

RESOLUTION NO. 11-025

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 11-005
(SHERWOOD DOG PARK)
APN: 009-756-007

WHEREAS, Parks 4 Pups has submitted Conditional Use Permit 11-005 requesting to establish an off-leash dog park on the south side of Scott Street east of Camino Lobo, adjacent to the east side of the Senior Center; and

WHEREAS, on November 1, 2011, the City Council approved the Sherwood site on Scott Street as an acceptable site and authorized staff to move forward with a CUP; and

WHEREAS, a public hearing was conducted by the Planning Commission on November 8, 2011, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this Conditional Use Permit request; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15301c of the State's Guidelines to Implement CEQA; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings:

- a. that the establishment, maintenance or operation for the requested use or building applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 11-005 subject to the following conditions:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Plot Plan
B	Sherwood Dog Park – Supporting Documentation

2. The approval of CUP 11-005 allows the development of the Sherwood Dog Park in a manner described in Exhibits A & B listed above and attached to the resolution, and subject to all the requirements established in the lease agreement approved by the City Council.

3. Work on the construction of the dog park shall not commence until the City Council has approved the final lease agreement with Parks 4 Pups. This Conditional Use Permit is only valid for the period of time that the lease agreement allows the dog park to use the site.
4. The daily operations of this facility shall comply with Section 21.21.040 of the Municipal Code, Performance Standards:
 - A. Fire and Explosion Hazards. All activities involving and all storage of inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices standard in industry and as approved by the fire department. All incineration is prohibited.
 - B. Radioactivity or Electrical Disturbance. Devices which radiate radio-frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located. Further, no radiation of any kind shall be emitted which is dangerous to humans. All radio transmissions shall occur in full compliance with Federal Communications Commission (FCC) and other applicable regulations.
 - C. Noise. No land use shall increase the ambient noise level as measured at the nearest residentially zoned property line to a level that constitutes a public nuisance.
 - D. Vibration. No vibrations shall be permitted so as to cause a noticeable tremor measurable without instruments at the lot line.
 - E. Smoke. Except for fireplaces and barbecues, no emission shall be permitted at any point from any chimney which would constitute a violation of standards established by the San Luis Obispo County Air Pollution Control District (APCD).
 - F. Odors. Except for fireplaces and barbecues, no emission shall be permitted of odorous gases or other odorous matter in such quantities as to constitute a public nuisance.
 - G. Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution. No emission shall be permitted which can cause damage to health, animals, vegetations or other forms of property, or which can cause any excessive soiling at any point. No emissions shall be permitted in excess of the standards established by the San Luis Obispo County Air Pollution Control District (APCD).
 - H. Glare. No direct glare, whether produced by floodlight, high-temperature processes such as combustion or welding or other processes, so as to be visible from any boundary line of the property on which the same is produced shall be

permitted. Sky-reflected glare from buildings or portions thereof shall be so controlled by reasonable means as are practical to the end that said sky-reflected glare will not inconvenience or annoy persons or interfere with the use and enjoyment of property in and about the area where it occurs.

- I. Liquid or Solid Wastes. No discharge shall be permitted at any point into any public sewer, private sewage disposal system or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accord with standards approved by the California Department of Health or such other governmental agency as shall have jurisdiction over such activities. Manufacturing, processing, treatment and other activities involving use of toxic or hazardous materials shall be designed to incorporate the best available control technologies and wherever technically feasible shall employ a "closed loop" system of containment.
 - J. Transportation Systems Impacts. Vehicular, bikeway and/or pedestrian traffic, directly attributable to the proposed land use, shall not increase to a significant extent without implementation of adequate mitigation measures in a form to be approved by the city engineer. In determining significance of impacts, consideration shall be given to cumulative (projected build-out) capacity of streets and highways serving the land use. Mitigation measures required may include but not be limited to curb, gutter, sidewalk, street and/or alley, bikeway, transit related improvements and traffic signalization. Mitigation may be required as pursuant to the California Environmental Quality Act (CEQA), or as a condition of a discretionary review.
5. All signage shall comply with Chapter 21.19 of the Zoning Code.
 6. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
 7. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and be subject to approval by the Community Development Director or his designee.
 8. Any condition imposed by the Planning Commission in granting this Conditional Use Permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the conditional use permit.

PASSED AND ADOPTED THIS 8th day of November 2011, by the following roll call vote:

AYES: Vanderlip, Peterson, Barth, Garcia, Gregory

NOES: None

ABSENT: Holstine, Treach

ABSTAIN: None

CHAIRMAN STEVE GREGORY

ATTEST:

ED GALLAGHER, PLANNING COMMISSION SECRETARY

PASSED AND ADOPTED THIS 8th day of November 2011, by the following roll call vote:

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NOES: None

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ABSTAIN: None



CHAIRMAN STEVE GREGORY

ATTEST:



ED GALLAGHER, PLANNING COMMISSION SECRETARY

SHERWOOD DOG PARK

PROPOSED ELEMENTS

1. ENTRANCE AREAS
2. DONATION POSTS
3. SPONSOR ADVERTISING PANEL
4. PARK SIGNAGE
5. TRASH CANS + DOG BAG DISPENSER
6. ROLL-OUT TRASH BINS
7. ARBOR (24'x40')
8. WATER PADS
9. SPRINKLERS
10. TOOL SHED
11. 14' DRIVE-THRU GATES
12. DECOMPOSED GRANITE PATHS
13. ACCESS PATH
14. PERIMETER + INTERIOR FENCING
15. IRRIGATION CONNECTION
16. PVC PRESSURE LINE
17. VALVES FOR DRIP IRRIGATION

EXISTING ELEMENTS

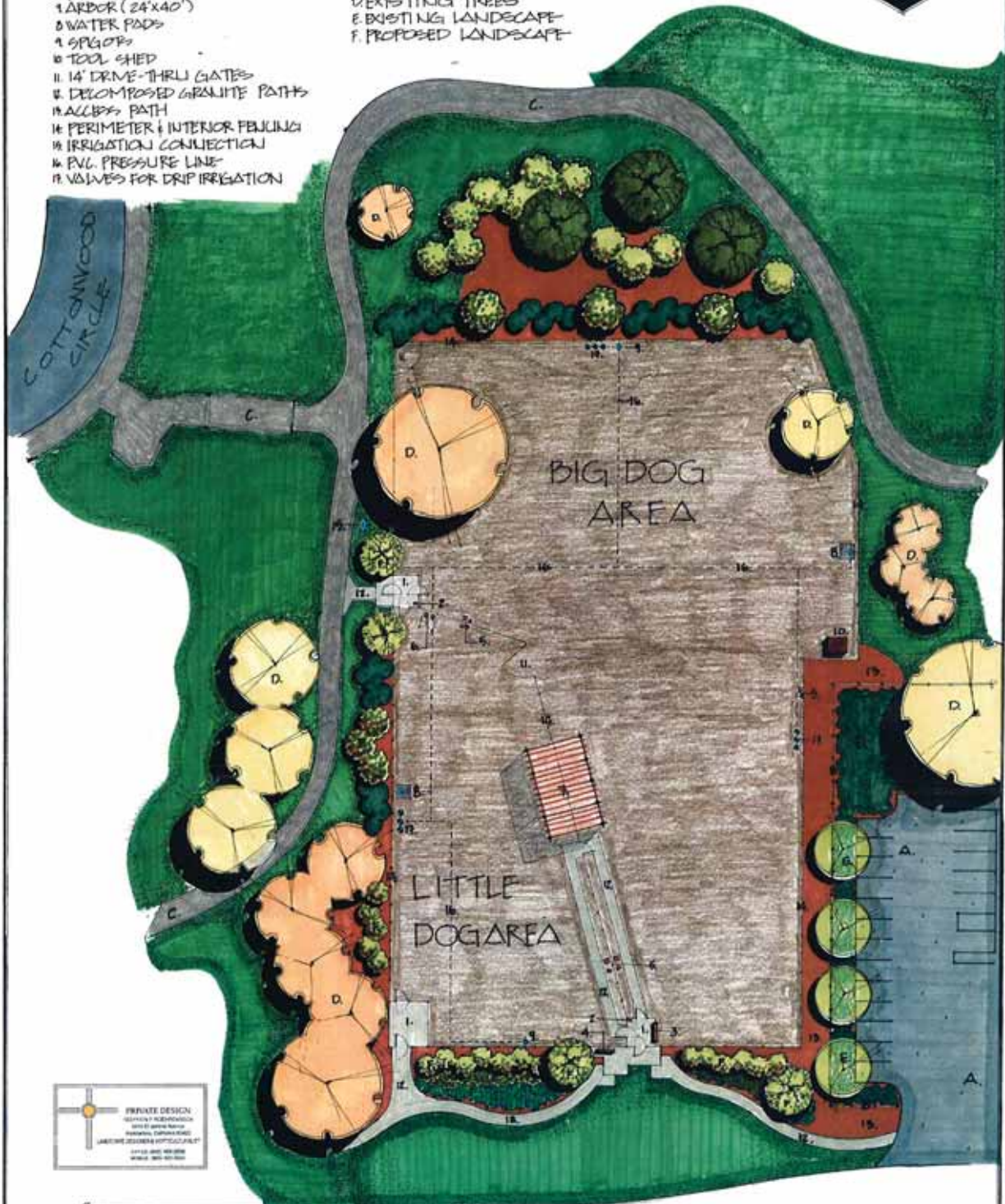
- A. SENIOR CENTER PARKING
- B. WROUGHT IRON FENCING
- C. EXISTING PATHWAYS + PAVED AREAS

LANDSCAPE ELEMENTS

- D. EXISTING TREES
- E. EXISTING LANDSCAPE
- F. PROPOSED LANDSCAPE

SCALE: 1" = 20'

North



SCOTT STREET

Sherwood Dog Park Minor Use Permit Supporting Documentation

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Project Description

Overview

The planned off leash dog park will be located within Oak Creek/Sherwood Park on Scott Street, immediately adjacent to and East of the Senior Center. The site is currently vacant, except for a number of dirt piles that have apparently been dumped there. A Google Earth view and a street level photo of the current site are shown in the Site Plan section. The Sherwood Park Master Plan designates this site for use as a tennis court area. Parks4Pups recognizes that, once the city fully implements its plans for Sherwood Park, it will be necessary to vacate the area. In consultation with city officials, it appears highly likely that this will be at least 10 years in the future. We are therefore requesting the interim occupancy on this site until such time as the city requires the property for its planned usage.

The park will be named Sherwood Dog Park (SDP). The site location is believed to be part of (or directly adjacent to) the old Sherwood Field Airport. Parks4Pups intends to recognize the history of the site by incorporating an aviation theme and will seek to provide some historical background with informational displays describing its past.

Much of the experience gained from constructing and operating Vineyard Dog Park (VDP) in Templeton will be used for the Sherwood Dog Park. Construction techniques and amenities will be very similar to those at VDP. The park itself will cover approximately 1¼ acres, be fenced and divided into 2 areas, one each for large and small dogs. The small dog area will be approximately 25% of the total area. The areas will share a shade structure and each will have 2 - 3 picnic tables located under the shade structure. Several benches will be scattered around the areas. Ground cover will be wood chips. Each of the 2 areas will contain a concrete pad for a dog water station, doggie bag dispensers, and steel trash containers. Enclosed display cases for notices and advertising will be mounted to the shade structure supports. Dispensers, trash containers, and shade structures, and other amenities will be similar in kind to those at Vineyard Dog Park. A small tool shed will provide storage for maintenance equipment. Photographs of these are shown in the section entitled "Elevations."

Park Usage

A dog park is a passive use area. Open hours will be from dawn to dusk, 365 days a year unless the park has been closed for maintenance. Typical users stay from 15 minutes to an hour. Experience at VDP has indicated that high usage times are late afternoon to early evening and weekends when 6 to 8 cars are parked. We expect that this will be replicated at SDP, although we do expect a larger number of users will walk to the park as many of the immediate neighbors own dogs.

Typically, special events that would draw a larger attendance will be rare, perhaps a few times a year.



Invariably, these would be scheduled for a weekend, when ample parking would be available.

Rules for park usage will be similar to those at VDP and will be posted as in the adjacent photo.

Parking

No off street parking is envisioned to be constructed. The city is planning to improve the site frontage with a sidewalk and provision for on street parking. Prior to completion of this, there is available on street parking on Scott on either side of the proposed dog park. While we would expect that the Senior Center parking lot would be available after 5:00 P.M. and on weekends on weekends, visitors will be asked not to park at the Senior Center during high usage periods of the Center, especially around noon. Between 9:00 and 5:00 on weekdays, we would consider 10 on street parking spaces to be adequate.

Trash Collection

Trash will be collected weekly. A standard 90 gallon trash barrel will be brought to a collection point by volunteers. The current plan is to use Cottonwood Circle as the pickup point.

Water

Water is available at 2 locations adjacent to the planned dog park area. Parks4Pups seeks an arrangement with the city of Paso Robles whereby we can connect to the park water supply and pay for the water based on an estimate of our use. Primary water usage is to provide water for dogs along with irrigation of landscaping. Two years of history at VDP which will has similar landscaping to that eventually planned for this site leads us to project water usage at less than 2 units per month. Proposed buried water lines and the connection are shown in the Site Plan. Additional above ground drip irrigation lines will be added as needed.

Site Management

Management will be via a Board of Directors. Currently, the Vineyard Dog Park Board of Directors is composed of 10 members. Five of these members constitute the Paso Robles Dog Park subcommittee. It is anticipated that at some future date, a separate Board will be constituted to manage the facility. Whether separate or combined, the Board meets monthly and has responsibility for park maintenance, decisions on park improvements, and fund raising. In addition, the Board manages a group of volunteers know as "Park Angels" who have regular maintenance responsibilities. Landscape maintenance at VDP is contracted out to a professional landscape maintenance service. We would expect to hire professional landscape maintenance at Sherwood Dog Park once the required level of landscape maintenance exceeds the availability of volunteer labor.

Continuous Improvement

A dog park is not only a place for dog owners to take their dogs; it is a community asset and should be an esthetically appealing community amenity which reflects well on the city. This is a principle that Parks4Pups strongly supports.

Parks4Pups also believes in and maintains conservative financial business practices. The process of continuous improvement is one way in which the principles of conservative financial management and esthetic appeal can both be practiced. Simply put, we minimize the initial

expenditures to construct a park and add features and amenities as funds become available. This has proven to be a highly successful approach.

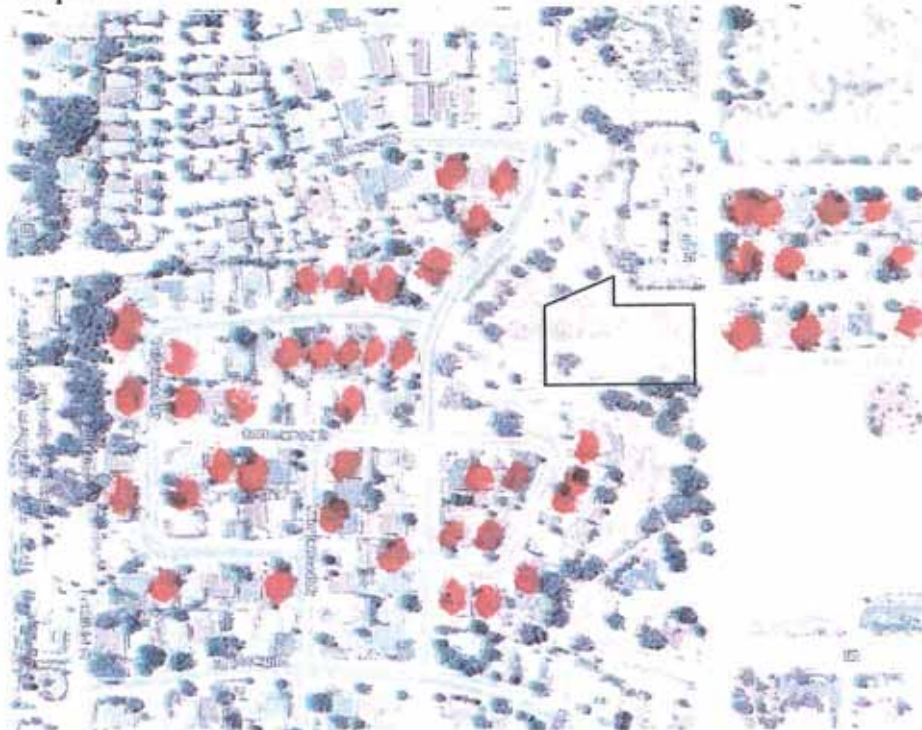
At Vineyard Dog Park, annual income has significantly exceeded the basic cost of maintaining the dog park. This has enabled the rapid repayment of all initial loans and supported a series of park additions and upgrades. These include:

- Extensive landscaping and planting between the fence and the street
- Perimeter plantings internal to the park
- 2 kiosks for use as bulletin boards and for advertising and sponsor recognition
- A flagpole
- An entryway sign
- A redwood trash enclosure

Comparable upgrades are expected to be implemented at the Sherwood Dog Park as funds become available. Additional landscaping and decorative and informational features that emphasize the site's history will be among the first of the planned upgrades. We expect to be able to begin implementing these types of improvements within the first 2 – 3 years of operation. Landscape improvements to the area fronting on Scott Street are anticipated once the city has completed construction in that area.

Neighborhood Outreach

Prior to requesting the Scott Street site from the city, Parks4Pups went door to door throughout the immediate neighborhood to determine the level of support or opposition to a dog park in that area. Those who supported the concept were asked to sign a support petition. The result was that over 50 residents from the immediate area supported the concept of a dog park adjacent to the Senior Center. There was only one resident who expressed opposition and virtually all those whom we spoke with were supportive. The petition is submitted as Attachment D and the map below shows the homes where residents signed the petition. The large majority of unmarked homes in the immediate vicinity of the proposed park were those where no one was at home after at least 2 attempts.



Community Involvement

Parks4Pups believes that a dog park is an asset that benefits the entire community, not just dogs and their owners. We support this by reaching out to various segments of the community to involve them with the dog park in a variety of ways as opportunities arise. Below are 2 examples. When VDP acquired several fire hydrants, we arranged for a girl scout troupe to have the opportunity to decorate them. This same troupe helped plant a number of wine barrels.



The mural below was painted by a Templeton High School student as a result of a Parks4Pups competition. This is repeated each year. All materials are paid for by Parks4Pups and the mural remains for a year. The following year, a new contest is held and a new mural is painted. The current mural is then taken down and given to its artist



Site/Landscape Plan

The site as it currently exists is shown in the left photo below, taken in early June, 2011. The right figure below is a Google Earth view of the site dated July, 2010, although there has been no substantive change since other than the apparent addition of several dumped loads of dirt.



A reduced size Site Plan is shown on the following page with a 24" x 36" version in Attachment A. This project will have landscaping similar to that of Vineyard Dog Park. The photo of VDP below offer a vision of what the project is expected to resemble once landscaping is completed excluding, of course, the parking area.



SHERWOOD DOG PARK

PROPOSED ELEMENTS

- 1 ENTRANCE AREA
- 2 SIGNAGE (POST)
- 3 EXERCISE MACHINES (PAVED)
- 4 BENCH (CONCRETE)
- 5 TRASH CAN (CONCRETE)
- 6 FULL-SIZE TRASH BIN (PAVED)
- 7 WATER TAP
- 8 SEWER
- 9 TRAIL (PAVED)
- 10 IN-GROUND SPRINKLER
- 11 EXISTING ASPHALT PAVED
- 12 EXISTING PATH
- 13 PERIMETER & INTERIOR FENCING
- 14 IRRIGATION CONNECTION
- 15 P.V. PRESSURE LINE
- 16 VALVES FOR DISTRIBUCTION

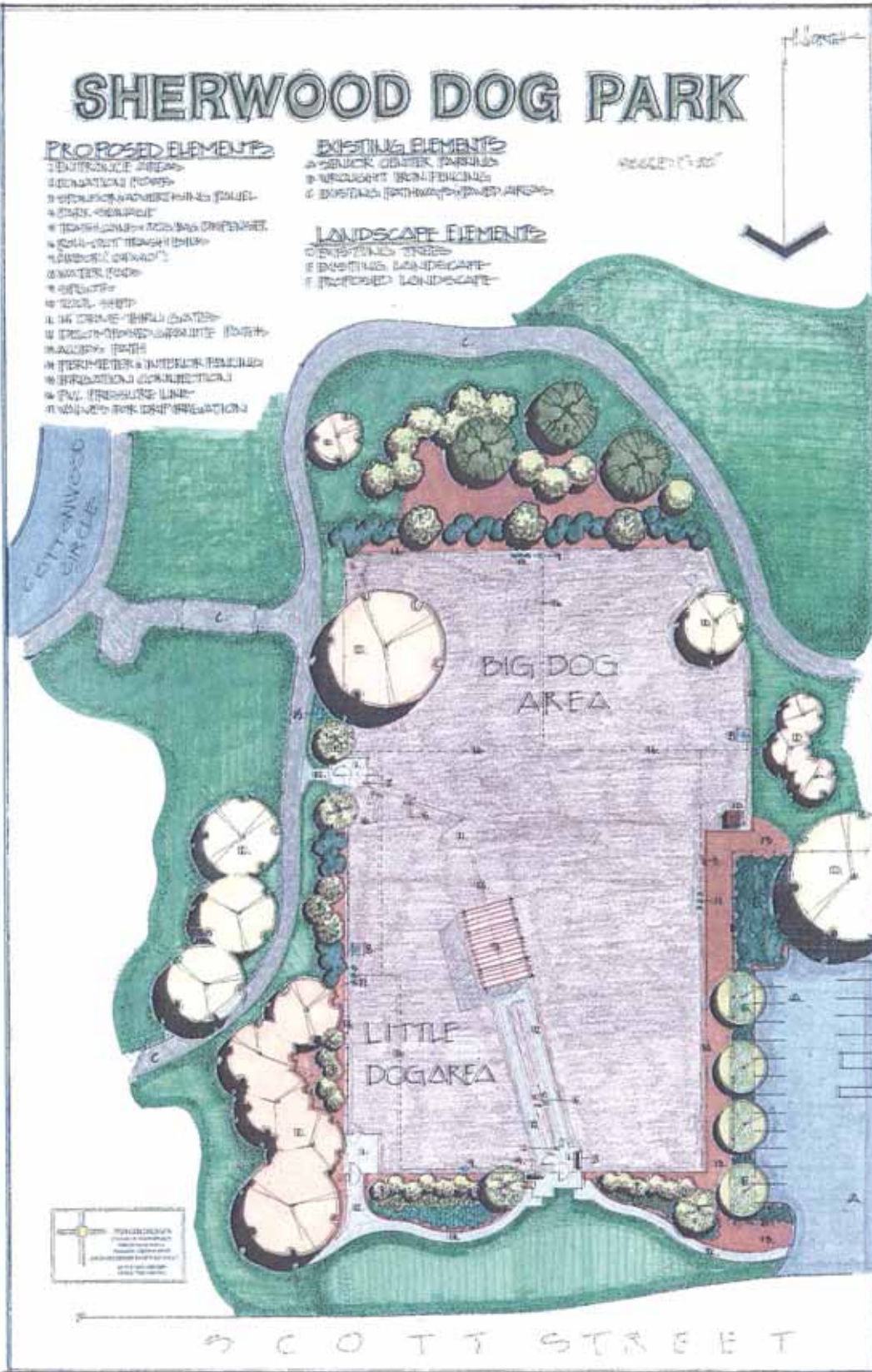
EXISTING ELEMENTS

- A SENIOR CENTER PARKING
- B WROUGHT IRON FENCING
- C EXISTING PATHWAYS (PAVED)

LANDSCAPE ELEMENTS

- D EXISTING TREES
- E EXISTING LANDSCAPE
- F PROPOSED LANDSCAPE

SCALE: 1" = 20'



Landscaping

During site preparation, once the debris is removed, the site will be scraped to provide a clean surface free of weeds. Excess materials will be formed into berms at the back area between the south fence line and the existing pedestrian walkway. This will provide an attractive base for exterior landscaping in that area as shown in the Site/Landscape Plan. Trees will also be planted as shown along the front fence and will provide a level of screening from Scott Street. The park interior will be covered with wood chips. Decomposed granite (DG) pathways will provide access to the park from the sidewalk adjacent to the senior center. Additional DG paths will lead from the main entrance to the shade structure in both dog areas and will conform to ADA requirements.

Additional landscaping will be added as part of the continuous improvement program as funds allow. Under consideration are interior trees, planters or shrubs along the fences, and climbing plants such as morning glory or honeysuckle on fencing. Landscaping the area fronting on Scott will be designed once the city sidewalk project on Scott Street is completed.

Elevations

All structures, fencing, and purchased or constructed furniture are expected to be identical or very similar to the materials and techniques used in the Vineyard Dog Park. The photographs below were taken recently and closely represent planned construction at the Sherwood Dog Park.

Shade Structure



A single shade structure will be integrated with and span the fence between the small and large dog areas. The structure shown has 3 verticals along the fence, while the one at SDP will have 4 while maintaining the same spacing, thus increasing the area by 50% and providing room for 3 picnic benches.

Information Displays



Two information displays will be similar to that shown, but integrated between shade structure verticals along the fence between the small and large dog areas with one facing each area. A third display is planned to be integrated with the fencing at the main gate. If future free standing displays are constructed they will be as shown.



Fence Construction

Park fencing will be 5 ft high around the perimeter and 4 ft high separating the large and small dog areas.

Construction will be post and wire fencing as shown. Shown here is the junction of the perimeter fence and the dividing fence between small and large dog areas.



All entryways for people and dogs consist of a closed space with a gate into the space and a separate gate(s) leading to one or both of the dog areas. These are the location at which dogs are leashed or unleashed.

There will also be provision for truck access into both areas for construction materials and wood chips. Shown here is one of the double gate areas

Main Entry Sign



Signage will be mounted on a structure similar to the one at Vineyard Dog Park. Artistic design of the sign itself has not been determined.

Benches



Benches will be hard mounted in cement.

Tables



Picnic tables will be located under the shade structure. 2 – 3 are planned for each dog area.

Tool Shed



A purchased tool shed of approximately 8 x 8 will be used to store tools and equipment.

Trash Barrels

Trash barrels will be steel.



Doggie Bag Dispensers



Donation Box



A steel, vandal resistant donation box will be located at the main entrance gate structure. Additional boxes may be located at other locations. Donation boxes are hard mounted in cement.

Proposed Dog Park Site



Vineyard Dog Park after 2 1/2 Years



Community Involvement at Vineyard Dog Park



Annual mural competition at Templeton High School. Winner receives art materials and cash award.



Girl Scout troupe painted fire hydrants and helped plant flowers.

