are no other feasible alternative locations for the trail alignment that would not cross the subject private property to link the two existing trail ends; and

**WHEREAS**, Section 65402 of the Government Code provides that the Planning Commission must be requested to report on whether or not a proposed purchase of property would be in conflict with the City's General Plan; and

**WHEREAS**, on July 13, 2010 the Planning Commission considered the subject property in relation to the City's General Plan; and

**WHEREAS**, based on evaluation of the proposed purchase of properties, and the City's General Plan Land Use, Circulation and Parks and Recreation Elements, the purchase of these properties would not be in conflict with the City's General Plan.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Commission of the City of Paso Robles, based on its independent judgment, does hereby report to the City Council that this acquisition of property located along the Salinas River corridor (APN 009-513-051) would be consistent with the City's General Plan.

**PASSED AND ADOPTED** by the Planning Commission of the City of Paso Robles this 13<sup>th</sup> day of July, 2010 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
CHAIRMAN PETERSON

ATTEST:

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



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING


Newspaper: Tribune

Date of Publication: June 25, 2010

Hearing Date: July 13, 2010  
(Planning Commission)

Project: Miscellaneous 10-002 (Salinas River Corridor property purchase)

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.

Signed:   
Lonnie Dolan

forms/newsaffi.691

**CITY OF PASO ROBLES**  
**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, July 13, 2010, at 7:30 p.m. in the Conference Center/City Council Chambers (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. The Planning Commission will consider making a General Plan consistency (Misc. 10-002) finding and recommendation to the City Council for acquisition of property.

The City of Paso Robles proposes to purchase a property, located within the Salinas River corridor, adjacent to South River Road north of Navaho Road. The property is 5.4 acres. The APN is 009-513-051. The property purchase is intended for use as a public multiple-use path and open space.

This activity is exempt from the California Environmental Quality Act, per Section 15061(b)(3). Written comments on the Staff Report may be mailed to the Community Development Department, City Hall, 1000 Spring Street, Paso Robles, CA 93446, provided that comments are received prior to the time of public hearing. Oral comments may be made at the hearing.

Should you have any questions regarding this project, please contact either Susan DeCarli, Planning Manager or Meg Williamson, Assistant City Manager at (805) 237-3970.

If you challenge the action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public meeting described herein.

Susan DeCarli, AICP  
Planning Manager  
June 25, 2010

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**Attachment 5  
Notices**