



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION AGENDA ADDENDUM 1

Teleconference Only

July 28, 2020
6:30 P.M.

Please note that due to the COVID-19 Emergency and in compliance with the State and County Shelter at Home Orders, and as allowed by the Governor’s Executive Order N-29-20, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, Planning Commission meetings will be held by teleconference only until further notice.

A **video stream** of Planning Commission meeting **presentations** will be [live-streamed](#) and available to play later on [YouTube](#) by accessing the following link: www.prcity.com/youtube

Rather than attending in person, **project applicants** and members of the **public** must **call (805) 865-7276** to participate via phone (the phone line will open just prior to the start of the meeting at 6:30 PM) or written public comments can be submitted via email to planning@prcity.com.

The meeting agenda is available online at www.prcity.com/agendacenter/planning-commission-5.

PLANNING COMMISSION ADDENDUM CONTENTS

- 1A – Letter received by Terrie Dynes on 7/25/20
- 1B – Letter received from Bonita Camacho on 7/27/20
- 1C – Letter received from Bud and Janis Bailey on 7/28/20
- 1D – Letter received from Terrie Dynes on 7/28/20
- 1E – Letter received from Jeff Lewis on 7/28/20
- 1F – Letter received from PJ Lucas on 7/28/20
- 1G – Proposed amendment to Resolution B Exhibit B1 – Citywide Land Use Map (p. 468)
- 1H – Proposed amendment to Resolution B Exhibit B2 – Beechwood Land Use Map (p. 469)
- 1I – Proposed amendment to Resolution D (p. 491)
- 1J – Proposed amendment to Resolution E (pp. 623-624)
- 1K – Proposed amendment to Resolution E Exhibit B – Oak Tree Preservation Map (p. 640)
- 1L - Proposed amendment to Resolution F (pp. 646-647)

Addendum 1A

From: Beechwood Specific Plan <admin@beechwoodspecificplan.com>
Sent: Saturday, July 25, 2020 6:22 PM
To:
Subject: Beechwood Specific Plan

From: Terrie Dynes <>
Subject: "Beechwood Comment"

Message Body:

The homeowners most negatively effected by the Beechwood Development include Oriole Rd. to Deer Springs Dr. along Meadowlark. These residents will be burdened by a large increase of traffic and noise due to multi units and not one, but two roundabouts. This is clearly unfair and should be reconsidered. This plan will no doubt decrease the value of these properties.

--

This e-mail was sent from a contact form on Beechwood Specific Plan (<https://beechwoodspecificplan.com>)

Addendum 1B

From:
Sent: Monday, July 27, 2020 1:14 PM
To: Planning
Subject: Beechwood Project

CAUTION: EXTERNAL SENDER

Dear Planning Commission,

Here we are again, commenting on the Beechwood Project, even though previous comments don't seem to have made any difference thus far.

First of all, before any of the leaders or developers want to say that only those who complain are those recently transplanted and want the door closed (yes, they have said it to me), I am a 52 year resident of SLO county. My children were born and raised here and went to local schools. We were active in their sports (our oldest is a four time All-American track competitor), our youngest swam and my husband was the president of her swim club here in Paso and worked closely with city. He was president of the boosters in Templeton, our kids played AYSO soccer here in Paso and I was on the board and we both acted as coaches, we've been to every parade and fair and Christmas event. We love this beautiful town. We are locals!

This project is too big. And now there is proof of that in the EIR. The traffic and air pollution created by this car centric development if homes were limited to 674 would still be at Class 1. We would still have a significant and irreversible problem with traffic, flow, air quality and greenhouse gasses, but at least at a lesser level than going for the maximum, which is the only one the developers and city leaders seem to want to endorse. We would be able to mitigate those problems by allowing development to build within 250 unit plan, as shown in the EIR. So why do we keep getting a push for this monstrosity? Where is the quality of life the city leaders are supposed to support for its citizens? Every family member of this new development will be making several trips a day for work (none out here), schools, shopping, doctors, restaurants...everything. This is the classic definition of Urban Sprawl. The charettes weren't even used properly. They were supposed to be used for communication and transparency and hopefully reasonable compromises. Instead, we were being sold a product we don't want.

Traffic aside, water, prolonged disruptions for current citizens (9 years?!), public services which are already stretched, schools, other big developments in the works and where are the jobs? The character of our beautiful town has already taken some hits lately, but having this as your legacy cannot be what you want. It certainly is not what's best for the citizens, only the developers and those who stand to make money at our expense. This is allowing certain people to make a buck and kicking the can of the mess down the road to the citizens.

My husband would like to speak via phone tomorrow night. We also think this is not the time to be pushing this through. It seems wrong to not wait until citizens and leaders can come face to face. It's questionable at best.

Sincerely,

Bonita Camacho
Long time resident

Addendum 1C

From: Bud Bailey <>
Sent: Tuesday, July 28, 2020 10:51 AM
To: Planning
Subject: Beachwood Specific Plan

CAUTION: EXTERNAL SENDER

To Whom It May Concern,

Hello, my name is Bud Bailey. My wife and I live at 2489 Deer Springs Dr and we would like to give our input concerning the Beachwood Specific Plan.

Let me begin by saying we are not opposed to the project per se, but we have concerns about the proposed Beechwood Specific Plan.

1. We are in favor of the project being developed under the existing zoning and General Land use plan. (674 Residential Units). We would propose, though, that the multi family units be located adjacent to Creston Rd because of the resulting excessive traffic impact on Meadowlark Rd.

2. We would propose that Deer Springs Dr. end in a wall at the intersection of Deer Springs Dr and Meadowlark (with provisions for foot traffic). Many of our neighbors are in favor of this plan because it would isolate us from the increased traffic, and there are numerous alternative outlets for the neighborhood.

I understand that it sounds selfish, but the proposed Mini-Roundabout and proximity to the Multi-Family dwellings and the resulting increased traffic would cause the deterioration of what we consider to be an excellent neighborhood environment.

3. The impact of the Beechwood Project along with the Chandler/Olsen projects on traffic is of huge concern to us. It appears to me in reading the EIR that even with the proposed mitigation measures we would be left with excessive traffic issues at every major intersection an example would be the Spring St. exit/entrance at Hwy 101.

4. Looking at the impact of traffic alone It seems to me that there are (Class1) impacts galore and these Significant and Unavoidable Impacts would result in an excessive degradation of the quality of life we enjoy here in Paso Robles.

I was raised in Paso Robles and my wife and I raised our children here. We care about our community and we understand that difficult balance between growth and quality of life.

Thank you for considering our input.

Bud and Janis Bailey

Addendum 1D

From: Terrie Dynes <>
Sent: Tuesday, July 28, 2020 10:54 AM
To: Planning
Subject: Beechwood Specific plan

CAUTION: EXTERNAL SENDER

Paso Robles has become a favorable location for growth and future development. Residents that purchased their homes in the area were aware that development was inevitable in the future, however the residents that live in close proximity to the proposed development have the right to continue their quality of life without the burden of increased activity. This can be achieved by eliminating the entrances into the new development from Deer Springs dr. and Oriole. I have spoken to many neighbors about placing a wall at the ends of these streets with a possible walk through, they were in favor of this idea. The current plan is very unfair to the residents that live towards the ends of these streets. The plan also includes two roundabouts and a multi-unit which will cause major congestion and clearly a safety issue for all. I am asking that this current plan be revised to better serve the existing homeowners.

Thank you

Terrie Dynes

Addendum 1E

Date: July 27, 2020
Subject: Concerns About the Beechwood Specific Plan
To: The City of Paso Robles Planning Commission and City Council
From: Jeff Lewis, 1885 Laguna del campo, Templeton, CA

Summary: The Beechwood development is a huge, high density development that will negatively impact my family and Spanish Lakes neighbors. Although Beechwood will bring Paso a bigger tax base and provide housing, the impacts on my family and neighbors are all negative and are significant. I am opposed to the Beechwood development at our doorstep. Please do not approve this plan.

Discussion: We bought in Spanish Lakes (SL) because it offered, "Estate homes in a country setting." Lots inside and around SL were zoned 1+ acres. We were on County land, with no known threat from high density development. Now, Paso Robles government seems to be annexing County agricultural land to have a huge, high density development at our doorstep.

We live next to Paso . This means we:

- Shop in Paso
- Bring friends and relatives here and spend in Paso
- We are in the Paso School district and have paid their taxes.

What will Beechwood will mean to Spanish Lakes residents:

- Less attractive that the current open field
- More traffic with increased chance of traffic accidents and traffic jams
- Increased noise
- Increased lights
- Reduced property values
- Increased risk of trespassing and crime
(We've had over 60 trespassing incidents this year)

The Beechwood Specific Plan offers SL nothing! It will negatively impact our quality of life, safety and house value. Please do not approve this plan.

Respectfully,



Jeff Lewis
1885 Laguna del Campo, Templeton, CA

Addendum 1F

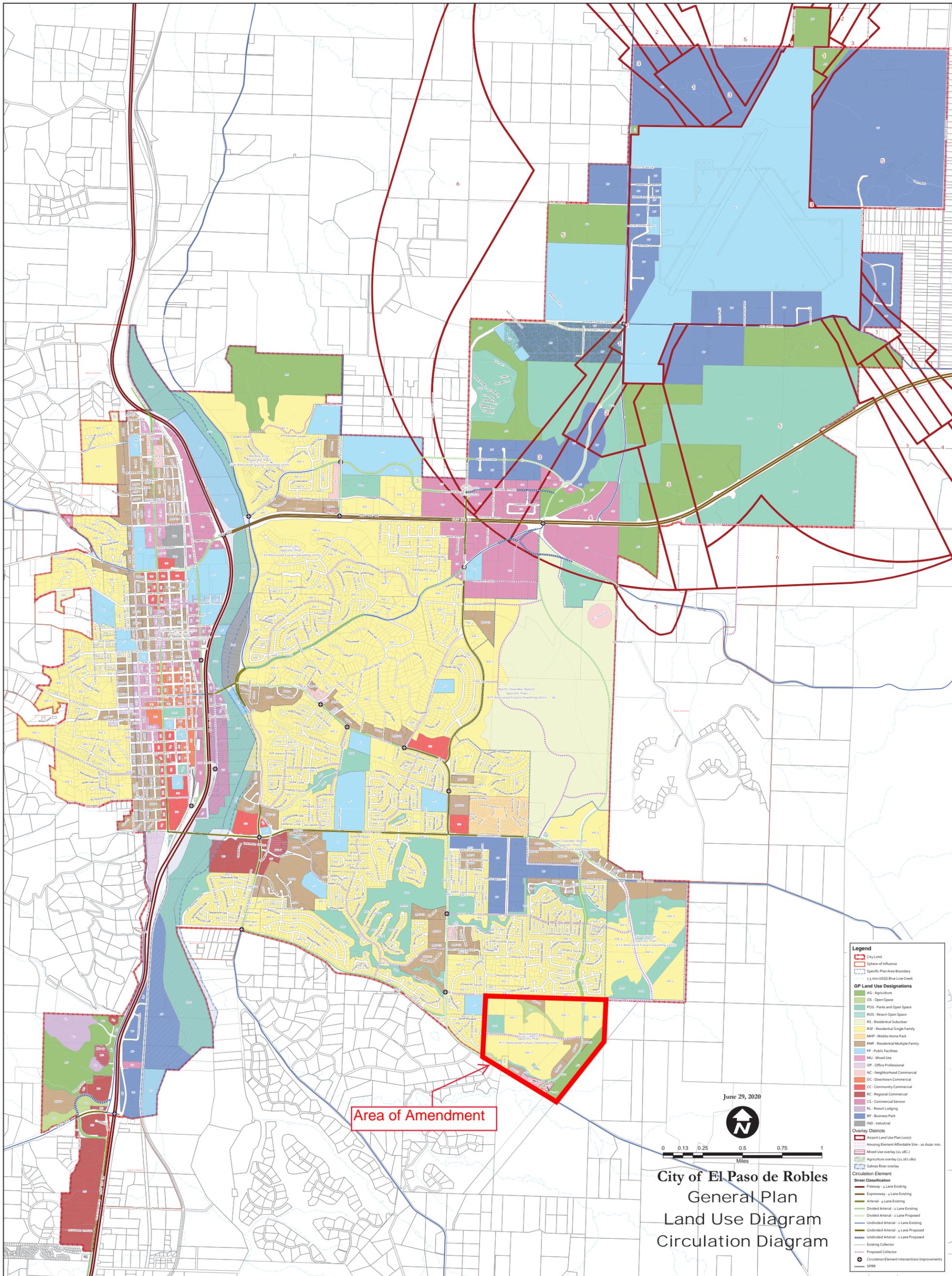
From:
Sent: Tuesday, July 28, 2020 7:05 AM
To: Planning
Subject: Beechwood Project

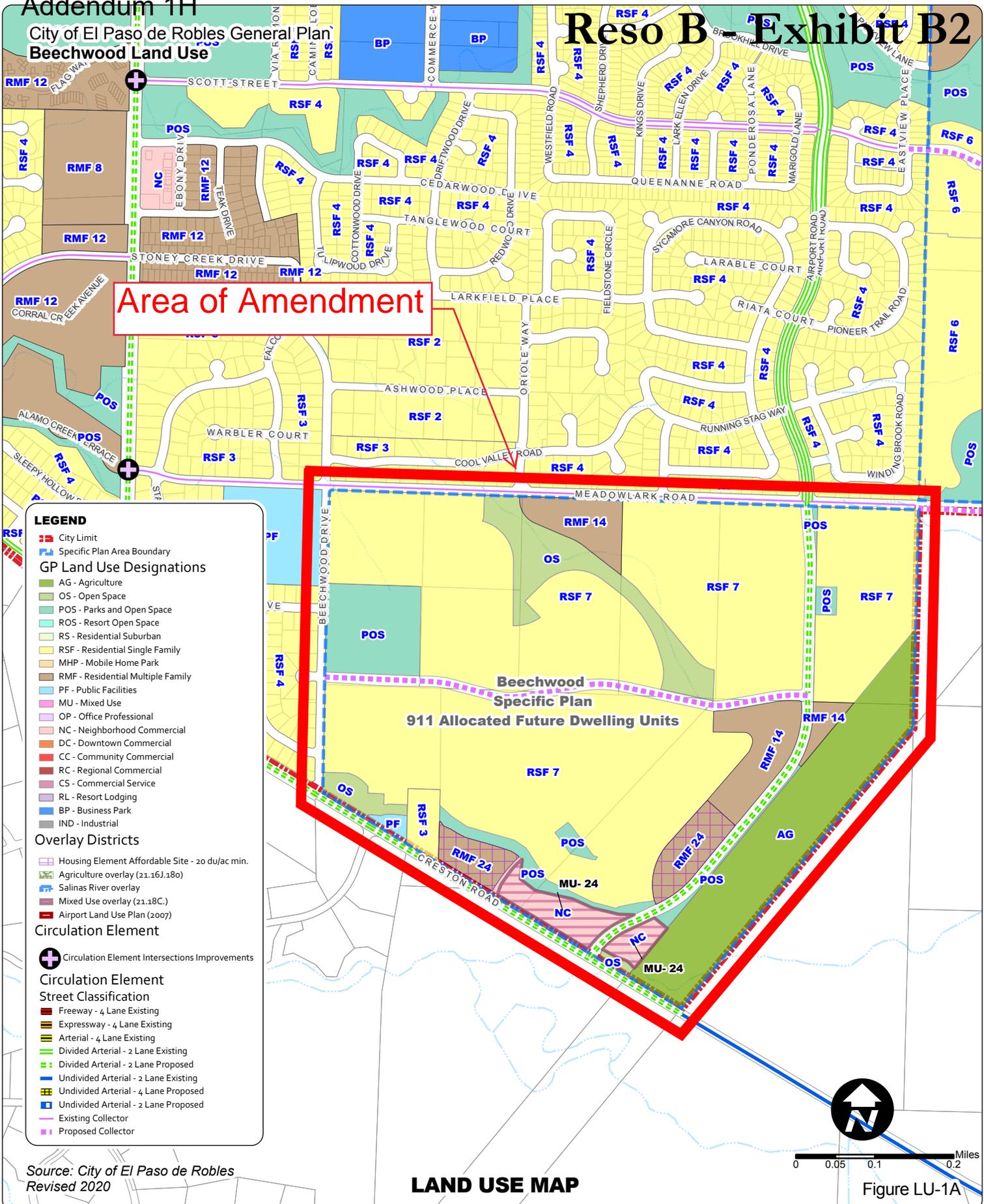
CAUTION: EXTERNAL SENDER

City Council,

I live at the corner of Meadowlark and Deer Springs. I am against this project and have been since it's inception. The environmental impact on Meadowlark with roundabouts and traffic would cause a decrease in property values. I would propose a wall be built across Deer Springs going east to west on Meadowlark blocking entry from Meadowlark and creating a dead end. The city has increased the speed limit to 45 miles per hour while several other locations in the city were reduced. With the additional traffic this would be an extremely dangerous situation.

PJ Lucas, PhD





LEGEND

- City Limit
- Specific Plan Area Boundary
- GP Land Use Designations**
- AG - Agriculture
- OS - Open Space
- POS - Parks and Open Space
- ROS - Resort Open Space
- RS - Residential Suburban
- RSF - Residential Single Family
- MHP - Mobile Home Park
- RMF - Residential Multiple Family
- PF - Public Facilities
- MU - Mixed Use
- OP - Office Professional
- NC - Neighborhood Commercial
- DC - Downtown Commercial
- CC - Community Commercial
- RC - Regional Commercial
- CS - Commercial Service
- RL - Resort Lodging
- BP - Business Park
- IND - Industrial
- Overlay Districts**
- Housing Element Affordable Site - 20 du/ac min.
- Agriculture overlay (21.16J.180)
- Salinas River overlay
- Mixed Use overlay (21.18C.)
- Airport Land Use Plan (2007)
- Circulation Element**
- Circulation Element Intersections Improvements
- Circulation Element**
- Street Classification**
- Freeway - 4 Lane Existing
- Expressway - 4 Lane Existing
- Arterial - 4 Lane Existing
- Divided Arterial - 2 Lane Existing
- Divided Arterial - 2 Lane Proposed
- Undivided Arterial - 2 Lane Existing
- Undivided Arterial - 4 Lane Proposed
- Undivided Arterial - 2 Lane Proposed
- Existing Collector
- Proposed Collector

Source: City of El Paso de Robles
Revised 2020

LAND USE MAP

0 0.05 0.1 0.2 Miles

Figure LU-1A

RESOLUTION PC 20-XXX (D)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE
ROBLES RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ADOPTION OF
SPECIFIC PLAN 19-01BEECHWOOD SPECIFIC PLAN AREAS
APPLICANT – THE BEECHWOOD OWNERS GROUP
APNs: 009-863-001 through 009-863-005; 009-863-007 through 009-863-013

WHEREAS, the Beechwood property was annexed into the City limits in 2003, with the intention for it to be developed with new residential development, including high-density multifamily development; and

WHEREAS, the City's General Plan, Land Use Element, Housing Element, and Circulation Elements all include policy language related to the preparation of a Specific Plan for the Beechwood planning area prior to development of the property; and

WHEREAS, there are many benefits to preparing Specific Plans for development of large planning areas, including comprehensive neighborhood planning, flexibility to create unique development standards, funding for major infrastructure (e.g. utility upgrades for water and sewer, and road extensions), as well as future streamlining of the environmental review process for subsequent entitlements. Other benefits include being able to spread the burden of mitigation requirements between more units to reduce the cost to individual units, protect natural resources such as hillsides and oak trees, and reduce piecemeal development patterns; and

WHEREAS, several different iterations of Specific Plans for the Beechwood area have been prepared for this property over the years, however, none of the plans have been approved and the property remains undeveloped; and

WHEREAS, Dan Lloyd, on behalf of the Beechwood Owners Group (the "Applicant"), in connection with the proposed development of a project known as Beechwood Specific Plan, has filed a request for a General Plan Land Use Element Amendment (GPA 12-004) and Zoning Code Amendment (RZN 19-01); and

WHEREAS, the Applicant has also filed concurrently an application requesting adoption of a Specific Plan (SPA 19-01) to revise the allowable land uses of approximately 234.83 acres of land located east of the Salinas River, west of Hanson Road, and north of Creston Road, APNs: 009-863-001 through 009-863-005; 009-863-007 through 009-863-013; and

WHEREAS, to implement the policy statements set forth in the Land Use Element and the Economic Strategy, the City has initiated the preparation of the combined Beechwood Specific Plan to establish a vision for the development of a 234.83-acre area generally bounded by Creston Road to the south, Hanson Road to the ~~west~~ east, Meadowlark Road to the north, and Beechwood Road to the ~~east~~ west; and

WHEREAS, the Specific Plan Ad Hoc committee reviewed the Specific Plan on April 27, 2018 and June 29, 2019 and found the project to be consistent with City Goals and policies with minor refinements; and

WHEREAS, the Parks and Recreation Advisory Committee reviewed elements of the Specific Plan relating to parks and recreation on August 12, 2019 and December 9, 2019; and

RESOLUTION PC 20-XXX (E)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ADOPTION OF OAK TREE REMOVAL PERMIT (OTR 19-05) TO REMOVE ~~21~~ 18 OAK TREES**BEECHWOOD SPECIFIC PLAN AREA
APPLICANT – THE BEECHWOOD OWNERS GROUP
APNs: 009-863-001 through 009-863-005; 009-863-007 through 009-863-013**

WHEREAS, Dan Lloyd, on behalf of the Beechwood Owners Group (the “Applicant”), in connection with the proposed development of a project known as Beechwood Specific Plan, has filed proposed Vesting Tentative Tract Map (VTTM) 3160 to subdivide approximately 234.83 acres of land located east of the Salinas River, west of Hanson Road, and north of Creston Road, APNs: 009-863-001 through 009-863-005; 009-863-007 through 009-863-013; and

WHEREAS, in connection with VTTM 3160, a grading plan was submitted which identifies the need to remove 21 oak trees; and

WHEREAS, an Arborist Report (included in Exhibit A) was prepared by a certified arborist on the City’s Arborist List, indicates the trees proposed for removal are in various states of health; and

WHEREAS, the Community Development Director could not make the determination that all of the proposed 21 oak trees are “clearly dead or diseased beyond correction,” and therefore, Section 10.01.050.C of the Oak Tree Ordinance would consider the trees “healthy” and require that the City Council make the determination of whether the trees should be removed or not, after consideration of the factors listed in Section 10.01.050.D; and

WHEREAS, if the ~~21~~ 18 oak trees are approved to be removed (a total diameter of 679 inches), the applicant would be required to comply with compensatory oak tree mitigation requirements and plant 170 diameter inches of mitigation oak trees on the project site; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared to describe the impacts of the proposed VTTM and on March 11, 2020, the City and the Governor’s Office of Planning and Research distributed the Draft EIR, which identified and evaluated the potential environmental impacts of the proposed project and associated entitlements to interested parties and responsible agencies (SCH #2019011065) for a 45-day public review period, March 11, 2020 to April 25, 2020; and

WHEREAS, the Planning Commission has reviewed and recommended that the City Council approve the Environmental Impact Report prepared for the project pursuant to Section 15091 of the State CEQA Guidelines (14 California Code of Regulations [CCR]) and Section 21081 of the Public Resources Code; and

WHEREAS, the EIR includes mitigation [BIO-5(a) and BIO-5(b)] to compensate for impacts to protected oak trees, including replanting of removed and impacts trees, and protection of non-impacted trees; and

WHEREAS, on July 16, 2020, a Notice of Public Hearing was published in a newspaper of general circulation within the City of El Paso de Robles and was mailed to all interested parties, as well as property owners within a 300-foot radius.

WHEREAS, on July 23, 2020, the Final EIR was made available. The Response to Comments on the Draft EIR was included in the Final EIR.

WHEREAS, the Planning Commission conducted a public hearing on the proposed project on July 28, 2020.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY FIND AND RECOMMEND AS FOLLOWS:

Section 1. Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

Section 2. Compliance with the California Environmental Quality Act. As the recommending body for the Project, the Planning Commission has reviewed and considered the EIR, and administrative record on file with the City and available for review at 1000 Spring Street, Paso Robles, California. The Planning Commission recommends the City Council find that the EIR has been completed in compliance with the California Environmental Quality Act (Pub. Res. Code § 21000 et seq.: “CEQA”) and the State CEQA Guidelines.

Section 3. Findings for Recommended Approval of Oak Tree Removal. Based on the facts and analysis presented to it, including all written and oral testimony and staff presentations, the Planning Commission finds as follows regarding approval of the request to remove 24 18 oak trees at the Beechwood property:

- a. Having considered the factors outlined in Section 10.01.050.D, and the information provided by the Arborist, the removal of 24 18 oak trees is necessary to allow grading (as proposed) for the Beechwood Specific Plan Area development project, which is a reasonable use of the property, and is consistent with the proposed development of VITM 3160.
- b. Compensatory mitigation requirements for the removal of 24 18 oak trees (679 inches in diameter), requires 170 inches in diameter oak tree replacement trees to be planted on site at the direction of the Arborist to mitigate the impact of the tree’s removal. Additional oak trees will be planted to compensate for oak trees that are impacted but not removed.

Section 4. Project Recommendation. Based on all of the above, the Planning Commission of the City of El Paso de Robles, California, finds that OTR 19-05 is a reasonable request to facilitate development of the site, and does hereby recommend approval of OTR 19-05, subject to Exhibit A, B and C..

Section 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City’s offices at 1000 Spring Street, Paso Robles, CA 93446. Dennis Fansler, the City Clerk, is the custodian of the record of proceedings.

Section 6. Execution of Resolution. The Chairperson of the Planning Commission shall sign this Resolution and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

APPROVED by the Planning Commission of the City of El Paso de Robles, California, at its regular meeting held on this 28th day of July 2020, by the following vote, to wit:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

LEGEND

OAK TREE QUALITY	NUMBER	TREES REMOVED
● GOOD QUALITY	53	3
● AVERAGE QUALITY	23	1
● POOR QUALITY	24	14
✕ TREES TO BE REMOVED		18
TOTAL	100	18

EXISTING WETLANDS	
EXPANDED WETLANDS	
SPECIFIC PLAN BOUNDARY	

- NOTES:
- TREES LOCATED WITHIN AREAS OF CUT/FILL OF 2' OR LESS CONSIDERED PRESERVED, SUBJECT TO MITIGATION MEASURES
 - MITIGATION MEASURES TO BE INCORPORATED TO PROTECT TREES IDENTIFIED BY ARBORIST AS POTENTIALLY IMPACTED



WHEREAS, eliminating duplicate and sound-alike street names will enable Emergency Services to respond to emergencies in an efficient timely manner, thereby avoiding delays in providing necessary emergency services; and

WHEREAS, the naming of an unnamed road will not constitute a legal dedication for public right-of-way or for road maintenance purposes; and

WHEREAS, additional proposed road names will be submitted with future small-lot subdivisions; and

WHEREAS, the proposed project is consistent with and supports implementation of the *Paso Robles Economic Strategy* since it proposes new housing opportunities, infrastructure, and investment in the community; and

WHEREAS, the project would necessitate the removal of ~~24~~ 18 oak trees that would require compensatory mitigation, and that the Planning Commission has recommended approval of the removal of 21 oak trees and the commensurate mitigating measures (OTR 19-05); and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared to describe the impacts of the General Plan Amendment and on March 11, 2020, the City and the Governor's Office of Planning and Research distributed the Draft EIR, which identified and evaluated the potential environmental impacts of the proposed project and associated entitlements to interested parties and responsible agencies (SCH #2018061064) for a 45-day public review period, March 11, 2020 to April 25, 2020; and

WHEREAS, On July 16, 2020, a Notice of Public Hearing was published in a newspaper of general circulation within the City of El Paso de Robles and was mailed to all interested parties, as well as property owners within a 300-foot radius.

WHEREAS, On July 23, 2020, the Final EIR was made available. The Response to Comments on the Draft EIR was included in the Final EIR.

WHEREAS, the Planning Commission conducted a public hearing on the proposed project on July 28, 2020.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY FIND AND RECOMMEND AS FOLLOWS:

Section 1. Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

Section 2. Compliance with the California Environmental Quality Act. As the recommending body for the Project, the Planning Commission has reviewed and considered the EIR, and administrative record on file with the City and available for review at 1000 Spring Street, Paso Robles, California. The Planning Commission recommends the City Council find that the EIR has been completed in compliance with the California Environmental Quality Act (Pub. Res. Code § 21000 et seq.: "CEQA") and the State CEQA Guidelines.

Section 3. Findings for Recommended Approval of TR 3160. Based on the facts and analysis presented to it, including all written and oral testimony and staff presentations, and subject to the Conditions of Approval and attachments hereto, the Planning Commission finds as follows:

- a. The VTTM 3160 large-lot subdivision is consistent with the adopted July 28, 2020 Beechwood Specific Plan, and is consistent with: (1) the goals and policies established by the General Plan;

- (2) the policies and development standards established by the Zoning Ordinance; (3) all other adopted codes, policies, standards, and plans of the City.
- b. The subdivision phasing is consistent with the development phasing plan in Chapter 6.1 of the Beechwood Specific Plan that was recommended for approval by the Planning Commission on July 28, 2020.
 - c. VTTM 3160 is consistent with the surrounding neighborhood development pattern and land uses.
 - d. VTTM 3160 will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents living in or near the proposed neighborhoods, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.
 - e. VTTM 3160 accommodates the aesthetic quality of the City as a whole, and will fit in with the established surrounding quality of development, especially where development will be visible from public views, gateways to the City, and scenic corridors.
 - f. VTTM 3160 is compatible with, and is not detrimental to, surrounding land uses and improvements, and circulation system; it provides an appropriate visual appearance and contributes to the mitigation of any environmental impacts through implementation of the Mitigation Monitoring and Reporting Program recommended for adoption per PC Resolution 20-XXX (A), and participation in the Development Impact Fee Program.
 - g. The EIR identifies that the Specific Plan project has potentially significant effects with regards to air quality and transportation that will remain significant despite the implementation of all feasible mitigation measures. Therefore, in order to approve the Project, the City Council must first adopt a Statement of Overriding Considerations that indicates the benefits of the project outweigh the significant and unavoidable environmental effects as required by State CEQA Guidelines section 15093. The Planning Commission has recommended that the City Council adopt a Statement of Overriding Considerations that reflects the Council's balancing of Project benefits against significant unavoidable impacts.
 - h. The naming of roads with official names will help clarify the locations of addressable structures for service providers and others.
 - i. The adoption of road names is needed in order to establish a comprehensive road name and addressing system for the City.
 - j. The adoption of road names is needed for successful implementation of the City's Emergency Services and the County's Enhanced 9-1-1 Response Program (E-911).
 - k. Necessary removal of ~~24~~ 18 native oak trees has been recommended for approval by the Planning Commission per PC Resolution 20-XXX (F).
 - l. As identified in the Water Supply Evaluation (WSE) for this project, the City has sufficient water resources available from the City's existing and planned water sources including groundwater, river water, the Nacimiento Lake Project, and future recycled water resources. The WSE also demonstrates that the City has adequate potable water supply to provide a