

Notice of Preparation

To: EIR & Notice of Preparation Mailing List

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency:

Consulting Firm: (if applicable)

Agency Name: City of Paso Robles

EIR to be prepared by:

Department Name: Community Development Department

Firm Name: Rincon Consultants,

Inc.

Street Address: 1000 Spring Street

Street Address: 1530 Monterey Street, Suite

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City/State/Zip: Paso Robles, California 93446-2599

City/State/Zip: San Luis Obispo, CA

93401

Contact: Darren Nash, City Planner (805) 237-3970
MESM

Contact: Chris Bersbach,

The City of Paso Robles will be the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for the project identified below.

The project description, location, and the potential environmental effects are summarized in the attachment. The City is requesting identification of environmental issues and information that you or your organization believes should be considered in the scope and content of the EIR. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but ***not later than 30 days*** after receipt of this notice.

Please send your response to the attention of Darren Nash, City Planner, in the City of Paso Robles Community Development Department at the address shown above.

Project Title: Olsen/South Chandler Ranch Specific Plan Project

Project Location: The Specific Plan area is located within the Paso Robles city limits on the east side of town and adjacent to unincorporated San Luis Obispo County lands. The planning area is approximately 356 acres and includes the Olsen Ranch property and southern portion of the Chandler Ranch property. The Land Use Plan is shown in the attached figure.

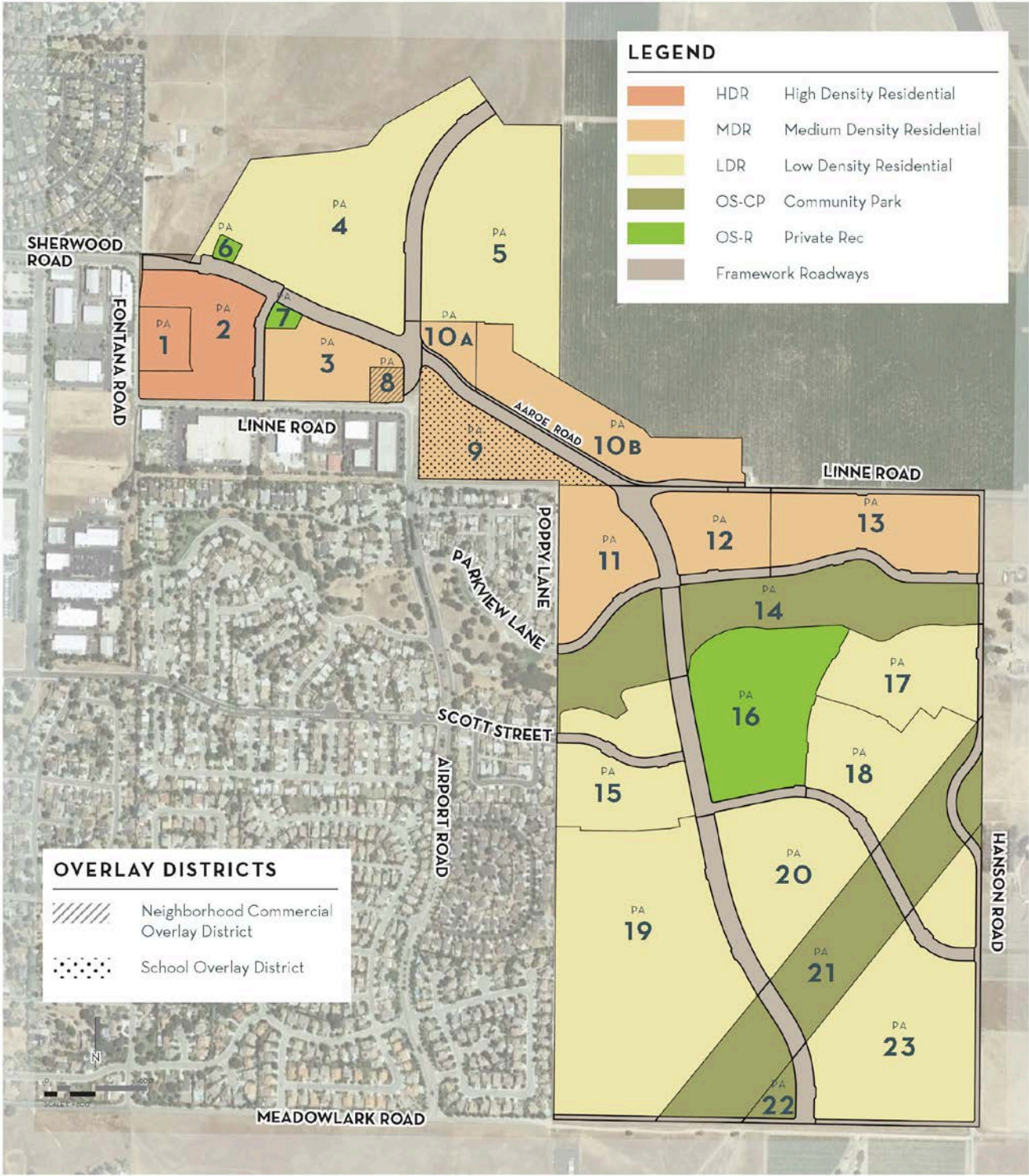
Project Description: The project includes a request for a General Plan amendment, a Specific Plan, a rezone, multiple tentative tract maps, oak tree removal permit, abandonment of portions of the Condict Boulevard public right-of-way spur in the Our Town development, a Development Agreement, and formation of a Community Facilities District. Because the City's General Plan currently identifies the Olsen Ranch and Chandler Ranch properties as separate Specific Plan areas, a General Plan amendment is necessary to integrate the combined planning area for this project and to re-designate the Business Park land use to residential on the Chandler Ranch property. A rezone is necessary to provide conformity between the zoning and any changes to the land use designations on the properties. Concurrent processing of tentative tract maps with other project entitlements is intended to expedite future development of the proposed Specific Plan area. The General Plan allocates a maximum density of 1,233 dwelling units, for an average gross density of 4.9 units/acre over all residential areas, with up to 9,800 square feet of neighborhood commercial development allowed on the Chandler Ranch property. The project area is currently zoned for single-family residential and planned industrial.

Date: _____

Signature: _____

Title: _____

Land Use Plan



Notice of Preparation Attachment
Olsen/South Chandler Ranch Specific Plan Project

The City of Paso Robles, as Lead Agency under the California Environmental Quality Act (CEQA), is requesting comments on the environmental impact report (EIR) scope of work for the proposed project, described below and in the Notice of Preparation, and referred to as the Olsen/South Chandler Ranch Specific Plan Project. The detailed scope of work for issues that may be determined to be potentially significant are available for review upon request. Please contact Project Manager Darren Nash at (805) 237-3970.

Project Location and Setting

The Specific Plan area is located within the Paso Robles city limits on the east side of town and adjacent to unincorporated San Luis Obispo County lands.. The planning area is approximately 356 acres and includes the Olsen Ranch property and southern portion of the Chandler Ranch property.

The Olsen Ranch property is generally undeveloped with some existing rural residential units, and is bounded on the north by Linne Road and the Our Town community, on the west by Poppy Lane and existing residential development, on the south by Meadowlark Road, and on the east by Hanson Road. The southern portion of the Chandler Ranch property is undeveloped, and is bounded on the north by open rangeland on the northern portion of Chandler Ranch, on the west by Fontana Road and existing commercial development, on the south by Linne Road and the Our Town community, and on the east by agricultural vineyards. The planning area includes a school overlay district bounded by Aroe Road to the northeast, and Linne Road to the west and south, and the Our Town community, which is bounded by Aroe Road to the southwest, Chandler Ranch to the north, and agricultural vineyards to the northeast and east. The project area is currently zoned for single-family residential and planned industrial.

Project Description

The project includes a request for a General Plan amendment, a Specific Plan, a rezone, multiple tentative tract maps, oak tree removal permit, abandonment of portions of the Condict Boulevard public right-of-way spur in the Our Town development, a Development Agreement, and formation of a Community Facilities District. The Land Use Plan is shown in the attached figure. The Land Use Summary table shows the Specific Plan land uses.

Land Use Summary

Land Use	Gross Area (acres)	Density Range (units/gross acre)	Maximum Non-residential (square feet)	Maximum Dwelling Units
HDR – High-Density Residential	13.1	8-22	-	168
MDR – Medium-Density Residential	63.1	4-10	9,800 ¹	479
LDR – Low-Density Residential	173.2	3-5	-	586
OS-CP – Community Parks	47.7	-	3,000±	-
OS-R – Private Recreation	18.8	-	28,000±	-
Framework Roadways	39.7	-	-	-
Totals	355.6	3.5	9,800	1,233

1. PA-8 Neighborhood Commercial Overlay District. Maximum Non-Residential Uses not to exceed 9,800 square feet at 0.25 floor-area ratio (FAR). See the Commercial Agrarian Design Guidelines for additional standards.

Discretionary Entitlements

In order to pursue development consistent with the mix of land uses shown in the project application, the following entitlements will need to be processed to implement development on the site:

1. General Plan Amendment
2. Rezone
3. Specific Plan
4. Tentative Tract Maps
5. Oak Tree Removal Permit (multiple trees proposed to be removed)
6. Street Abandonment of portions of Condict Boulevard
7. Development Agreement
8. Community Facilities District Formation/Annexation

1. **General Plan Amendment.** The project site would require a General Plan Amendment to integrate the separate Olsen Ranch and Chandler Ranch Specific Plan areas into a combined planning area for this project, and to re-designate the Business Park land use to residential on the Chandler Ranch property.
2. **Rezone.** The Specific Plan area will require a rezone to provide conformity between the zoning and any changes to the General Plan land use designations on the properties.
3. **Specific Plan.** The General Plan Land Use Element identifies Olsen Ranch and Chandler Ranch as Specific Plan Overlay areas and requires the adoption of a specific plan for these areas to define the scope of future development. A Specific Plan is proposed for future development on Olsen Ranch and the southern portion of the Chandler Ranch as one project (the Olsen/South Chandler Ranch Specific Plan area) consistent with guidance contained in Land Use Element Policy LU-2G.
4. **Tentative Tract Maps.** The project will include multiple large lot and small lot tentative tract maps to implement the provisions of the Specific Plan concurrent with other project entitlements to expedite future development of the proposed Specific Plan area. The tentative tract maps establish the proposed lot lines and road right-of-ways to allow individual ownership of properties and to layout the required infrastructure and utilities.
5. **Oak Tree Removal Permit.** The decision on oak removal and protection will be part of the Specific Plan/Tentative Tract Maps. The project area includes 193 native oak trees of various size and condition. The total number of trees to be removed or impacted is not determined.
6. **Street Abandonment, Condict Boulevard.** The project will include a Street Abandonment of portions of Condict Boulevard public right-of-way spur in the Our Town development.
7. **Development Agreement.** The Development Agreement establishes certain development rights, but also commits the developer to construct or pay for certain amenities for the City's public benefit that are greater than the infrastructure and mitigations that are required to facilitate the development. Public benefits can include but not be limited to public infrastructure and services such as bike facilities, endowments to support public services such as open space, and/or other items of value. The Development Agreement is intended to reduce uncertainty in planning and to provide for the orderly development of the Project.
8. **Community Facilities District Formation.** To finance public facilities, public improvements and public services needed to serve the Specific Plan area, the City may form multiple Community Facilities Districts (CFD).

Other advisory bodies that will evaluate aspects of the project development include the Parks & Recreation Advisory Committee reviewing park proposals.

Probable Environmental Effects/Issues Scoped for EIR

Issue areas that may be determined to be potentially significant include:

- Aesthetics/Visual Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Energy

Development of a Reasonable Range of Alternatives

Factors determining alternative project configurations include considerations of project objectives, site suitability, economic viability, and availability of infrastructure, General Plan consistency, and a proponent's control over alternative sites. The EIR will discuss the rationale for selection of alternatives that are feasible and therefore, merit in-depth consideration, and which are infeasible (e.g., failed to meet Project objectives or did not avoid significant environmental effects) and therefore rejected. Project alternatives have yet to be finalized.

These alternatives will be general in nature since further environmental issue area analyses would be necessary before more specific project alternatives can be identified. The need for project redesign would be determined during the course of environmental review.

Public Scoping Meeting

A public scoping meeting has been scheduled to allow for any interested persons to supply input on issues to be discussed in the EIR:

Date: Wednesday January 30, 2019
Time: 6:30 p.m.
Location: Paso Robles City Hall – City Council Chamber (Library Conference Room)

The meeting is an opportunity for City and consultant staffs to gather information from the public regarding the potential environmental impacts of the project that need to be evaluated in the EIR. It is not intended to be a hearing on the merits of the project. Therefore, members of the public should keep their comments focused on potential significant changes to the environment that may occur as a direct result of project development.