

# 20.01.28. Addendum 2 - Addendum 2 - Public Comment

## Public Comments Received after Planning Commission staff report

Monday, January 27, 2020 12:01 PM



20.01.27. Dean DiSandro comment 2019\_PR\_Olson\_...



Dean DiSandro <ddisandro@epcweb.com>

To **Planning**



11:59 AM



2019\_PR\_Olson\_Project\_EIR\_Comments.pdf  
208 KB

Ms. Banister,

Thank you for this announcement.

I am unlikely to be able to attend the meeting, but all of my previous written comments still apply (see attached PDF).

The cynic in me believes that these hearings are all legal formalities and that both the planning commission and council have already made up their minds to support all 3 of the eastern city limit projects, regardless of how disasterous those decisions will be for the future quality of life and economics of Paso Robles (increased civiv bond debt and related tax increases, unmitigated traffic impacts, water shortages, and massive taxpayer subsidies for infrastructure related to these projects).

I have seen this happen to communities all across California over the last 40 years. Welcome to another future OC and SJ, goodbye to anything of which to be proud.

Sadly resigned,

Dean DiSandro  
Real Estate Broker  
Ex-Chair U.C. Irvine Commercial Development Management Program  
Ex-Lecturer U.C.L.A. Real Estate Finance Program  
etc...

# Addendum 2 - Public Comment

October 30, 2019

City of Paso Robles  
Community Development Department  
1000 Spring Street  
Paso Robles, CA 93446  
planning@prcity.com

Re: EIR Comments for Olson - South Chandler Ranch Specific Plan

City Council and Planning Staff:

This proposed project is yet another incredible slap in the face of your residents and neighbors, and should not be approved for several important reasons:

- 1. Lack of Water is a Major Issue.** The city already draws far too much water from the aquifer owned by its neighbors in the Paso Robles Groundwater Basin. The city has already spent millions in legal fees to claim rights to these resources and has been told that it has a severe limit on how much it can legally pump during periods of overdraft (which we can assume will be forever going forward based on the claims by both the city and SLO county). Adding another 1,300 homes (at a typical usage rate of 325,000 gallons *per housing unit* per year) plus 40,000 square feet of commercial space and community amenities, and an undefined amount of irrigated green belts, without first developing new sources of water (such as coastal desalination so that groundwater pumping will not increase) is completely irresponsible as an irreversible negative impact on our local environment.
- 2. Subsidizing Development Should Never Be Forced on the Existing Taxpayers.** The city's own prior studies show that, for each marginal housing unit added, the city incurs approximately \$99,000 (in 1999 dollars) of infrastructure expenses, plus ongoing annual costs (for personnel, maintenance, repair, eventual replacement, etc.), but the city's development fees are less than 20% of this amount. This means that the remainder of the city's citizens will be forced to *de facto* subsidize this new development to the tune of over \$100 million dollars (usually through bonds eventually floated by the municipality). That is over \$3,300 for every man, woman and child, equal to more than \$10,000 per existing household. How is that a fair or reasonable impact on the citizens of the city? Unless the development fees are raised to completely end all such subsidies, then neither this nor any other new projects should be approved.
- 3. Traffic Will be a Nightmare.** As Linne road west bound becomes Sherwood, it is bounded on both sides by Quail Run senior housing and fully developed commercial-industrial buildings, so there is simply no way to expand the capacity of that road system to handle the extreme increase in traffic predicted by this proposed development (in addition to two other massive developments proposed for the eastern edge of the city). Further, there are only three possible ways to cross the Salinas River and railroad tracks to get to the 101 transportation corridor (all already highly impacted), and this proposed project would dramatically negatively impact all

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three routes (although clearly Niblick and Creston roads, along with their many churches and schools, would bear the brunt of the impact). Commute times would be substantially increased, and safety substantially decreased as thousands of additional cars would have to interact with throngs of children every morning and afternoon. No honest and responsible environmental analyst could reasonably conclude that such traffic impacts would be anything but dramatically negative for the environment and the community.

**4. Air Quality and Greenhouse Gas Emissions Will Be Dramatically Negatively Effected.**

Traffic alone (potentially an additional 5,000 trip per day) will increase greenhouse gases and air pollution dramatically, not to mention idling car stuck in the traffic jams of bottlenecked roads. Add to that the outputs of thousands of additional air conditioning units, furnaces, fireplaces and barbecues, plus car tire residues, brake asbestos and other automotive oils deposited daily and stirred up by winds. These extremely negative environmental impacts cannot be mitigated, so unacceptable degradation can be reliably predicted.

**5. Noise and Light Pollution Push Farther East, Abutting Open Rural Lands.** This project (along with two others proposed by the city on its eastern edge), provide no meaningful buffer or transition from the hustle, bustle and density of an urban city to the bucolic quiet and dark night skies of the rural (mostly agricultural) lands to the east of the city. Those county residents will suffer severe diminishment to their quality of life.

In summary, usurping the water rights of county neighbors to the east in the name of unbridled growth is terrible enough to warrant denial of this project (and others like it), but also severely increasing traffic jams and commute time, air/light/noise pollution, and adding (predictably) increased crime to the list of woes to be imposed on both city and county residents on their now peaceful lands is simply very poor community planning.

We urge you to deny this and all similar projects on the basis that they simply cannot properly mitigate their extremely negative impacts on our local environment.

Kathleen P. Twohey Trust  
366 Bobwhite  
Paso Robles, CA 93447

Dean DiSandro, Trustee

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## City of Paso Robles - NOTICE OF AVAILABILITY Draft Environmental Impact Report Olsen - South Chandler Ranch Specific Plan

In accordance with the California Environmental Quality Act (CEQA), the City of Paso Robles has completed a Draft Environmental Impact Report (EIR) that is now available for review and comment. The EIR addresses the potential environmental impacts of the proposed development of the Olsen - South Chandler Ranch Specific Plan.



**PROJECT LOCATION:** The 358-acre Specific Plan area is located within city limits on the southeast side of the city and adjacent to unincorporated San Luis Obispo County lands. The Olsen Ranch property is bound by Linne Road to the north, Hanson Road to the east, Meadowlark Road to the south, and Poppy Lane to the west. The South Chandler Ranch property is bounded by Fontana Road to the west, and Linne Road to the south. The Specific Plan area also includes the "Our Town" subdivision (Tract 232), and the "Centex" property north of Linne Road.

**PROJECT DESCRIPTION:** The Specific Plan would permit the development of 1,293 residential units, 9,800sf of commercial space, a possible elementary school site, and 29,335sf of community amenities. The project requires approval of a General Plan amendment, zoning change, multiple tentative tract maps, oak tree removal permit, abandonment of public roadways, development agreement and formation of a community facilities district.

**ENVIRONMENTAL IMPACTS OF THE PROJECT:** The project has the potential to result in impacts to:

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use / Planning
- Noise
- Transportation and Traffic
- Tribal Cultural Resources

**PUBLIC REVIEW AND COMMENT:** The 45-day public review period for the Draft EIR begins **October 18, 2019** and closes on **December 2, 2019**. Comments on the Draft EIR must be submitted in writing and received by the City of Paso Robles prior to the close of the public review period. Written comments can be submitted by regular mail to:

City of Paso Robles  
Community Development Department  
1000 Spring Street  
Paso Robles, CA 93446

or by e-mail to: [planning@prcity.com](mailto:planning@prcity.com)



The Draft EIR, including technical appendices, is available for public review at:

Paso Robles City Library 1000 Spring Street Paso Robles, CA 93446	Paso Robles City Hall 1000 Spring Street Paso Robles, CA 93446	Download from: <a href="http://www.prcity.com/357/CEQA-Documents">www.prcity.com/357/CEQA-Documents</a>
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Subject

Linne Rd businesses have concerns

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From	<a href="#">Trevor Howard</a>
To	Planning
Sent	Thursday, January 23, 2020 11:03 AM
Attachments	 IMG_5984   IMG_5987

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IMG\_5985



IMG\_5986

## Addendum 2 - Public Comment



To whom it may concern,

My name is Trevor Howard and I represent Howard Products at 560 Linne Rd, Paso Robles. Howard Products and other businesses on Linne Rd are concerned about the width and also the abandonment of Linne Rd where the proposed school site will go.

We are concerned about the width of the future road because we have large semi-trucks entering and exiting our businesses on a daily basis. These semi-trucks require a large turning radius to make it into businesses and they utilize the dirt shoulder across the street from us to do so. Attached are photos to help illustrate the path width these trucks need. As you can see from the tire tracks the future width of Linne Rd where these businesses are should accommodate large semi-trucks. We are reaching out to you to ask what is the current plan for Linne Rd where these businesses are and is it wide enough for semi-trucks to turn into and out of the businesses there?

We are also concerned about the abandonment of Linne Rd where the proposed school site will go. If Linne Rd gets cut in two, we are concerned that fire and emergency crews may get confused and take longer to reach our businesses in the case of a fire or emergency. Furthermore, we cannot change the name of Linne Rd because our contact information, legal documents, shipping and receiving information, and millions of retail packages have had the same address for many years (Howard Products has been on Linne Rd since 1994). All of the businesses on Linne Rd would like to keep their same address. Can you confirm that no change of street name or address will happen for the businesses on Linne Rd?

Sincerely,  
Trevor

**Trevor Howard**  
**Howard Products, Inc.**  
**(805) 227-1000 Office Phone**  
[www.howardproducts.com](http://www.howardproducts.com)

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Subject	<b>olsen chandler</b>
From	<a href="mailto:rjmkgates@charter.net">rjmkgates@charter.net</a>
To	Planning
Sent	Thursday, January 23, 2020 8:37 AM

Our major concerns are the threat of Valley Fever. This construction is by to large senior communities one which we live in. The problems with lung, cancer, or immune problems is already in our area. There are also neighborhoods with young children. We have 3 friends that have had or died from Valley fever in the past few years. They all lived near a new construction site areas.

The other issue we have is the very large traffic problem this construction will cause. The road in this area are already BAD. We seem to be the last to get any repairs. The downtown tourist are more important.

The wells are the last thing we are concerned about. The water table has already been effected because of the wineries. This many new homes will make a bad matter worse. And don't tell me you will drill new wells. We are not that stupid. It is still the same water table!!!!

Bob & Karen Gates  
1024 Scott St



20.01.15. OSCSP open house comments

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City of El Paso de Robles  
Community Development Department

## Olsen South Chandler Ranch Specific Plan Project Comment

Date: January 15, 2020  
Mailing Address: 359 Bobwhite Dr., Paso Robles, CA 93446  
Email Address: lynnmfoley@yahoo.com

Please complete the contact information if you want to be notified of future meetings

Project Comments:

*This open house was very well done as in relation to notification of interested parties. I saw it on the Channel 6 news, on the SLO Emergency & Info site on Facebook. Very well done.*

*I believe the notification problems that came up in the January 14th Planning Commission meeting would not have been such an issue if the city had done the same regarding the 200 units apartment complex proposed on Creston Road.*

*Thank you,*

*Lynn M. Foley*  
Lynn M. Foley

Comments can be submitted to the Planning Department at:

City Hall, 1000 Spring St., Paso Robles, California 93446  
or emailed to: [Planning@PRCity.com](mailto:Planning@PRCity.com)

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City of El Paso de Robles  
Community Development Department

## Olsen South Chandler Ranch Specific Plan Project Comment

Date: 1/15/2020  
Mailing Address: 2453 Winding Brook Rd  
Email Address: monteshome@sbcglobal.net

Please complete the contact information if you want to be notified of future meetings

### Project Comments:

When grading the land behind homes on Winding Brook Rd, please grade from the bottom up - going away from our homes in order to prevent our homes from being overrun by rodents. - Another expense we will take on if rodents become a problem.

Please plant oak trees or other trees suitable for our climate along our back fences to provide as much of a buffer as possible. We are most likely going to have to install a fence at our expense to buffer out the new development any additional trees would help!

Comments can be submitted to the Planning Department at:

City Hall, 1000 Spring St., Paso Robles, California 93446  
or emailed to: [Planning@PRCity.com](mailto:Planning@PRCity.com)



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City of El Paso de Robles  
Community Development Department

## Olsen South Chandler Ranch Specific Plan Project Comment

Date: 1/16/20  
Mailing Address: 351 Quail Court  
Email Address: moncat235@gmail.com

Please complete the contact information if you want to be notified of future meetings

### Project Comments:

- ① Children safety BIG CONCERN - people drive too fast on Creston Road and children are impulsive & will run across the street without looking & will be hit & killed.
- ② Road is too narrow at part of Tiffin, people U turn at the narrowest part of the road causing cars to back up & stop. Cars going back need make slow cars cause they are going too fast.
- ③ If the first unit will accommodate 1200 units.  
If a family of 4 buys a unit that is 4 people,  
 $4 \times 1200 = 3000$  people total for unit, 1200 more cars at least per unit on Creston too many more cars & traffic.  
Presently it can take 30 minutes to get from Shorewood to 13<sup>th</sup> street bridge only 2 ways to cross river Hedlich & 13<sup>th</sup> st bridge. Emergency vehicles will have hard time getting to others for emergency services.
- ④ Noise is already a problem with kids with music & if going on street street cars.
- ⑤ Pipes on motor cycles & cars have loud noise that is disturbing more people, more cars, more pipes, more noise.
- ⑥ A large group of houses will require safety lights & if the playground/recreation area is next to Creston Rd security lights & more will disturb residents.

Comments can be submitted to the Planning Department at City Hall, 1000 Spring St., Paso Robles, California 93446  
or emailed to [Planning@PRCity.com](mailto:Planning@PRCity.com)

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City of El Paso de Robles  
Community Development Department

## Olsen South Chandler Ranch Specific Plan Project Comment

Date: 1/15/2020  
Mailing Address: P.O. Box 4133 Paso Robles, CA 93447  
Email Address: bnblb@hotmail.com

Please complete the contact information if you want to be notified of future meetings

Project Comments:

1. Where is water coming from?  
• is the developer being required to offset expected water use like the rest of us have to when we build/add on?

2. Are they adding traffic lights?

3. New school on main road - not too safe.

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446  
or emailed to: [Planning@PRCity.com](mailto:Planning@PRCity.com)

Subject: **No to the Olsen-Chandler Ranch**

# Addendum 2 - Public Comment

From	<a href="#">Jené Railsback</a>
To	Planning
Sent	Tuesday, January 28, 2020 12:03 PM

As a life long citizen of Paso Robles I am against the building of Olsen-Chandler ranch. We do not need more full time citizens here, nor do we need more disgustingly high-priced homes. The disappointing and embarrassing lack of truly low income housing to be put in this area is a disgrace.

That area will become congested with traffic and become a dangerous corridor fraught with accidents. In addition, there is a lack of community amenities for existing citizens and to plan and pay for private amenities and schools for a new building project is ridiculous

- Jene R

Subject	<b>Olsen-South Chandler Ranch Plan</b>
From	<a href="#">Michelle McKenzie</a>
To	Planning
Sent	Tuesday, January 28, 2020 4:37 PM

To Whom It May Concern,

I am the owner of 570 Linne Rd, a commercial/industrial property. After talking with my industrial neighbors along Linne Road, I wanted to give input as to how our properties will be impacted by the proposed development. According to the plans online and the plans I was able to see in person at the meeting put on by the developer, Linne Rd will either be a 2 lane divided road or a 4 lane road. The maps have both noted over top of each other. Under current conditions, semi-trucks must veer into on coming traffic when turning right into our properties, use the dirt shoulder to get out wide enough to turn left, or stop all traffic to back in from Linne Road. At the meeting put on by the developer, I was informed that truck traffic would be routed through the new development from Sherwood Rd (Niblick), by-passing Fontana and Linne, to turn left into our businesses because Linne will be too narrow for tight turns by semi-trucks. On most weekdays, dozens of semi-trucks make deliveries to the multiple industrial properties along Linne Road. Sending these trucks through the residential area will no doubt lead to complaints from residents about noise and unnecessary traffic. Linne Road needs to be widened to accommodate the current industrial properties along it. An open median that can be used as a turn lane or widening Linne to 4 lanes is what will best serve the existing industrial properties. We want to be good neighbors and believe that business traffic should be routed along Fontana and Linne to lessen the impact on the residential area.

Please come out and look at the logistics of what is being proposed, not just how many cars the road can handle. All of the industrial properties along Linne will be NEGATIVELY impacted by the placement of a hard median and narrowing of Linne. Freight pick-ups and deliveries are an integral part of business. Delivery trucks being unable to deliver or having limited access for delivery (being unable to turn into our driveway) will make our property undesirable for its intended use (light industrial) and will result in higher delivery/pick up costs for the existing businesses. These impacts could force existing businesses, some of which have been in Paso Robles for more than 25 years, to move out of the city and possibly the state. This is an existing industrial area that deserves to have its access IMPROVED, not restricted and/or eliminated.

Thank you for your time.

Sincerely,

Jim McKenzie

JMM Development, LLC

Subject	<b>Fwd: ChandlerRanch Input</b>
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# Addendum 2 - Public Comment

From	<a href="#">LESLIE schoon</a>
To	Planning
Sent	Tuesday, January 28, 2020 4:49 PM

Leslie Thomas  
Dresser Ranch Place  
Paso Robles  
Owner of farm and the Iron Jungle Gym  
Begin forwarded message:

**From:** LESLIE schoon <leslieschoon0@gmail.com>  
**Date:** January 28, 2020 at 4:44:12 PM PST  
**To:** planning@prciyy.com  
**Subject:** ChandlerRanch Input

I am strongly opposed to the development of 1200 plus homes.  
The infrastructure of Paso Robles County and city is not up to handling that influx of traffic, people, and the big item - water!  
I don't understand where the sewage will be going. I don't understand where the doctors will come from to handle health care needs. And water ??? We have over 200 vineyards sucking the water table down and now 1200 homes will need water? 1200 homes times four people each per house is 4800 bodies.  
This striking volume of impact that this type of development is even being considered is ludacris.  
We are an underserved health care community and now 1200 plus people will need a doctor in the vicinity.

Leslie