

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: MISC. 11-002, DETERMINATION OF CONSISTENCY WITH THE GENERAL PLAN FOR A CITY INITIATED PROPERTY ACQUISITION AT SOUTH RIVER ROAD & CHAROLAIS ROAD (APN 009-770-004)

DATE: OCTOBER 25, 2011

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 has the opportunity to purchase the 2.47 acre parcel located at the northeast corner of South River Road and Charolais Road, using Parks and Recreation funds.
 2. The property is located at the intersection of two arterial streets (which both include bike lanes) and a pedestrian trail that is proposed to be extended to the west to connect a multi-use trail from South River Road to Riverbank Lane. The City would use the property to develop a trail head to allow people to stage for use of the pedestrian and bike trails.
 3. Figure CE-1 of the Circulation Element designates the intersection of Charolais and South River Road for improvement and anticipates development of a roundabout. The purchase of the property would allow for the roundabout to be shifted onto City property and not have the need to include property in the County.
 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-2), which allows for recreational uses. There is precedence for pathways and trails throughout the City located in areas designated RSF.
 7. The 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 II bike route along Charolais Road, connecting to South River Road and the proposed multi-purpose trail to the west.

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. 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

Policy PR 1B. Master Plan. Develop a Master Park, Recreational, and Trails Plan addressing City wide needs and financing for development, maintenance and operation through the year 2025.

Action Item 1, Table PR-1 Parks and Recreation Facility Improvements:

- a. Consideration is to be given to improving bike ways as established in the Bikeway Master Plan;
- b. Make trail connections between City parks.

Circulation Element

Policy CE-1A: Circulation Master Plan. Revise/update the City's Circulation Master Plan to address mobility needs of all users of the streets, roads and highways including bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors as follows:

Policy CE-1A:

- a. Improve the circulation network on a prioritized basis;
- d. Establish safe pedestrian and bicycle paths, for children and their parents to schools and other major destinations such as downtown, retail and job centers;
- e. Maintain mobility for all modes by encouraging flexible and off-set working hours; transit improvements; pedestrian and bikeway improvements; and public outreach as to the availability and benefit of alternative modes of travel.

Action Item 3. Preserve right of way in accordance with the Circulation Master Plan and all adopted Plan Lines.

Action Item 8. Construct roundabouts in lieu of traffic signals where appropriate conditions exist to maximize the efficiency of streets, maintain continuous but moderate traffic flow, reduce accident severity, and enhance pedestrian and cyclist activity.

Action Item 16. View all transportation improvements, new or retrofit, as opportunities to improve safety, access, and mobility to all travelers and recognize

bicycle, pedestrian, and transit modes as integral elements of the transportation system.

POLICY CE-1F: Pedestrian and Bicycle Access. Provide safe and convenient pedestrian and bicycle access to all areas of the City.

Action Item 2. Maintain and update as needed the Bicycle Master Plan (BMP) identifying and prioritizing improvements to the bicycle network to support biking as a viable primary mode of travel within Paso Robles. The BMP shall provide bike facilities on or parallel to all major arterials (including bridges) and a network of off-street paths to facilitate commute and recreational bicycle travel. The BMP should identify bicycle streets, bicycle boulevards, and bicycle routes that create a fully connected network throughout the City.

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 Charolais/South River Road 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 II bike route along Charolais Road and for the connection to the proposed location for the multi-purpose trail to the west connecting the trails from South River Road to Riverbank Lane. (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 these properties could result in fiscal impacts.

Options:

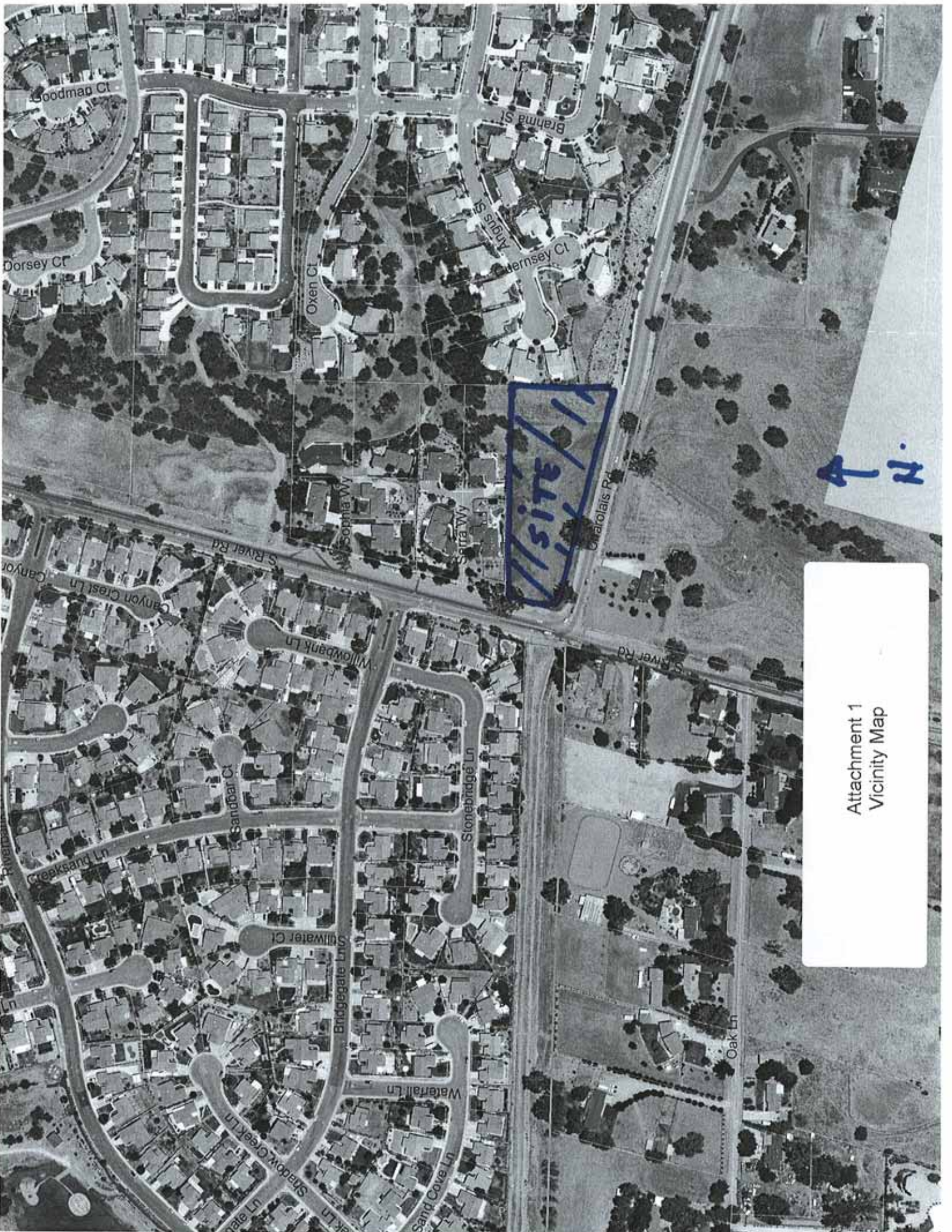
After opening the public hearing and taking public testimony, the Planning Commission is requested to consider the following options:

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

Prepared By: Darren Nash, Associate Planner

Attachments:

1. Vicinity Map
2. Parks & Trails Map
3. Bikeway Master Plan – Trail Map
4. Resolution Reporting on Consistency with the General Plan
5. Newspaper and Mail Notices

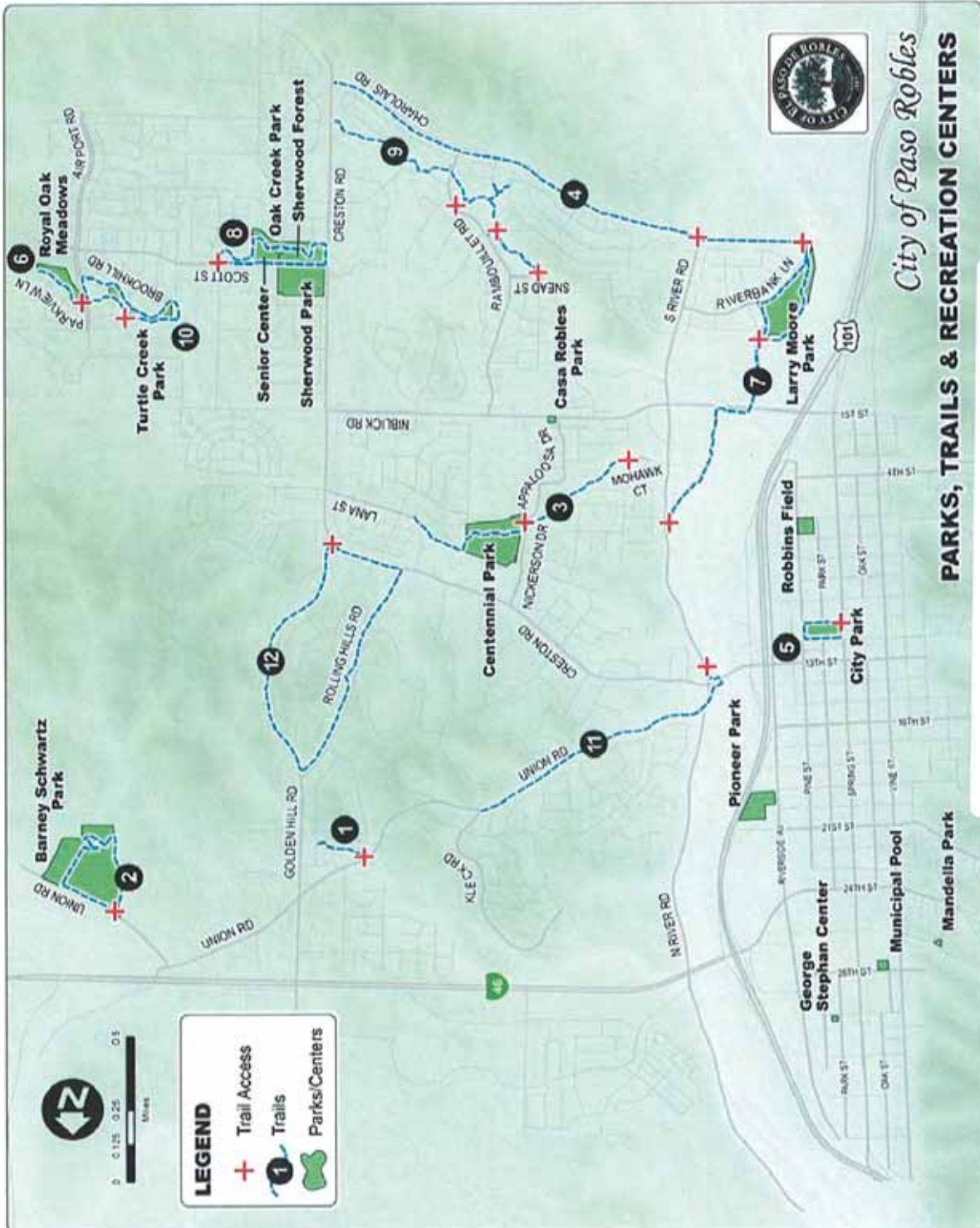


Attachment 1
Vicinity Map

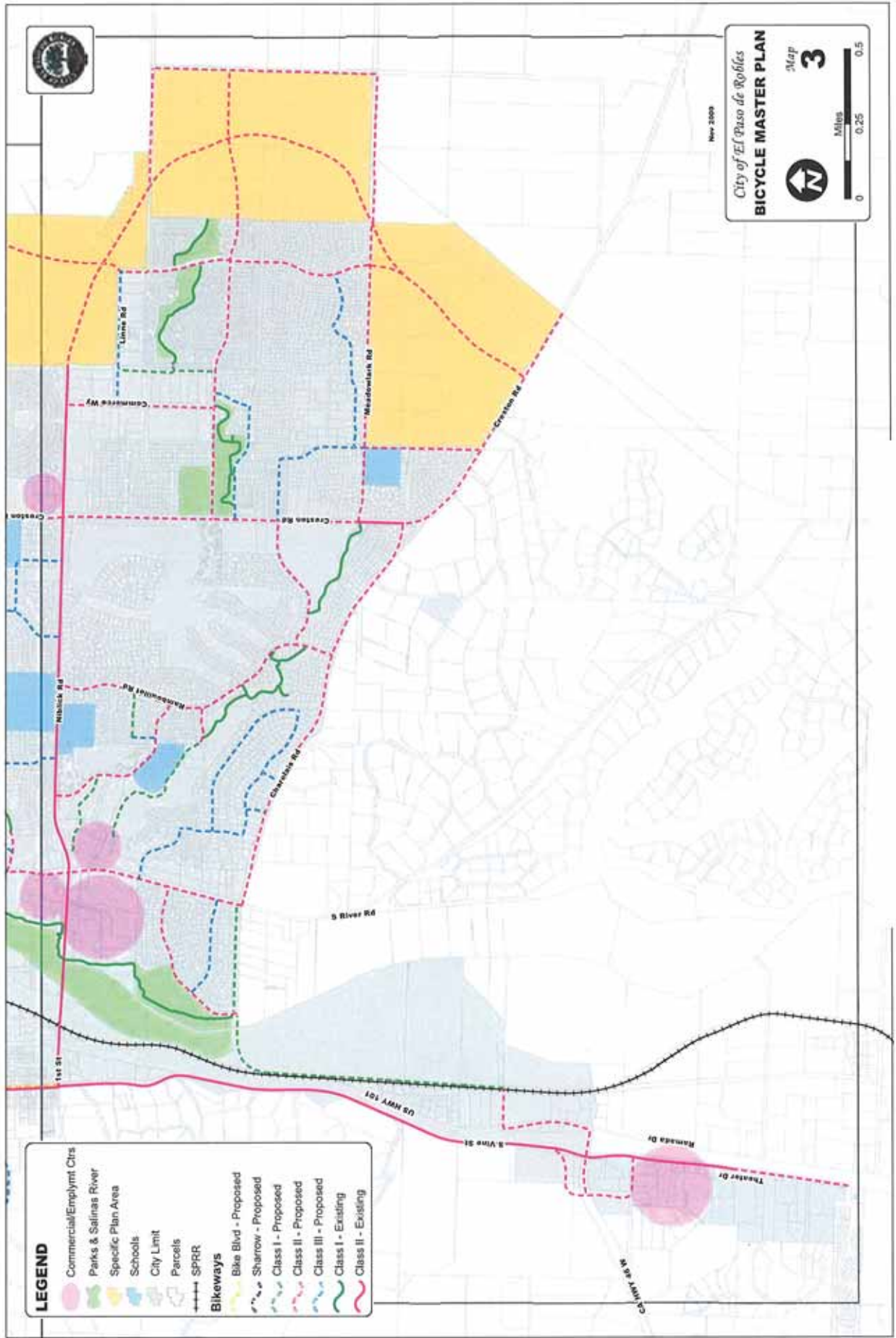
PASO ROBLES TRAILS

1. **Almendra Court Trail** - 0.17 mile paved trail starting at Crown Hill or Union.
2. **Barney Schwartz Park Loop** - 0.88 mile paved loop trail is located at 2970 Union in Barney Schwartz Park.
3. **Centennial Park Trail** - 0.92 mile paved trail starting at 600 Nickerson Drive in Centennial Park. Includes from Lana to Mohawk.
4. **Charolais Trail** - 1.75 mile paved/dirt trail starting at Charolais off South River Rd.
5. **Paso Robles City Park Loop** - 0.36 mile flat downtown loop around the park, located at 11th and Park Streets.
6. **Royal Oak Meadows Trail** - 0.2 mile paved trail located at Parkview and Airport.
7. **Salinas Parkway Trail** - 1.6 mile dirt trail located at Larry Moore Park on Riverbank Drive off South River Rd.
8. **Sherwood Forest Loop** - Just under 1 mile loop trail around Sherwood Forest on concrete/dirt starting at 220 Scott.
9. **Snead/Rambouillet Trail** - 1.28 mile paved/dirt trail with creek crossings starting at Snead or Rambouillet.
10. **Turtle Creek Loop Trail** - 0.92 mile paved loop trail located at Turtle Creek Park at Brookhill and Airport.
11. **Union Road Trail** - 1.07 mile paved trail starting at 13th, Union and Kleck.
12. **Water Tank Loop** - Just under 2 mile paved loop trail starting at Creston Rd.

**DOGS ARE ONLY ALLOWED IN OPEN SPACE
& ON SIDEWALKS OR TRAILS OUTSIDE
PARK BOUNDARIES.**



Attachment 2
Parks & Trails Map



Attachment 3
 Bicycle Master Plan Map

RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
REPORTING ON CONSISTENCY FOR THE ACQUISITION OF PROPERTY
LOCATED ON THE NORTHEAST CORNER OF CHAROLAIS ROAD
AND SOUTH RIVER ROAD
APN 009-770-004**

WHEREAS, the City of Paso Robles proposes to purchase property located at the northeast corner of Charolais Road and South River Road (APN 009-770-004) for the purpose of establishing a trail head and connection to the existing and planned bike and pedestrian trail system; and

WHEREAS, the trail alignment will connect existing bike paths on Charolais and South River Road, but ultimately the property will connect to the proposed pedestrian and bike trail that is planned on the extension of Charolais Road, west of South River Road that extends down to Riverglen Drive; 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 is in conformance with the City's General Plan; and

WHEREAS, on October 25, 2011 the Planning Commission considered the subject property in relation to the City's General Plan, and found that there are numerous goals, policies and action items in the General Plan Land Use, Circulation and Parks and Recreation Elements to support the purchase of the property for development of planned bikeway and intersection improvements.

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 at the southeast corner of Charolais Road and South River Road (APN 009-770-004) would be consistent with the City's General Plan.

PASSED AND ADOPTED by the Planning Commission of the City of Paso Robles this 25th day of October, 2011 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

CHAIRMAN STEVE GREGORY

ATTEST:

ED GALLAGHER, PLANNING COMMISSION SECRETARY

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of
Publication: October 12, 2011

Hearing
Date: October 25, 2011
(Planning Commission)

Project: Consider making a General Plan consistency
finding and recommendation to the City
Council for acquisition of property (GP
Conformity)

I, Theresa Variano, 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: 
Theresa Variano

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, October 25, 2011, 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 finding and recommendation to the City Council for acquisition of property.

The City of Paso Robles proposes to purchase a property, located on the northeast corner of South River Road and Charolais Road. The property is 2.47 acres. The APN is 009-770-004. 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 Darren Nash, Associate Planner 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.

Darren Nash
Associate Planner

October 12, 2011 6962041

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Theresa Variano, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Acquisition of Property at South River Road and Charolais Road (GP Conformity) on this 13th day of October, 2011.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Theresa Variano

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