

ORDINANCE NO. 622 N.S.
AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
ADOPTING THE UNION/46 SPECIFIC PLAN
TEXT, PLAN DIAGRAM, AND FEE SCHEDULE
(ADOPTION AND AMENDMENT NO. 1)

WHEREAS, on April 22, 1987 the City Council approved General Plan Amendment 87-01 to the General Plan of the City of El Paso de Robles, establishing the requirement for a Specific Plan to be prepared for the area bounded by Union Road, Highway 46, North River Road, and Prospect Avenue, referred to as the "Union/46 Specific Plan Area" (Plan Area); and

WHEREAS, the purpose and intent of adopting a specific plan for the Plan Area is to establish the appropriate mix and density of land uses, in order to provide a framework for orderly growth and development within the subject area; and

WHEREAS, a well planned and adequately financed framework of streets, water, sewer, parks, schools, and other facilities and services, both within the Plan Area and in the surrounding community, is necessary to serve the anticipated population of the Plan Area; and

WHEREAS, an additional purpose and intent of the specific plan is to mitigate, to the maximum feasible degree, the environmental, physical and fiscal impacts of development, both within the subject Plan Area upon the surrounding Paso Robles community; and

WHEREAS, pursuant to Article 8 (Authority for and Scope of Specific Plans) commencing with Section 65450 of the California Government Code, on March 1, 1988, a specific plan was prepared and the City Council adopted Resolution No. 88-12, adopting the Union/46 Specific Plan, Environmental Impact Report (EIR), and Development Fee Schedule; and

WHEREAS, since approval of the Union/46 Specific Plan, EIR, and Development Fee Schedule, a variety of residential development proposals have been proposed in and around the plan area, providing additional information regarding the topography, drainage, and other physical conditions, plus infrastructure cost data, that were unknown when the Specific Plan was approved in 1988; and

WHEREAS, additional Specific Plan studies have been undertaken, including but not limited to the Borkey Area Specific Plan, providing additional traffic impact information that was not available at the time the Union/46 Specific Plan was adopted; and

WHEREAS, through an up-date of the City's General Plan, additional information has been gathered to identify traffic and other environmental impacts that had not be as fully assessed during preparation of the Union/46 Specific Plan; and

WHEREAS, since the adoption of the Union/46 Specific Plan in 1988, the ability of the Paso Robles School District to fund both property acquisition and school facility construction has been significantly altered through changes in State funding for local school districts, creating an unforeseen impact on the ability of the School District to proceed with the development of an elementary school site that had been an important element of the land use and facilities planning for the population growth in Union/46 Specific Plan Area; and

WHEREAS, the City Council has approved a contract with QUAD Consultants to review the Union/46 Specific Plan fee schedule, including but not limited to the costs of reconstructing Union Road and North River Road as public contract projects, with the intent of up-dating the Development Impact Fees that were adopted March 1, 1988; and

WHEREAS, the comprehensiveness and accuracy of the Development Impact Fees for the Plan Area is critical to the City's ability to

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provide the maximum feasible mitigation of impacts stemming from development in the Union/46 Specific Plan Area, and that without adequate Development Impact Fees the financial burden of mitigating the effects of development in the Plan Area would fall on the balance of the Paso Robles community; and

WHEREAS, QUAD Consultants have prepared a recommended revision to the Development Impact fees that is designed to reflect the additional information that has been collected since the Union/46 Specific Plan was prepared, and said recommendations by QUAD Consultants, supplemented by information presented at and considered during public hearings, document the basis for proposed fees adjustments; and

WHEREAS, since the adoption of the Union/46 Specific Plan, certain policy issues have been raised which require consideration of refinements to the text and plan diagram, particularly including but not limited to the planned density of residential densities in the area east of the intersection of Lyle and Kleck Roads, the appropriateness of deleting the connection of Buena Vista within the Plan Area to Highway 46 East, the physical configuration of the east/west collector street labeled "A Street" in the adopted Union/46 Specific Plan, and the need increase developer participation in funding for both Park and Public School Facilities within the Plan Area; and

WHEREAS, the City Council of the City of Paso Robles finds that the proposed Union/46 Specific Plan, including proposed revisions to Specific Plan policies, is consistent with the General Plan; and

WHEREAS, the Paso Robles City Council did review and certify the Final Environmental Impact Report on the Plan; and

WHEREAS, The readoption of the Union/46 Specific Plan reincorporates the original Specific Plan and the City Council finds that the Environmental Impact Report for the Union/46 Specific Plan adequately addresses the physical impacts of development anticipated within the specific plan area; and

WHEREAS, the City Council hereby acknowledges that restrictions being established by the specific plan diagram and text, and costs being established by the specific plan fee schedule, will increase the cost of housing within the Union/46 Specific Plan area but that without the ability to fund needed public improvements there would be an adverse impact on the public health, safety, and welfare, and there would be inadequate infrastructure to serve the population growth anticipated within the specific plan area; and

WHEREAS, pursuant to the City's General Plan designation and the adopted Union/46 Specific Plan, at its meeting of July 23, 1991, the Planning Commission took the following actions regarding this ordinance proposed to Amend the Plan Text, Diagram and Development Fees Schedule:

- a. Considered the facts and analysis, as presented in the staff report prepared for this Specific Plan and Amendment;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Based on the information contained in the initial studies prepared for this Specific Plan Amendment, found that with the adoption and implementation of appropriate mitigation measures there was no significant effect on the environment raised by this amendment, and adopted a Addendum to that EIR in accordance with the California Environmental Quality Act;
- d. Recommended that the City Council approve the resolutions and ordinance adopting specified revisions to the Union/46 Specific Plan text, Plan Diagram and Fee Schedule;

WHEREAS, at its meeting of February 4, 1992, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this Specific Plan and Amendment ;
- b. Considered the recommendation of the Planning Commission regarding this Specific Plan and Amendment;
- c. Considered the results of public hearings held to obtain public testimony on the proposed ordinance;
- d. Based on the information contained in the initial studies prepared for this Specific Plan Amendment, found that with the adoption and implementation of appropriate mitigation measures there was no significant effect on the environment raised by this amendment, and adopted a Addendum to that EIR in accordance with the California Environmental Quality Act.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of El Paso de Robles, California, that:

- 1. The Union/46 Specific Plan, as reviewed and accepted by the City Council, is adopted as the policy and governing set of standards for development of the Plan Area, augmented by such existing and potential future planning and development standards and the City may also adopt and maintain in effect.
- 2. The text of the Union/46 Specific Plan and Plan Diagram, prescribing land use and other development conditions for the Plan Area, are incorporated into and made a part of this ordinance by references as though set out in full herein, and are labeled Exhibit "A", dated March 1, 1988, and supplemented by Amendment No. 1, labeled Exhibit "B", dated February 4, 1992, both on file in the office of the City Clerk.
- 3. The Plan contains specific development and design standards for key segments of the Plan Area. Where these guidelines/standards impose greater restrictions than those required by underlying zoning and development regulations, the Plan's provisions shall apply. In any instance when there is a conflict between the Specific Plan standards and those established in the City's General Plan, the General Plan standards shall apply.
- 4. The Plan may be amended, as appropriate from time-to-time, by the City of Paso Robles, by ordinance duly approved and adopted by the City Council.
- 5. The Plan contains, and documents the basis for, a schedule of development-related fees for all projects to take place in the plan area. The City council shall adopt, and shall annually review and re-adopt if appropriate, a resolution establishing the schedule of development fees to be collected in association with projects in the Plan area. The local authority for the establishment and collection of such fees is provided for by this ordinance.

PASSED AND ADOPTED THIS 18th day of February, 1992, by the following roll call vote:

AYES: Martin, Picanco, Reneau and Iversen
 NOES: Russell
 ABSENT: None


 MAYOR CHRISTIAN E. IVERSEN

ATTEST:

 RICHARD J. RAMIREZ, CITY CLERK

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