CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

City Council Regular Meeting Revised Agenda

Tuesday, April 7, 2026, 5:00 PM
Tuesday, April 7, 2026, 6:00 PM
Centennial Park - Norris Room
600 Nickerson Drive
Paso Robles, CA 93446

Residents can livestream the meeting at www.prcity.com/youtube, and call **(805)865-7276** to provide public comment via phone. The phone line will open just prior to the start of the meeting and remain open throughout the meeting to ensure the opportunity to comment on each item heard by the Council, other than brief reports and announcements by staff or the Council.
Written public comments can be submitted via email to cityclerk@prcity.com **prior to 12:00 noon on the day of the Council meeting** to be posted as an addendum to the Agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name. City Council meetings will be live-streamed during the meeting and also available to play later on YouTube by accessing the following link: www.prcity.com/youtube. Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the City Council after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the City Clerk's Office, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at www.prcity.com/meetings.
AMERICANS WITH DISABILITIES ACT Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

Pages

A. 5:00 PM CALL TO ORDER

B. ROLL CALL

Councilmember Bausch, Councilmember Beal, Councilmember Gregory, Councilmember Strong, Mayor Hamon

C. CLOSED SESSION ITEMS

1. CONFERENCE WITH LEGAL COUNSEL REAL PROPERTY NEGOTIATIONS

Pursuant to Government Code Section 54956.8
Property: Portion of Pioneer Park located at 1910 Riverside Avenue, APN 008-254-003
Agency Negotiators: Chris Huot, City Manager and Angelica Fortin, Community Services Director
Negotiating Parties: Pioneer Museum Foundation, Don A. Ernst, Esq. | Housing Authority San Luis Obispo, Michelle Pedigo, Executive Director | 16th District Agricultural Association, Colleen Bojorquez, Chief Executive Officer

2. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL INITIATION OF LITIGATION

Pursuant to Government Code Section 54956.9(d)(4)

Based on existing facts and circumstances: One (1) potential cases
Property Address: 2548 Spring Street APN: 008-121-001
Property Owners: Scott Stokes and Harry Hamilton, 2548 Spring LLC

D. PUBLIC COMMENT REGARDING CLOSED SESSION MATTERS

E. ADJOURN TO CLOSED SESSION

F. 6:00 PM RECONVENE TO OPEN SESSION

G. PLEDGE OF ALLEGIANCE

H. INVOCATION

Pastor Pat Sheean, Family Worship Center

I. ROLL CALL

Councilmember Bausch, Councilmember Beal, Councilmember Gregory, Councilmember Strong, Mayor Hamon

J. STAFF INTRODUCTIONS

K. REPORT FROM CLOSED SESSION

L. PRESENTATIONS

1. National Library Week Proclamation 7 - 7

John R. Hamon Jr., Mayor

2. Atascadero Kiwanis / Martin Literacy Scholarship

3. Month of the Child Proclamation 8 - 8

John R. Hamon, Jr., Mayor

4. Earth Month Proclamation 9 - 9

John R. Hamon, Jr., Mayor

***5. Capital Projects Report**

Ditas Esperanza, Capital Projects Engineer

6. Legislative Update

Chris Huot, City Manager
Townsend Public Affairs

***M. GENERAL PUBLIC COMMENTS** *10 - 11*

This is the time the public may address the Council on items within the Council's purview but not scheduled on the agenda. All persons desiring to speak on an agenda item are asked to fill out Speaker Information Cards and give them to the City Clerk prior speaking. Each individual speaker will be limited to a presentation total of three (3) minutes per item. Those persons wishing to speak on any item scheduled on the agenda will be given an opportunity to do so at the time that item is being considered. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2).

N. AGENDA ITEMS TO BE DEFERRED

O. OVERVIEW OF ITEMS ON CONSENT CALENDAR

Chris Huot, City Manager

P. CONSENT CALENDAR

ITEMS ON THE CONSENT CALENDAR ARE CONSIDERED ROUTINE, NOT REQUIRING SEPARATE DISCUSSION. However, if discussion is wanted by a member of the Council or public the item may be removed from the Consent Calendar and considered separately. Councilmembers and members of the public may offer comments or ask questions of clarification without removing an item from the Calendar. Individual items are approved by the vote that approves the Consent Calendar unless an item is pulled for separate consideration. Items pulled from consent will be heard at the end of the meeting.

1. **Approval of March 17, 2026 City Council Meeting Minutes** 12 - 16

   Melissa Martin, City Clerk

2. **Receipt of Advisory Body Minutes** 17 - 23

   Melissa Martin, City Clerk
   Youth Commission Meeting Minutes 02/04/2026
   Parks and Recreation Advisory Committee Meeting Minutes 02/09/2026
   Senior Citizen Advisory Committee Meeting Minutes 02/09/2026

3. **Approval of a Resolution Authorizing the City Manager to Enter into a Professional Services Agreement with Water Systems Consulting Inc. (WSC) to Perform an Update to the City's Wastewater Collections System Renewal Strategy and Master Plan** 24 - 45

   Casey Shepherd, Wastewater Manager
   CEQA Determination: The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.
   Recommendation: Approve Resolution 26-XXX Authorizing the City Manager to Enter into a Professional Services Agreement with Water Systems Consulting Inc. (WSC) to Perform an Update to the City's Wastewater Collections System Renewal Strategy and Master Plan

4. **Approval of a Resolution Authorizing a Contract with APG-Neuros for Master Control Panel Modifications and Equipment Required for Ammonia-Based Aeration Control at the Paso Robles Wastewater Treatment Plant and Appropriating Funds Therefore** 46 - 55

   Casey Shepherd, Wastewater Manager
   CEQA Determination: The City finds that this action is exempt from review under the California Environmental Quality Act pursuant to State CEQA Guidelines § 15301, Existing Facilities.
   Recommendation: Approve Resolution 26-XXX, authorizing the City Manager to execute a contract with APG-Neuros for master control panel modifications and equipment required for ammonia-based aeration control at the City's Wastewater Treatment Plant, appropriating funds therefore and finding this action is exempt from CEQA review pursuant to Section 15301 of the State CEQA Guidelines.

5. **Second Reading by Title Only Ordinance No.1167, Approving the Allegretto Resort Expansion, Rezone 25-02, and Borkey Specific Plan Amendment 26-01, and to Amend the Zoning Map of the City of El Paso De Robles for 2700 Buena Vista Drive** 56 - 69

   Darren Nash, City Planner
   CEQA Determination: Addendum to the 2012 MND for the original Allegretto project. The Addendum is the appropriate document under CEQA to analyze the consistency of the Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines section 15162

and 15164.
Recommendation: Approve the second reading by title only and adopt Ordinance No.1167, amending the Borkey Specific Plan (26-01) and the Zoning Map (25-02) to rezone the 10.8-acre site at the southeast corner of Dallons Drive and Buena Vista Drive (APN 008-121-021) to Parks and Open Space with Resort Lodging Overlay (POS-R/L).

6. **Approval of a Resolution Authorizing the Removal of a 51-inch Diameter Valley Oak Tree Located at 2400 Golden Hill Road (APN 025-423-023)** 70 - 78

Sam Ricklefs, Assistant Planner
CEQA Determination: The City finds that this action is exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with the CEQA Guidelines Section 15304 – Class 4, Minor Alterations to Land.
Recommendation: Approve Resolution 26-XXX, authorizing the removal of one 51-inch Valley Oak tree and require mitigation oak trees to be planted.

Q. PUBLIC HEARINGS

1. **Introduce First Reading by Title Only an Amendment to Chapter 21.52 of the Paso Robles Municipal Code Updating Standards Related to Temporary, Prohibited, and Nonconforming Signs (RZN25-07, P25-0117)** 79 - 97

Darcy Delgado, Associate Planner
CEQA Determination: The proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a "project" under CEQA. State CEQA Guidelines §15060(c) provides that "[a]n activity is not subject to CEQA if … the activity is not a project as defined in Section 15378." Even if the proposed ordinance is considered a "project" subject to CEQA, it is categorically exempt pursuant to State CEQA Guidelines Section 15320 (Class 20).
Recommendation: Introduce for first reading by title only Ordinance XXXX, amending Chapter 21.52 of the Paso Robles Municipal Code.

*2. **Appeal of the Planning Commission's Decision to Approve an Amendment to the Conditional Use Permit 00-020 and Planned Development 00-023 for the Ravine Water Park at 2301 Airport Road (AMD25-02/P25-0124)** *98 - 299*

Warren Frace, Community Development Director
Piper Smith, Assistant Planner
CEQA Determination: On February 10, 2026, the Planning Commission approved an amendment to the Conditional Use Permit and Planned development for the Ravine Water Park pursuant to a finding of consistency with 2004 adopted Ravine Water Park Initial Study and Mitigated Negative ("IS/MND") Declaration. Staff is recommending that the City Council find that, in addition to compliance with the IS/MND, the Amendment to the Conditional Use Permit and Planned Development for the Ravine Water Park also qualifies for a categorical exemption from CEQA under CEQA Guidelines sections 15301, 15303 and 15311.
Recommendation: While the Appellant raises issues primarily related to existing conditions and maintenance issues unrelated to the Amended Conditional Use Permit and Planned Development, which do not present substantial evidence that the Amended Conditional Use Permit and Planned Development could have a potentially significant impact on the environment, the City Council may wish to consider imposing additional Conditions of Approval as a good faith gesture to ensure the harmonious future operation of the Ravine Water Park.

Staff recommends the City Council deny the appeal and sustain the Planning Commission's decision with additional Conditions of Approval to be incorporated into draft Resolution A, approving the amendment to Conditional Use Permit 00-020 and Planned Development 00-023 for the Ravine Water Park, with the addition of the following conditions of approval that must be implemented prior to final approval of building permits:

1. Require the existing detention basin to be regraded to hold 1700 cubic feet of stormwater. The condition should also require the installation of a metered outflow and a secondary overflow, consistent with the original construction plans. The Water Park operation could be required to repair downstream erosion and restore the roadway shoulder caused by unregulated stormwater flow to the satisfaction of the City Engineer.
2. Prohibit the Ravine Water Park from using Paso Robles Boulevard for employee or visitor parking or for access to the Water Park.
3. To the extent permitted by law the applicant shall by accepting these conditions agree to defend (with legal counsel of City's selection), indemnify, and hold harmless the City and its elected and appointed officials, agents, attorneys, employees and officers, from any action, claim or proceeding brought by any party other than the applicant against the City or its elected and appointed officials, agents, employees and officers to attack, set aside, void, or annul a discretionary land use approval of the City, including but not limited to the approval of this CUP, Planned Development or associated CEQA action, which action is brought within the applicable statute of limitations. The required indemnification shall include damages awarded against the City, if any, costs of suit, attorneys' fees and other costs and expenses incurred in connection with the action. The City shall promptly notify the applicant of any such claim, action, or proceeding and cooperate fully in the defense.

R. DISCUSSION ITEMS

1. Progress Update Related to the Paso Robles City Council Vision and Goal Setting

300 - 305

Chris Huot, City Manager

CEQA Determination: The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Recommendation: Receive the presentation on the draft City Council Goals, Priorities, and Work Plan developed through the facilitated strategic planning process with Jacob Green & Associates and the City's leadership team. Provide feedback and direction to staff, along with input from the public and other key stakeholders, to guide further refinement, and direct staff to return with a final document for City Council consideration and acceptance as part of the strategic framework supporting the FY 2026–28 budget cycle.

2. Oak Tree Removal Permit 26-05–Request to Remove Oak Tree No. 903 in the Olsen South Chandler Specific Plan (OTR26-05, P26-0028)

306 - 346

Darren Nash, City Planner

CEQA Determination: An Environmental Impact Report (SCH 2019011065) was adopted for the Olsen South Chandler Specific Plan (Res. 20-024) including Exhibit B to the EIR, Mitigation Monitoring and Reporting Plan (MMRP) in accordance with the California Environmental Quality Act (CEQA). Mitigation measure BIO-4(b)

outlines required mitigation for oak trees removed to construct the OSCSP. Should the oak tree removal request be denied that action would not be a project under the California Environmental Quality Act, pursuant to State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Recommendation: Approve Resolution 26-XXX, authorizing the removal of Oak Tree No. 903 based on the Arborist's determination that the tree is in poor health and the proposed improvements for Hanson Road will cause significant impacts to Tree No. 903, and meets finding 10.01.050.D.1, based on the finding that the condition of the tree with respect to general health, status as a public nuisance, danger of falling, proximity to existing or proposed structures, or interference with utility services, and require mitigation trees as required by the project EIR mitigation measures.

S. CITY MANAGER REPORT

T. COUNCIL BUSINESS AND COMMITTEE REPORTS

U. UPCOMING EVENTS

Library Board of Trustees April 9, 2026, 9:00 AM
Paso Robles Senior Citizen Advisory Committee Meeting April 13, 2026, 1:30 PM
Development Review Committee April 13, 2026, 4:00 PM
Paso Robles Parks & Recreation Advisory Committee Meeting April 13, 2026, 4:00 PM
Development Review Committee April 20, 2026, 4:00 PM
City Council Meeting - Norris Room, Centennial Park April 21, 2026, 6:00 PM

V. ADJOURNMENT

City of El Paso de Robles

PROCLAMATION

NATIONAL LIBRARY WEEK 2026

WHEREAS, *since the founding of the Carnegie Library in the City of El Paso de Robles in 1908, City leaders have recognized that libraries are cornerstones of democracy promoting the free exchange of information and ideas for all members of our community; and*

WHEREAS, *the Paso Robles City Library is a vital community hub for learning and education, health and wellness, community engagement, quality of life and cultural pursuits, and economic development; and*

WHEREAS, *our valued library workers and dedicated volunteers are joining library supporters across the nation to celebrate National Library Week.*

NOW, THEREFORE, BE IT RESOLVED *that I, John R. Hamon Jr, by virtue of the authority vested in me as Mayor, and speaking on behalf of the entire City Council, do hereby proclaim the week of April 19-25, 2026 as* ***National Library Week*** *and encourage Paso Roblans to visit their City Library this week to explore what's new at your library and engage with your librarian.*

IN WITNESS WHEREOF, on this 7th day of April 2026,
I have hereunto set my hand and caused the Seal of the
City of Paso Robles to be affixed.

_____
John R. Hamon, Jr., Mayor
City of El Paso de Robles

City of El Paso de Robles

PROCLAMATION

MONTH OF THE CHILD
&
CHILD ABUSE PREVENTION MONTH
April 2026

WHEREAS, *the Paso Robles City Council recognizes that children deserve our collective investment, and investing in strong early childhood systems – including access to quality child care and early learning opportunities – supports not only the healthy development of children and the stability of families, but also contributes to the economic vitality and long-term prosperity of our community; and*

WHEREAS, *April – recognized as Month of the Child and Child Abuse Prevention Month – provides an opportunity to celebrate the wonder and promise of childhood while reaffirming our commitment to ensuring that every child has access to safe, nurturing environments at home, in childcare, at school, and throughout the community; and*

WHEREAS, *the City of Paso Robles has demonstrated leadership in supporting families by partnering with Community Action Partnership of San Luis Obispo (CAPSLO) Child Care Resource Connection to conduct a market analysis for Paso Robles Families; and*

WHEREAS, *this study engaged local child care providers and community stakeholders to better understand the child care landscape, including barriers related to workforce shortages, affordability, and facility capacity, and identified opportunities to strengthen the child care system to meet the needs of working families; and*

WHEREAS, *during Child Abuse Prevention Month, our community also raises awareness of the many children who experience abuse or neglect and renews our commitment to strengthening families, supporting prevention efforts and ensuring that every child grows up safe, supported and valued.*

NOW, THEREFORE, BE IT RESOLVED *that I, John R. Hamon, Jr., by virtue of the authority vested in me as Mayor, and speaking on behalf of the entire City Council, do hereby proclaim April 2026 as the "**Month of the Child**" and "**Child Abuse Prevention Month**."*

IN WITNESS WHEREOF, on this 7th day of April, 2026
I have hereunto set my hand and caused the Seal of the
City of Paso Robles to be affixed.

_____

John R. Hamon, Jr., Mayor
City of El Paso de Robles

City of El Paso de Robles

PROCLAMATION

EARTH MONTH
&
SLO EARTHFEST
April 2026

WHEREAS, *the City of Paso Robles recognizes that protecting the natural environment and responsibly managing natural resources is essential to the health, prosperity and quality of life in the community; and*

WHEREAS, *April is recognized around the world as Earth Month, providing an opportunity to promote environmental awareness and encourage sustainable practices that protect the planet for future generations; and*

WHEREAS, *the City of Paso Robles supports sustainability through programs and initiatives that promote water conservation, energy efficiency, responsible land use planning, recycling and waste reduction, and the protection of natural resources within the community; and*

WHEREAS, ***SLO EarthFest 2026*** *brings together residents, businesses, nonprofit organizations, and public agencies from across the region to celebrate environmental stewardship, highlight sustainable solutions, and inspire community action; and*

WHEREAS, *SLO EarthFest provides educational opportunities and recognizes the many organizations and volunteers who are working to conserve natural resources, reduce environmental impacts and build a more sustainable future for the Central Coast.*

NOW, THEREFORE, BE IT RESOLVED *that I, John R. Hamon, Jr., by virtue of the authority vested in me as Mayor, and speaking on behalf of the entire City Council, do hereby proclaim April 2026 as* ***Earth Month*** *and recognizes* ***SLO EarthFest 2026*** *for its leadership in promoting environmental awareness, sustainability and regional collaboration.*

IN WITNESS WHEREOF, on this 7th day of April 2026
I have hereunto set my hand and caused the Seal of the
City of Paso Robles to be affixed.

_____

John R. Hamon, Jr., Mayor
City of El Paso de Robles

George, Linda
M - General Public Comment

From: Linda C George
To: City Clerk; Council; Linda C George
Subject: PUBLIC COMMENTS
Date: Tuesday, April 7, 2026 9:11:23 AM

[EXTERNAL EMAIL]

Melissa please place this in today's agenda .

Written public comments can be submitted via email to cityclerk@prcity.com prior to 12:00 noon on the day of the Council meeting to be posted as an addendum to the Agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name

GENERAL PUBLIC COMMENTS.

Mayor and Council Members,

Please put this on a future agenda so we can review BBK fees with the constituents.

I want to address what the public is seeing during your meetings.

The City Attorney, Elizabeth Hull, is supposed to guide the Council on legal matters and act as the parliamentarian during meetings. That is her role. But what we are seeing is the City Manager stepping in and acting more like the parliamentarian, while the City Attorney sits back.

That is confusing to the public.

These roles exist for a reason. The City Manager runs operations. The City Attorney provides legal guidance and ensures meetings follow proper procedure. When those roles start to blur, it raises concerns about who is actually providing legal direction.

At the same time, the City continues to spend heavily on legal services. Yet during meetings, the structure does not reflect clear leadership from the City Attorney's position. Ms Hull, sits back until asked.

That disconnect matters.

If the City is paying for legal expertise, the public should be able to clearly see it being used where it belongs — at the dais, guiding the Council in real time.

Clear roles build trust. Blurred roles create doubt.

Respectfully,

Linda "Pinky" George
Paso Robles, District 1 Community Advocate
GSMOL Legislative Contact
Due to visual issues & hand arthritis forgive the typos

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CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Paso Robles City Council Minutes

March 17, 2026, 6:00 PM
Centennial Park - Norris Room
600 Nickerson Drive
Paso Robles, CA 93446

Councilmembers Present: Mayor Hamon, Councilmember Bausch, Councilmember Beal, Councilmember Gregory, Councilmember Strong

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A. 6:00 PM CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. INVOCATION

Rabbi Meir Gordon, Chabad of Paso Robles

D. ROLL CALL

Councilmember Bausch, Councilmember Beal, Councilmember Gregory, Councilmember Strong, Mayor Hamon

E. STAFF INTRODUCTIONS

F. PRESENTATIONS

1. Education and Sharing Day Proclamation

Mayor Hamon read a proclamation recognizing March 29, 2026 as Education and Sharing Day in the City of Paso Robles. The proclamation was received by Rabbi Meir Gordon.

2. Airport Update

Airport Manager Mark Scandalis provided an overview of current operations, upcoming projects, security updates, logo development, FAA grants, Airport Master Plan progress, and the conceptual design for the terminal remodel.

PUBLIC COMMENT: Linda George and Dale Gustin.

3. Revitalization Recommendation from Planning Commission

Community Development Director Warren Frace shared the history of Norma's Alley and the Planning Commission's recommendation for the Council to establish an Ad Hoc Task Force to explore its potential revitalization.

PUBLIC COMMENT: Linda George, Dale Gustin, Sawyer Sackett, Margaret Holstein, Raymond Smith, Jeffry Wiesinger, and Michael Rivera.

G. GENERAL PUBLIC COMMENTS

Linda George and Dale Gustin.

H. AGENDA ITEMS TO BE DEFERRED

None

I. OVERVIEW OF ITEMS ON CONSENT CALENDAR

City Manager Chris Huot provided a brief overview of the items on the consent calendar.

J. CONSENT CALENDAR

PUBLIC COMMENT: Linda George.

Motioned by Councilmember Gregory, seconded by Councilmember Bausch, and passed unanimously to approve items 1-6 of the Consent Calendar.
AYES: Gregory, Bausch, Beal, Strong, Hamon

Roll Call Vote Passed Unanimously

1. **Approval of March 3, 2026 City Council Meeting Minutes**
2. **Approval of March 4, 2026 Joint City Council, Planning Commission, Airport Commission Special Meeting Minutes**
3. **Receipt of Advisory Body Minutes**
4. **Receipt of Warrant Register**
5. **Approval of the Part-Time Community Events Coordinator Job Description and Updated Master Pay Schedule**

   Resolution 26-018
6. **Approval of a Resolution Authorizing the Corporal Position be Added to the List of Emergency Response Classifications Eligible for Reimbursement for Mutual Aid Assignments**

   Resolution 26-019

K. PUBLIC HEARINGS

1. **Approval of a Resolution Updating and Establishing City Development Services User Fees for Various Regulatory Activities, Programs, and Services**

PUBLIC COMMENT: Linda George.

Motioned by Councilmember Gregory, seconded by Councilmember Beal, and passed unanimously to approve Resolution 26-020, updating and establishing various user and regulatory fees for various City regulatory activities, programs, and services set forth in a comprehensive fee schedule.
AYES: Gregory, Beal, Bausch, Strong, Hamon

Roll Call Vote Passed Unanimously

2. <u>First Reading by Title Only an Ordinance of the Paso Robles Municipal Code to Amend the Borkey Specific Plan and Associated Rezoning, and Approval of the Resolutions Approving the Mitigated Negative Declaration Addendum, the General Plan Amendment,</u>

PUBLIC COMMENT: Sawyer Sackett and Steve Eorio.

Motioned by Councilmember Gregory, seconded by Councilmember Beal, and passed unanimously to approve Resolution 26-021, authorizing the addendum to Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
AYES: Gregory, Beal, Bausch, Strong, Hamon

Roll Call Vote Passed Unanimously

Motioned by Councilmember Gregory, seconded by Councilmember Beal, and passed unanimously to approve Resolution 26-022, authorizing the General Plan Amendment.
AYES: Gregory, Beal, Bausch, Strong, Hamon

Roll Call Vote Passed Unanimously

Motioned by Councilmember Gregory, seconded by Councilmember Beal, and passed unanimously to introduce for first reading by title only, Ordinance 1167 amending the Paso Robles Municipal Code to authorize the Specific Plan Amendment and the rezone designation.
AYES: Gregory, Beal, Bausch, Strong, Hamon

Roll Call Vote Passed Unanimously

Motioned by Councilmember Gregory, seconded by Councilmember Beal, and passed unanimously to approve Resolution 26-023 authorizing the development plan and conditional use permit for the project and incorporating the engineering condition updates to Exhibit A2 Sections B6 and B7.
AYES: Gregory, Beal, Bausch, Strong, Hamon

Roll Call Vote Passed Unanimously

Mayor Hamon called for a break at 8:17 PM. The meeting reconvened at 8:29 PM.

3. Approval of a Development Plan for 24 Residential Units including an Affordable Housing Density Bonus; Fence-Height Modification; Removal of Ten Oak Trees; and a One-Lot Tract Map (PD24-07, MOD25-09, OTR25-04, Tentative Tract Map 3254, P24-0100)

PUBLIC COMMENT: None

Motioned by Councilmember Gregory, seconded by Councilmember Strong and passed unanimously to approve Resolution 26-024 approving Development Plan 24-07, Site Plan Modification 25-09, Oak Tree Removal Permit 25-04, and Tentative Tract Map 3254, based on findings and subject to conditions of approval, and finding the project exempt from environmental review as a class 32 categorical exemption for infill development.
AYES: Gregory, Strong, Beal, Bausch, Hamon

Roll Call Vote Passed Unanimously

L. DISCUSSION ITEMS

1. Approval of a Resolution and Introduction for First Reading by Title Only of an Ordinance Authorizing an Amendment to the CalPERS Contract by Reducing the Cost-Sharing Agreement for Unrepresented Confidential, Professional, and Management Employees in th

PUBLIC COMMENT: Linda George.

Motioned by Councilmember Gregory, seconded by Councilmember Bausch and passed unanimously to approve Resolution 26-025 and introduce for first reading by title only Ordinance 1168, giving notice of the City's intention to approve an amendment to the contract between the City of Paso Robles and the Board of Administration of the California Public Employees' Retirement System for the MGMT police and fire safety member categories.
AYES: Gregory, Bausch, Beal, Strong, Hamon

Roll Call Vote Passed Unanimously

M. CITY MANAGER REPORT

City Manager Chris Huot provided an update on current City activities.

N. COUNCIL BUSINESS AND COMMITTEE REPORTS

Councilmembers and the Mayor reported on committee attendance and other City related activities.

O. UPCOMING EVENTS

P. ADJOURNMENT

Motioned by Mayor Hamon, seconded by Councilmember Gregory, and passed unanimously by voice vote at 9:31 PM to adjourn to the April 7, 2026 regular City Council meeting in recognition of the Irish on St. Patrick's Day.

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THESE MINUTES ARE NOT OFFICIAL OR A PERMANENT PART OF THE RECORDS UNTIL APPROVED BY THE CITY COUNCIL AT A FUTURE REGULAR MEETING

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Youth Commission Minutes

February 4, 2026, 5:00 PM
Centennial Park - White Oak Room
600 Nickerson Drive
Paso Robles, CA 93446

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A. CALL TO ORDER

The meeting was called to order at 5:00 PM.

B. ROLL CALL

Commissioners: Rand Naji, Benjamin Parham (absent), Amelia Peterson, Emerie Reynoso, Emily Santoro, Lane Shea, Aurora Spann (absent), Aiden Welch, Lauren Welch
Council Liaisons: Chris Bausch, Fred Strong (absent)

C. PLEDGE OF ALLEGIANCE

D. PRESENTATIONS

1. Recruitment Subcommittee Update

Subcommittee members: Naji, Parham (absent), Reynoso, Spann (absent)

2. Recreation Services Update

Lynda Plescia, Recreation Services Manager

E. GENERAL PUBLIC COMMENTS

None

F. CONSENT CALENDAR

Motioned by Commissioner Peterson, seconded by Commissioner Naji, and passed unanimously by voice vote to approve items 1-2 of the Consent Calendar. **AYES:** Peterson, Naji, Reynoso, Santoro, Shea, A. Welch, L. Welch

1. Approval of the January 7, 2026 Youth Commission Meeting Minutes

2. Paso Robles Recreation Services Volunteer Opportunities Report for February 2026

G. DISCUSSION ITEMS

1. Adopt the Concept Plan for the 2026 Spring Teen Event

Motioned by Commissioner Shea, seconded by Commissioner Peterson, and passed unanimously by voice vote to adopt the subcommittee's proposed concept plan for the Spring teen event on Friday, March 27, 2026. **AYES:** Shea, Peterson, Naji, Reynoso, Santoro, A. Welch, L. Welch

H. COMMUNITY SERVICES DIRECTOR UPDATE

Community Services Director Angelica Fortin reported that CSD hopes funding for the Library Design Concept plan will be included in the current annual budget report and that the first reading of the Ordinance on Visual Art in Public Places would be approved at the next City Council meeting.

I. COMMISSIONER COMMENTS

Commissioner Peterson requested a copy of the Library Design Concept presentation. Commissioner L. Welch asked if the library would be open during construction.

J. CITY COUNCIL LIAISON REPORTS

Councilmember Chris Bausch encouraged commissioners who may pursue degrees or occupations in art on the Central Coast to apply for an appointment to the new art advisory board that City Council is being asked to approve. Councilmember Bausch also reported on the Sensorio installation in City Park and the new fire truck currently being built to replace the 25-year-old truck.

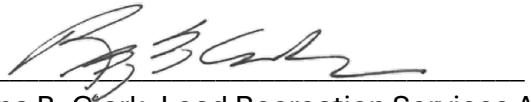
K. UPCOMING EVENTS

February 16, 2026 City Offices Closed in Observance of Presidents Day
February 17, 2026 City Council Meeting, Norris Room, Centennial Park 6PM
March 3, 2026 City Council Meeting, Norris Room, Centennial Park 6PM
March 4, 2026 Youth Commission Advisory Committee Meeting, Centennial Park 5PM

L. ADJOURNMENT

Motioned by Commissioner Peterson, seconded by Commissioner L. Welch, and passed unanimously by voice vote at 5:36 PM to adjourn to the next regular meeting of the Youth Commission on March 4, 2026. AYES: Peterson, L. Welch, Naji, Reynoso, Santoro, Shea, A. Welch

THESE MINUTES WERE APPROVED BY THE YOUTH COMMISSION ADVISORY COMMITTEE AT THEIR MARCH 4, 2026 MEETING.



Regina B. Clark, Lead Recreation Services Assistant
Approved: March 17, 2026

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Parks and Recreation Advisory Committee Minutes

February 9, 2026, 4:00 PM
Centennial Park - Live Oak Room
600 Nickerson Drive
Paso Robles, CA 93446

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A. CALL TO ORDER

The meeting was called to order at 4:01PM.

B. ROLL CALL

Committeemembers: Richard Clayton, Gene Messina (absent), Reilly Newman, Bill Saylor, Diane Zannotti (absent)
Council Liaisons: Chris Bausch, Kris Beal

C. PLEDGE OF ALLEGIANCE

D. PRESENTATIONS

1. Parks and Trails Recent Updates: Sherwood Parks

James Taylor, Parks and Trails Supervisor

2. Recreation Division Update

Lynda Plescia, Recreation Services Manager

3. Public Works Update

Dwayne Brown, Maintenance Services Superintendent

E. GENERAL PUBLIC COMMENTS

Jeff Smith, John Pierini

F. CONSENT CALENDAR

Motioned by Committeemember Saylor, seconded by Committeemember Newman, and passed unanimously to approve items 1-2 of the Consent Calendar. **AYES:** Saylor, Newman, Clayton

1. **Approval of the January 12, 2026 Parks and Recreation Advisory Committee Meeting Minutes**

2. **Paso Robles Recreation Services Volunteer Opportunities Report for February 2026**

G. COMMUNITY SERVICES DIRECTOR UPDATE

Community Services Director Angelica Fortin asked that committeemembers consider attending the next City Council meeting in which the first reading of the new ordinance on Public Art is on the agenda as well as the requests for funding for the development of new design concepts for the City Library and for the Sherwood Park fields.

H. COMMITTEEMEMBER COMMENTS

Committeemember Saylor expressed interest in an update on when Pioneer Park comes offline. The Committee was in agreement.

I. CITY COUNCIL LIAISON COMMENTS

Councilmember Chris Bausch spoke of the improved local fire rating that will lower insurance costs in the Paso Robles area, the senior survey, and the upcoming joint City Council special meeting on Spaceport to be held on March 4, 2026.
Councilmember Kris Beal encouraged committeemembers to help educate key community members on the programs, activities and facilities the city provides in support of youth sports.

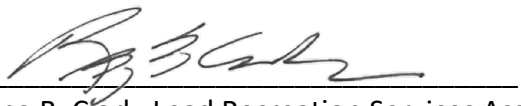
J. UPCOMING EVENTS

February 16, 2026 City Offices Closed In Observance of Presidents Day
February 17, 2026 City Council Meeting, Norris Room, Centennial Park 6PM
March 3, 2026 City Council Meeting, Norris Room, Centennial Park 6PM
March 9, 2026 Parks and Recreation Advisory Committee Meeting, Centennial Park 4PM

K. ADJOURNMENT

Motioned by Committeemember Saylor, seconded by Committeemember Newman, and pass unanimously by voice vote at 5:24PM to adjourn the meeting to the regular Parks and Recreation Advisory Committee meeting on March 9, 2026. **AYES:** Saylor, Newman, Clayton

THESE MINUTES WERE APPROVED BY THE PARKS AND RECREATION ADVISORY COMMITTEE AT THEIR MARCH 9, 2026 REGULAR MEETING.



Regina B. Clark, Lead Recreation Services Assistant
Approved: March 17, 2026

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Paso Robles Senior Citizen Advisory Committee Minutes

February 9, 2026, 1:30 PM
Paso Robles Senior Center
270 Scott Street
Paso Robles, CA 93446

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A. CALL TO ORDER

The meeting was called to order at 1:30 PM.

B. ROLL CALL

Committeemembers: Peggy Beemer, Karen Murray, Dan Rodriguez, Richard Winkleman (absent), Prudence Zalewski
Council Liaisons: Steve Gregory, Chris Bausch

C. PLEDGE OF ALLEGIANCE

D. PRESENTATIONS

1. Recreation Services Update

Lynda Plescia, Recreation Services Manager

2. Senior Survey Subcommittee Update

Subcommittee members Dan Rodriguez, Prudence Zalewski

3. Identify and Gather Unmet Needs Subcommittee Update

Subcommittee members Peggy Beemer, Richard Winkleman (absent)

E. GENERAL PUBLIC COMMENTS

Elaine Ernst, Melissa Swager, Joe Irick, Dale Gustin, Patrick Banakis

F. CONSENT CALENDAR

Motioned by Committeemember Beemer, seconded by Committeemember Zalewski, and passed unanimously to approve items 1-4 of the Consent Calendar. **AYES:** Beemer, Zalewski, Murray, Rodriguez

1. **Approval of the January 12, 2026 Senior Citizen Advisory Committee Regular Meeting Minutes**

2. **Paso Robles Recreation Services Volunteer Opportunities Report of February 2026**

3. **Senior Endowment Report of January 2026**

4. **Paso Robles Senior Center Report of February 2026**

G. COMMUNITY SERVICES DIRECTOR UPDATE

Community Services Department (CSD) Director Angelica Fortin invited committeemembers to attend the next City Council meeting on February 17, 2026 where several key CSD projects were on the agenda such as the first reading of the new ordinance on Public Art, and the budget requests for upgrades to the Sherwood Fields and for the development of a new design concept for the City Library.

H. COMMITTEEMEMBER COMMENTS

Committeemember Zalewski asked about the use of AI in local schools.

I. CITY COUNCIL LIAISON COMMENTS

Councilmember Steve Gregory reported he had recently attended a conference on AI and mentioned the recent grant of $21 million in support of a county mental health facility to be located in an existing facility in Paso Robles.

Councilmember Chris Bausch reported on the status of several city related projects across the city and asked that the committeemembers be emailed a notice about the upcoming joint City Council special meeting about Spaceport on March 4, 2026.

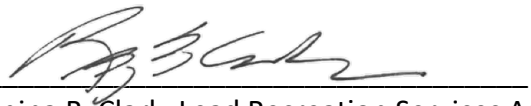
J. UPCOMING EVENTS

February 12, 2026 Last Day for Senior Survey
February 16, 2026 City Offices Closed in Observance of Presidents Day
February 17, 2026 City Council Meeting, Norris Room, Centennial Park 6PM
March 3, 2026 City Council Meeting, Norris Room, Centennial Park 6PM
March 9, 2026 Senior Citizen Advisory Committee Meeting, Paso Robles Senior Center, 1:30PM

K. ADJOURNMENT

Motioned by Committeemember Beemer, seconded by Committeemember Murray, and passed unanimously by voice vote at 2:05 PM to adjourn to the regular meeting of the Senior Citizen Advisory Committee on March 9, 2026. **AYES:** Beemer, Murray, Rodriguez, Zalewski

THESE MINUTES WERE APPROVED BY THE SENIOR CITIZEN ADVISORY COMMITTEE AT THEIR MARCH 9, 2026 REGULAR MEETING.



Regina B. Clark, Lead Recreation Services Assistant
Approved: March 17, 2026

Council Agenda Report

From: Casey Shepherd, Wastewater Manager

Subject: Approval of a Resolution Authorizing the City Manager to Enter into a Professional Services Agreement with Water Systems Consulting Inc. (WSC) to Perform an Update to the City's Wastewater Collections System Renewal Strategy and Master Plan

CEQA Determination: The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Date: April 7, 2026

Facts

1. The City owns and operates a wastewater collection system consisting of approximately 140 miles of sewer pipelines and 13 sewage lift stations. This system collects wastewater from throughout the City and conveys it to the City's wastewater treatment plant.
2. The oldest portions of the City's wastewater collection system were installed in Paso's westside and downtown areas, with some pipelines dating back to the early 1900s.
3. To prevent sanitary sewer overflows, protect public and environmental health, and to maximize the useful life of sewer system infrastructure, it is necessary to maintain a comprehensive operations and maintenance program supported by a strategic approach to system renewal, replacement, and expansion strategy that considers aging infrastructure, sewer system capacity, and future development within the City.
4. To support these efforts, the City maintains a Wastewater Collection System Renewal Strategy and Master Plan (Master Plan).
5. The Master Plan is used to: 1) evaluate existing system capacity, 2) plan for future growth and development, 3) assess infrastructure condition and risk, and 4) develop a capital improvement plan (CIP).
6. The Master Plan must be periodically updated to incorporate current data and planning assumptions. This includes updating the hydraulic model of the sewer system to reflect current and projected flow conditions, which is then used to determine where capacity constraints may exist in near-term and buildout scenarios.
7. The City's Wastewater Master Plan was last updated in 2019. Since that time, the City has completed several capital improvement projects identified in that plan. Additionally, updated development projections, wastewater flow data, and current asset condition data need to be evaluated and incorporated into the Master Plan.
8. Water System Consulting Inc. (WSC) prepared the City's 2019 Wastewater Master Plan and maintains the most up-to-date hydraulic model of the City's wastewater collection system. As a result, WSC has extensive familiarity with City's wastewater system, modeling framework, and planning assumptions.

Options

1. Take no action;
2. Approve Resolution 26-XXX Authorizing the City Manager to Enter into a Professional Services Agreement with Water Systems Consulting Inc. (WSC) to Perform an Update to the City's Wastewater Collections System Renewal Strategy and Master Plan;
3. Provide alternative direction to staff.

Analysis and Conclusions

The City's wastewater collection system is a critical component of public infrastructure that protects public health, supports economic development, and ensures regulatory compliance. Much of the system, particularly in the westside and downtown areas, is aging and requires ongoing evaluation and strategic planning to maintain reliability and service levels.

The City's Wastewater Collection System Renewal Strategy and Master Plan serves as the primary planning tool to assess system capacity, evaluate infrastructure condition, and identify and prioritize capital improvement needs. The Master Plan also ensures that the City is prepared to accommodate future growth and development while minimizing the risk of sanitary sewer overflows and system failures. Since adoption of the 2019 Master Plan, the City has implemented several identified capital improvement projects and has obtained updated information related to system flows, asset condition, and planned development. As a result, an update to the Master Plan is necessary to reflect current conditions, validate system performance, and identify any new or revised infrastructure needs.

Water System Consulting, Inc. (WSC) is uniquely qualified to perform the proposed work based on its prior and ongoing involvement with the City's wastewater system. WSC prepared the City's 2019 Wastewater Master Plan and currently maintains the most up-to-date hydraulic model of the wastewater collection system. Through these efforts, WSC has developed comprehensive institutional knowledge of the system, including its configuration, modeling structure, calibration, and planning assumptions. Additionally, WSC has completed several regional evaluations incorporating a range of development scenarios that are directly applicable to and will support the forthcoming Master Plan update.

Staff recommends the use of a sole-source procurement for this project. Although a competitive procurement process could be conducted, such an approach is not expected to yield additional value. On the contrary, it would likely increase costs and delay project delivery due to the time required for a new consultant to acquire system familiarity, reconstruct or validate the hydraulic model, and reconcile prior planning efforts. These duplicative efforts introduce inefficiencies and potential risks to consistency and data integrity.

Based on these considerations, sole-source procurement with WSC represents the most efficient, cost-effective, and technically sound approach, and is in the best interest of the City.

Fiscal Impact

The total cost of the Master Plan Update shall not exceed $164,320. Wastewater Master Plan updates are generally performed on a five-year cycle and have been incorporated into the City's current wastewater rate structure. The project will be funded through available reserves within the Wastewater Enterprise Fund.

CEQA
The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Recommendation (Option 2)
Approve Resolution 26-XXX Authorizing the City Manager to Enter into a Professional Services Agreement with Water Systems Consulting Inc. (WSC) to Perform an Update to the City's Wastewater Collections System Renewal Strategy and Master Plan

Attachments
1. Resolution 26-XXX – Wastewater Master Plan Update
2. Proposal from Water System Consulting Inc.

Attachment 1

RESOLUTION 26-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH WATER SYSTEMS CONSULTING INC. (WSC) TO PERFORM AN UPDATE TO THE CITY'S WASTEWATER COLLECTIONS SYSTEM RENEWAL STRATEGY AND MASTER PLAN

WHEREAS, the City owns and operates a wastewater collection system consisting of approximately 140 miles of sewer pipelines and 13 sewage lift stations that collect wastewater from throughout the City and conveys it to the City's wastewater treatment plant; and

WHEREAS, to prevent sanitary sewer overflows, protect public and environmental health, and to maximize the useful life of sewer system infrastructure, it is necessary to maintain a comprehensive operations and maintenance program supported by a strategic approach to system renewal, replacement, and expansion strategy that considers aging infrastructure, sewer system capacity, and future development within the City; and

WHEREAS, to support these efforts, the City maintains a Wastewater Collection System Renewal Strategy and Master Plan (Master Plan); and

WHEREAS, the Master Plan is used to: 1) evaluate existing system capacity, 2) plan for future growth and development, 3) assess infrastructure condition and risk, and 4) develop a capital improvement plan (CIP; and

WHEREAS, the City's Wastewater Master Plan was last updated in 2019. Since that time, the City has completed several capital improvement projects identified in that plan. Additionally, updated development projections, wastewater flow data, and current asset condition data need to be evaluated and incorporated into the Master Plan; and

WHEREAS, Water System Consulting Inc. (WSC) prepared the City's 2019 Wastewater Master Plan and maintains the most up-to-date hydraulic model of the City's wastewater collection system. As a result, WSC has extensive familiarity with City's wastewater system, modeling framework, and planning assumptions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. The City Council finds that contracting with Water Systems Consulting Inc. (WSC) is in the City's best interest and authorizes the City Manager to enter into a Professional Services Agreement with Water Systems Consulting Inc. (WSC) to perform an Update to the City's Wastewater Collections System Renewal Strategy and Master Plan for an amount not to exceed $164,320.

Section 3. This Resolution shall take effect on the date it is approved by the City Council.

APPROVED this 7th day of April, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Proposal for Wastewater Master Plan Update

March 24, 2026

City of Paso Robles
Casey Shepard
Wastewater Resources Manager
1000 Spring Street
Paso Robles, CA 93446

WSC San Luis Obispo
805 Aerovista Place, Suite 201
San Luis Obispo, CA 93401
P: (805) 457-8833
F: (805) 888-2764

Adam Donald, PE
P: (503) 433-3554
E: adonald@wsc-inc.com

Justin Pickard, PE
P: (805) 221-7766
E: jpickard@wsc-inc.com

Dear Casey,

Water Systems Consulting, Inc. (WSC) is pleased to submit our proposal to support the City of Paso Robles (City) with the Wastewater Master Plan Update. We appreciate the opportunity to continue partnering with the City on their wastewater collection system.

Our approach combines data-driven flow projection, hydraulic modeling, and condition evaluation to identify limitations and risks across the collection system. Building on available City data, we will calibrate and update the hydraulic model, evaluate near-term and buildout scenarios (including densification), and facilitate focused workshops to confirm findings and priorities. The resulting Master Plan will provide clear recommendations, cost opinions, and a phased CIP roadmap.

By partnering with WSC, the City will receive:

Clear, defensible planning basis. Updated existing and projected wastewater flows (5-year, 10-year, and buildout) and peaking factor analysis to support informed decision-making for sizing and prioritization.

Targeted capacity and reliability recommendations. A calibrated SewerGEMS model and evaluation criteria to pinpoint gravity and lift station deficiencies under wet-weather peak conditions that can be used to support development reviews in the future.

Actionable CIP with cost transparency. Prioritized capital projects supported by planning-level cost estimates and one-page project sheets, coordinated where feasible with roadway improvements to optimize spending and limit community disruption.

We can begin work immediately to help the City achieve its CIP timeline for supporting a future rate study. Please contact us with any questions or if you would like to discuss the scope, schedule, or desired planning assumptions in more detail.

Sincerely,

Water Systems Consulting, Inc.

Adam Donald, PE
Project Manager

Justin Pickard, PE
Vice President/Principal in Charge

WSC

Project Team



Our team will be led by Project Manager Adam Donald, an experienced wastewater planning engineer who is familiar with the City's staff and standards. Adam has experience leading all of the services outlined in the Scope of Services and will work closely with support staff to address each one with precision and efficiency.

Adam will be supported by Justin Pickard and Jeroen Olthof. Jeroen's 30 years of planning and modeling experience includes hydraulic modeling of pipe networks, feasibility studies, infrastructure condition assessment, and comprehensive master planning. He is a database and geographic information systems (GIS) expert with experience developing hydraulic models, customer databases, and asset databases. Jeroen will leverage his expertise and provide incremental reviews from throughout the project using a customized QA/QC Plan developed for the project.

Justin brings more than 23 years of experience as a project manager, construction manager, and supervising engineer on a diverse range of civil engineering projects, including serving as Program Manager for the City of San Luis Obispo's Water Resource Recovery Facility (WRRF) Upgrade. He has worked as a consultant for numerous public agencies and as a supervising engineer for one of the largest municipal water districts in California. Justin's expertise includes construction management, project management, and critical path method scheduling.

Cason Roberts, a PACP certified wastewater engineer in training, has extensive experience working with both City staff and the proposed WSC team. He is familiar with the City's wastewater hydraulic model, allowing him to efficiently update the model as part of this Master Plan. Together our team will leverage their extensive collective experience to support delivery of the City's Wastewater Master Plan.

Scope of Work

Task 0 Project Management

0.1 Project Administration

- Prepare monthly progress reports to be submitted with each invoice. It is assumed that the project duration is 12 months.

0.2 Progress Meetings

- Plan, coordinate and conduct bi-weekly progress meetings with the City's project manager to discuss project progress.

0.3 Quality Assurance and Quality Control (QA/QC)

- Perform quality control reviews of all deliverables to the City.

Deliverables:

(1) Monthly progress reports and invoices.

Assumptions:

(1) Project duration is 12 months.

(2) Progress meetings will be 30 minutes in duration, utilize a video conference platform, occur two times a month, and be attended by WSC's Project Manager and Project Engineer.

Task 1 Data Gathering

1.1 Kickoff Meeting

- Prepare an agenda packet for the kickoff meeting a minimum of two days prior to the meeting date for review by the City's Project Manager.
- Plan and lead a kickoff meeting with key project stakeholders. The kickoff meeting will capture critical success factors and goals for the project, outline project management approach, review available data sources, project scope and schedule, and identify responsibilities for both WSC and the City.
- Summarize key decisions and action items in meeting minutes.

1.2 Staff Interviews

- Interview City staff regarding the operation and maintenance of the system to determine the existence of known deficiencies, if any.
- Visit specific facilities with City staff personnel to collect information on current configurations, or other data necessary for the proposed work.

1.3 Collect and Review Data

- Prepare and submit a data request log to the City for review prior to the kickoff meeting. Requested data is anticipated to include:
  - GIS inventory of wastewater system assets, parcels, land use, streets, and utilities.
  - GIS and/or record drawings for completed and near-completed residential and non-residential developments (Vinedo, River Oaks, South Vine Sewer, Creston Road Realignment, Fallbrook Court realignment) and known development projects (Landing, Barrel House, etc.).
  - Previous planning documents and master plans
  - Pump station operational data including start/stop times, pumping rates, and pressure readings
  - Flow data from existing Wastewater Treatment Plant
  - Rainfall data (if available)
  - Utility billing data for wastewater and water systems
  - Lift station electrical inspection data
  - Condition assessment findings from ITPipes
  - Repair data from computerized maintenance management system
  - Construction bidding results for recent sewer projects in the City
  - Financial planning documents.
  - Roadway replacement strategy
- Review data provided by the City.

Deliverables:

(1) Kickoff meeting agenda
(2) Kickoff meeting minutes
(3) Staff interview notes
(4) Data request log

Assumptions:

(1) Kickoff meeting will be one hour in duration and occur virtually using a video conferencing platform.
(2) A total of six staff hours are assumed for interviews with City staff.

Task 2 Wastewater Flows

2.1 Establish Existing Average Annual Flow

- Establish average annual flow by averaging the average annual flow at the Wastewater Treatment Plant over the past five years (2021 to 2025).
- Estimate average annual water consumption at each parcel by averaging the average annual water consumption at each water meter using water billing data from the past five years (2021 to 2025).

- Develop wastewater generation factors (i.e. percentage of water consumed that enters the wastewater collection system) for each land use zone to convert customer water consumption to wastewater loading.

2.2 Peaking Factor Analysis

- Estimate peak hour dry weather flow and peak hour wet weather flow by reviewing hourly Wastewater Treatment Plant flow data from the past five years (2021 to 2025). The design storm for the peak hour wet weather flow peaking factor will be determined by estimating the highest hourly flow observed at the Wastewater Treatment Plant.
- Develop peaking factors relative to the average annual flow calculated in Task 2.1.
- Compare peaking factors to those used in the 2019 Wastewater Master Plan.

2.3 Buildout Flow Projections

- Establish land use-based wastewater generation factors based on the calibrated flows for the existing system that can be used to project flows for undeveloped parcels.
- Incorporate updated Known Development Table provided by the City to estimate flows for future buildout in the 5-year, 10-year, and buildout scenarios.
- Project flows for the 5-year, 10-year, and buildout scenarios using the Known Development Table and wastewater generation factors for undeveloped parcels with no known developments planned.
- Estimate total wastewater production within the service area for 5-year, 10-year, and buildout future timeframes

2.4 Wastewater Flows Workshop

- Prepare an agenda for the Wastewater Flows Workshop a minimum of two days prior to the meeting date for review by the City's Project Manager.
- Plan, organize and conduct a Wastewater Flows Workshop with key project stakeholders to present flow findings and review buildout flow scenarios.

Deliverables:

(1) Wastewater Flows Workshop meeting agenda
(2) Wastewater Flows Workshop meeting minutes

Assumptions:

(1) The City will provide a list of parcels on septic systems.

(2) City will update the Known Development Table from the 2019 Wastewater Master Plan to reflect which developments have been completed and update the timeframe for the remaining developments. City will provide any updated flow studies for future developments to update information from the 2019 Known Development Table.

(3) Wastewater Flows Workshop will be attended by WSC's Project Manager, Project Engineer, Principal in Charge, and QA/QC Reviewer.

(4) Wastewater Flows Workshop will be a virtual meeting, 1 hour in duration.

Task 3 Hydraulic Modeling

3.1 Update Model Infrastructure

- Update model infrastructure to be consistent with the City's current sewer atlas (GIS).
- Meet with City staff to review differences identified between model infrastructure and the City's current GIS database to confirm infrastructure to be added to the model.

3.2 Calibrate Model

- Create model scenarios in the updated hydraulic model to simulate conditions during periods when flow monitoring data is available.
- Apply existing flow loading developed in Task 2 to the hydraulic model by assigning flows to property connection nodes in the model.
- Compare the model-predicted flows to the observed flows. Adjust the flow assignment factors within a reasonable range of values to improve the agreement between the model results and the observed flows.

3.3 Establish Evaluation Criteria

- Review and update system evaluation criteria for flows, gravity pipelines, force mains, and lift stations. These are anticipated to include:
  - Allowable depth/diameter ratios (variable with pipe diameter)
  - Surcharging allowances for certain areas during peak wet weather flow
  - Gravity main flow velocity
  - Lift station capacities
  - Force main velocity
  - Lift station cycle time

3.4 Collection System Capacity Evaluation

- Set up and evaluate the following modeling scenarios under peak hour wet weather flow conditions:
  - Existing conditions
  - Near Term (5-Year)
  - Near Term (10-Year)
  - Buildout (no densification)
- Calculate the capacity of each lift station using pump curves and force main configuration. Prepare system curve and pump curve exhibits for each lift station. Compare the calculated lift station capacity to the nominal capacity and projected peak flow for existing and future scenarios. Make recommendations to correct deficiencies in the pumps, wet wells, and force mains.

3.5 Densification Analysis

- Update flow analysis to incorporate City's densification assumptions.
- Perform a sensitivity analysis to see how the buildout peak hour wet weather flow conditions from Task 3.4 are impacted by densification flows.

3.6 Modeling Approach Technical Memorandum

- Prepare a draft and final modeling approach technical memorandum for inclusion as an appendix to the Master Plan.

Deliverables:

(1) Draft Model Approach Technical Memorandum
(2) Final Model Approach Technical Memorandum

Assumptions:

(1) The existing hydraulic model contains many pipes without accurate invert data. Obtaining missing invert data is not included in this analysis. WSC will utilize a "flattening" approach for analysis purposes of these mains. "Flattening" assumes these pipes with no data are installed at a minimum slope. If the capacity of the main is adequate at minimum slope, no further analysis is required. If a capacity constraint is identified at minimum slope, the main will be flagged for further investigation by the City to determine if a real capacity constraint exists.

(2) Updating the model's existing infrastructure will utilize the City's current GIS database. Mains not in the GIS database are not assumed to be added as part of this task. An optional task has been included with additional time for any infrastructure that needs to be developed based on project plans/record drawings not in the City's GIS.

(3) City will provide flow data from the last five years at the Wastewater Treatment Plant for determining average annual flow, peak hour dry weather flow, and peak hour wet weather flow observed at the Plant.

(4) City will provide existing SmartCover flow monitoring data to assist in model calibration.

(5) The model will incorporate parcel flows by placing the flow at a property connection within the model. This will facilitate future modeling evaluations by making it simple to update loads being redeveloped.

(6) Capacity analysis will be based upon peak hour wet weather flow conditions. A peaking factor will be developed for peak hour dry weather flow to support future City efforts but these flows will not drive capacity decisions. Average annual flow scenarios will be established in the model to facilitate loading, but will not be used for capacity analysis as average flows are much lower than peak hour wet weather flow conditions.

(7) City will provide guidance on desired infill scenario, including the following:

- Which land use designations or areas within the City are assumed to have densification.
- Percentage of residential properties assumed to develop an ADU.

- Which areas or percentage of residential properties are assumed to redevelop into multifamily development.
- Which areas are assumed to change zoning to accommodate hotels or mixed-use facilities.

(8) Densification loading is assumed to be spread out evenly amongst an area or land use type unless specific parcels are known to be densifying.

Task 4 Condition Evaluation

4.1 Gravity Pipe Condition Analysis

- Perform a pipe age analysis for gravity sewer mains and force mains using age data available in GIS to estimate when investments may need to be made within the collection system.
- Utilize condition scoring from ITPipes to assign a likelihood of failure ranking to each gravity main.
- Use likelihood of failure scores to identify number of mains to be replaced over the next 10 years to determine an annual budget for rehabilitation and repair.
- Work with City staff to identify improvements or replacement recommendations for high maintenance sewer lines.

4.2 Lift Station Evaluation

- Coordinate with the City to visit the following sewage lift stations:
  - Lift Station 1
  - Lift Station 2
  - Lift Station 3
  - Lift Station 8
  - Lift Station 10
  - Lift Station 12
- Perform condition assessments for the mechanical and structural components of the lift stations visited.
- Identify upgrade needs at each of the lift stations identified in this task and prioritize order of station repairs.

Assumptions:

(1) When pipes have not been televised or do not have condition scores in ITPipes, scoring will be projected based upon the known percentages of Grade 4/Grade 5 PACP defects observed in the rest of the system to inform the estimated amount of pipe that will need to be replaced and rehabilitated annually.

(2) Lift stations 4, 5, 6, 7, 13, and 15 will be assumed to have the same assessment ranking as the 2019 Wastewater Master Plan.

(3) Lift station site visits are assumed to be 1.5 hours in duration for each station.

(4) Lift station site visits will not evaluate electrical components.

(5) Inspection of buried force mains will not be included as part of this effort.

Task 5 CIP Development

5.1 CIP Development

- Update planning level unit costs used in the previous master plan to reflect current market conditions.
- Develop project cost estimates for replacing or upsizing capacity constrained pipelines and the highest likelihood of failure pipelines.
- Develop project cost estimates to address lift station deficiencies.
- Work with City staff to assess vulnerabilities with regard to flooding, fire risk, and electrical grid reliability when prioritizing CIP projects. It is assumed information about these vulnerabilities will be provided by the City.
- Develop a CIP timetable to allocate projects into four categories:
  - "A" Projects: 1-5 Year Timeframe
  - "B" Projects: 6-10 Year Timeframe
  - "C" Projects: 11-15 Year Timeframe
  - "D" Projects: 16-30 Year Timeframe
- Review the City's roadway replacement strategy in conjunction with proposed projects to align project schedules and reduce the need to perform construction in the same area twice.
- Lead a CIP workshop with the City to review the proposed CIP and gather feedback.
- Develop a sewer replacement timeline map based on condition assessment findings, informed by the roadway replacement strategy.
- Prepare one-page project summaries for each project identified, including project description and cost assumptions.
- Identify strategic locations where additional SmartCover manholes or similar monitoring devices could be installed to better inform projects required to address capacity deficiencies over the 5-year to buildout planning horizon. SmartCover strategy is assumed to based upon the results of the modeling effort and will focus on areas that are projected to be borderline over capacity.

Assumptions:

(1) CIP workshop will be 2 hours in duration and occur virtually using a video conferencing platform. Attendees will include WSC's Project Manager, Project Engineer, and Principal in Charge.

(2) Data resulting from the new placement of SmartCovers after the model has been calibrated will not be incorporated into the Master Plan analysis. The intent of the SmartCover monitoring in this task is to help the City identify what areas would benefit from monitoring to inform upsizing decisions. Additional analysis can be performed by WSC as part of a separate contract to analyze this data.

Task 6 Wastewater Master Plan

6.1 Draft Wastewater Master Plan

- Develop a draft Wastewater Master Plan document. The work in the previous tasks will be described in the chapters of the master plan. It is expected that potential chapters will include:
  - Executive summary
  - Introduction
  - Existing system description, including infrastructure condition and operations
  - Existing and future flows
  - Hydraulic capacity evaluation of gravity sewers and lift stations
  - Condition assessment, including gravity sewers and lift stations
  - Capital improvement plan
- Submit draft Wastewater Master Plan for City review.

6.2 Draft Final Wastewater Master Plan

- Address City's comments on the Draft Wastewater Master Plan.
- Submit Draft Final Wastewater Master Plan

6.3 Final Wastewater Master Plan

- Address City's comments on Draft Final Wastewater Master Plan.
- Compile and submit electronic SewerGEMS hydraulic model files to the City.

Deliverables:

(1) Draft Wastewater Master Plan in Word and PDF
(2) Draft Final Wastewater Master Plan in Word and PDF
(3) Final Wastewater Master Plan
(4) SewerGEMS hydraulic model files

Optional Task 1 Additional Support

O1.1 GIS Updates

- Update the hydraulic model to include completed or near completed developments or system configuration changes that are not currently in the City's GIS database. WSC staff will manually generate the infrastructure in the model based on provided plan sets and/or record drawings.

Assumptions:

(1) Optional Task O1.1. assumes a total of 30 staff hours to incorporate infrastructure not currently in GIS. This assumption is subject to change pending review of the City's GIS database and the number of recently completed or nearly completed developments. WSC will estimate the level of effort required after reviewing the GIS database.

O1.2 ITPipes Support

- Provide staff support leveraging the abilities of ITPipes to maximize the use of the City's available data.
- Possible support tasks could include:
  - Helping the City implement a custom scoring system for pipe condition (or transition to NASSCO system)
  - Support with data extraction from the system
  - Develop a workflow for taking condition data in ITPipes and turning it into a workorder for the field.

Assumptions:

(1) Optional Task O1.2 assumes a total of 30 staff hours to support the City with ITPipes for budgetary purposes. WSC will estimate the level of effort based on the City's requested services under this task.

O1.3 Risk Based Analysis

- Develop a consequence of failure ranking for each sewer main asset. Consequence of failure estimation could include the following factors, based on available information:
  - Pipe Diameter
  - Pipe Depth
  - Road Type
  - Population Impacted
  - Average Flow
  - Impact on Water Bodies
- Calculate a risk score for each sewer main asset. Develop a prioritized list of repairs based on risk ranking.
- Prepare a technical memorandum summarizing the risk based framework and methodology for inclusion in the master plan.

Deliverables:

(1) Consequence of failure list for inclusion in City's GIS
(2) Prioritized list of repairs based on risk
(3) Draft technical memorandum summarizing risk-based evaluation
(4) Final technical memorandum summarizing risk-based evaluation

Assumptions:

(1) City has the following data available in GIS:

- Sewer main GIS feature class containing pipe diameter and depth.
- City roads feature class with road classification type.
- Water bodies feature class for the City's service area.

Fee

Task No.	Task Description	WSC									
		PIC	QA/QC	ITPipes Support	Project Manager	Project Engineer	Assistant Engineer	Project Admin	WSC Labor Hours	WSC Labor Fee	WSC Fee
		Justin Pickard	Jeroen Olthof	Brendan Hamilton	Adam Donald	Cason Roberts		Kay Merrill			
	Billing rates, $/hr	*$370*	*$370*	*$291*	*$278*	*$188*	*$154*	*$186*			
0	**Project Administration**										
0.1	Project Administration	6			13			16	**35**	**$ 8,810**	**$ 8,810**
0.2	Progress Meetings				18	12			**30**	**$ 7,260**	**$ 7,260**
0.3	Quality Assurance and Quality Control (QA/QC)		10						**10**	**$ 3,700**	**$ 3,700**
	SUBTOTAL	**6**	**10**	**0**	**31**	**12**	**0**	**16**	**75**	**$ 19,770**	**$ 19,770**
1	**Data Gathering**										
1.1	Kickoff Meeting	1			1	3			**5**	**$ 1,212**	**$ 1,212**
1.2	Staff Interviews	4			4	5			**13**	**$ 3,532**	**$ 3,532**
1.3	Collect and Review Data	2			2	8			**12**	**$ 2,800**	**$ 2,800**
	SUBTOTAL	**7**	**0**	**0**	**7**	**16**	**0**	**0**	**30**	**$ 7,544**	**$ 7,544**
2	**Wastewater Flows**										
2.1	Establish Existing Average Annual Flow				2	14			**16**	**$ 3,188**	**$ 3,188**
2.2	Peaking Factor Analysis				1	3			**4**	**$ 842**	**$ 842**
2.3	Buildout Flow Projections				4	13			**17**	**$ 3,556**	**$ 3,556**
2.4	Wastewater Flows Workshop	1	1		5	18			**25**	**$ 5,514**	**$ 5,514**
	SUBTOTAL	**1**	**1**	**0**	**12**	**48**	**0**	**0**	**62**	**$ 13,100**	**$ 13,100**
3	**Hydraulic Modeling**										
3.1	Update Model Infrastructure				3	11			**14**	**$ 2,902**	**$ 2,902**
3.2	Calibrate Model				2	12			**14**	**$ 2,812**	**$ 2,812**
3.3	Establish Evaluation Criteria				1	2			**3**	**$ 654**	**$ 654**
3.4	Collection System Capacity Evaluation				8	26			**34**	**$ 7,112**	**$ 7,112**
3.5	Densification Analysis		1		4	14			**19**	**$ 4,114**	**$ 4,114**
3.6	Modeling Approach Technical Memorandum		2		6	22			**30**	**$ 6,544**	**$ 6,544**
	SUBTOTAL	**0**	**3**	**0**	**24**	**87**	**0**	**0**	**114**	**$ 24,138**	**$ 24,138**
4	**Condition Evaluation**										
4.1	Gravity Pipe Condition Analysis				8		33		**41**	**$ 7,306**	**$ 7,306**
4.2	Lift Station Evaluation	18				31			**49**	**$ 12,488**	**$ 12,488**
	SUBTOTAL	**18**	**0**	**0**	**8**	**31**	**33**	**0**	**90**	**$ 19,794**	**$ 19,794**
5	**CIP Development**										
5.1	CIP Development	4			23	59	32		**118**	**$ 23,894**	**$ 23,894**
	SUBTOTAL	**4**	**0**	**0**	**23**	**59**	**32**	**0**	**118**	**$ 23,894**	**$ 23,894**
6	**Wastewater Master Plan**										
6.1	Draft Wastewater Master Plan	1			29	78			**108**	**$ 23,096**	**$ 23,096**
6.2	Draft Final Wastewater Master Plan	1			12	39			**52**	**$ 11,038**	**$ 11,038**
6.3	Final Wastewater Master Plan	1			4	8			**13**	**$ 2,986**	**$ 2,986**
	SUBTOTAL	**3**	**0**	**0**	**45**	**125**	**0**	**0**	**173**	**$ 37,120**	**$ 37,120**
	COLUMN TOTALS	**39**	**14**	**0**	**150**	**378**	**65**	**16**	**662**	**$ 145,360**	**$ 145,360**

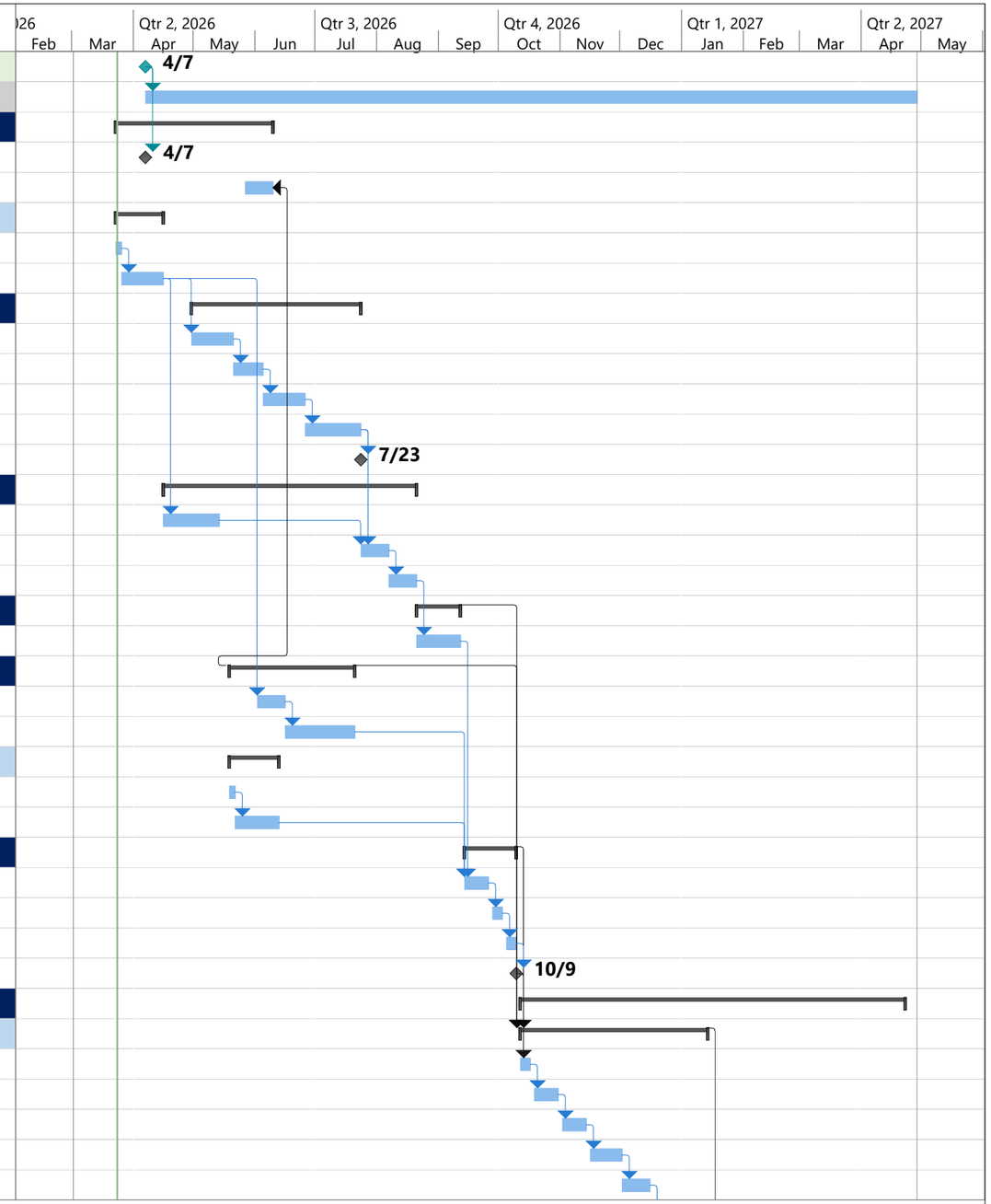
OT 1	**Additional Support**										
OT 1.1	GIS Updates				4	26			**30**	**$ 6,000**	**$ 6,000**
OT 1.2	ITPipes Support			28	2				**30**	**$ 8,704**	**$ 8,704**
OT 1.3	Risk Based Analysis	1	1		6		12		**20**	**$ 4,256**	**$ 4,256**
	Additional Support TOTAL	**1**	**1**	**28**	**12**	**26**	**12**	**0**	**80**	**$ 18,960**	**$ 18,960**
	OPTIONAL TASKS TOTAL	**1**	**1**	**28**	**12**	**26**	**12**	**0**	**80**	**$ 18,960**	**$ 18,960**

10% mark-up on direct expenses; 15% mark-up for sub-contracted services
Mileage will be reimbursed at the prevailing federal milage reimbursement rate in effect at the time of travel
Rates are subject to revision as of January 1 each year.

Schedule

Attachment 2

ID	Task Name	Duration	Start	Finish	Predecessors
1	**Notice to Proceed**	**0 days**	**Tue 4/7/26**	**Tue 4/7/26**	
2	**Project Management**	**266 days**	**Tue 4/7/26**	**Wed 4/28/27**	**1**
3	**Data Gathering**	**56 days**	**Mon 3/23/26**	**Tue 6/9/26**	
4	Project Kickoff Meeting	0 days	Tue 4/7/26	Tue 4/7/26	1
5	Staff Interviews	10 days	Wed 5/27/26	Tue 6/9/26	21SF+15 days
6	**Collect and Review Data**	**18 days**	**Mon 3/23/26**	**Wed 4/15/26**	
7	Prepare Data Request	3 days	Mon 3/23/26	Wed 3/25/26	
8	City Gather Data	15 days	Thu 3/26/26	Wed 4/15/26	7
9	**Wastewater Flows**	**60 days**	**Thu 4/30/26**	**Thu 7/23/26**	
10	Spatially Allocate Water Billing Data	15 days	Thu 4/30/26	Wed 5/20/26	8FS+10 days
11	Review WWTP Data to determine AAF, PDWF, and PWWF	10 days	Thu 5/21/26	Thu 6/4/26	10
12	Convert Water Billing Data into Existing Sewer Flow Estimates	15 days	Fri 6/5/26	Thu 6/25/26	11
13	Buildout Projections	20 days	Fri 6/26/26	Thu 7/23/26	12
14	WW Flows Workshop	0 days	Thu 7/23/26	Thu 7/23/26	13
15	**Hydraulic Modeling**	**90 days**	**Thu 4/16/26**	**Thu 8/20/26**	
16	Update Model Infrastructure Based on Latest GIS	20 days	Thu 4/16/26	Wed 5/13/26	8
17	Load Model with Updated Flow Data	10 days	Fri 7/24/26	Thu 8/6/26	16,13
18	Model Calibration	10 days	Fri 8/7/26	Thu 8/20/26	17
19	**Capacity Evaluation**	**15 days**	**Fri 8/21/26**	**Fri 9/11/26**	
20	Evaluate Existing and Buildout Conditions	15 days	Fri 8/21/26	Fri 9/11/26	18
21	**Condition Assessment**	**44 days**	**Tue 5/19/26**	**Mon 7/20/26**	
22	Pipe Age Analysis	10 days	Tue 6/2/26	Mon 6/15/26	8FS+32 days
23	Gravity Pipe Condition Analysis	25 days	Tue 6/16/26	Mon 7/20/26	22
24	**Lift Station Analysis**	**18 days**	**Tue 5/19/26**	**Fri 6/12/26**	
25	Site Visits	3 days	Tue 5/19/26	Thu 5/21/26	
26	Prioritization	15 days	Fri 5/22/26	Fri 6/12/26	25
27	**CIP Development**	**20 days**	**Mon 9/14/26**	**Fri 10/9/26**	
28	Develop Cost Estimates	10 days	Mon 9/14/26	Fri 9/25/26	20,23,26
29	Coordinate CIP with Street Repairs	5 days	Mon 9/28/26	Fri 10/2/26	28
30	CIP Timetable	5 days	Mon 10/5/26	Fri 10/9/26	29
31	CIP Workshop	0 days	Fri 10/9/26	Fri 10/9/26	30
32	**Prepare Master Plan Report**	**130 days**	**Mon 10/12/26**	**Thu 4/22/27**	
33	**Draft WWMP**	**60 days**	**Mon 10/12/26**	**Wed 1/13/27**	**19,21,27**
34	Existing System Chapter	5 days	Mon 10/12/26	Fri 10/16/26	31
35	WW Flows Chapter	10 days	Mon 10/19/26	Fri 10/30/26	34
36	Hydraulic Model Chapter	10 days	Mon 11/2/26	Fri 11/13/26	35
37	Capacity Results Chapter	10 days	Mon 11/16/26	Tue 12/1/26	36
38	Condition Assessment Chapter	10 days	Wed 12/2/26	Tue 12/15/26	37

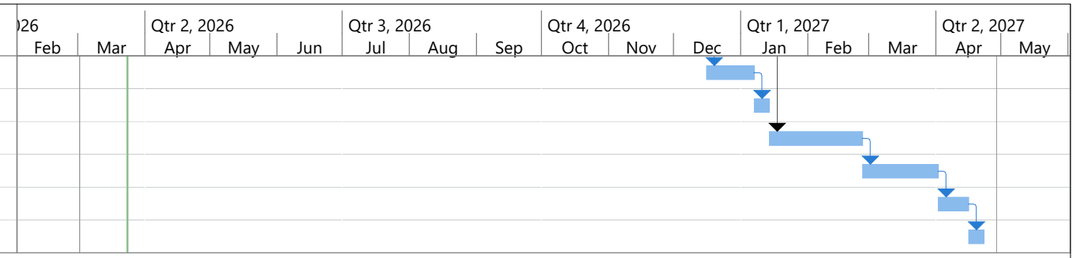


Project: WWMP_Schedule
Date: Tue 3/24/26

Task	Project Summary	Manual Task	Start-only	Deadline	
Split	Inactive Task	Duration-only	Finish-only	Progress	
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress	
Summary	Inactive Summary	Manual Summary	External Milestone		

Attachment 2

ID	Task Name	Duration	Start	Finish	Predecessors
39	CIP Chapter	10 days	Wed 12/16/26	Wed 1/6/27	38
40	Executive Summary	5 days	Thu 1/7/27	Wed 1/13/27	39
41	City Review	30 days	Thu 1/14/27	Thu 2/25/27	33
42	Draft Final WWMP	25 days	Fri 2/26/27	Thu 4/1/27	41
43	City Review	10 days	Fri 4/2/27	Thu 4/15/27	42
44	Final WWMP	5 days	Fri 4/16/27	Thu 4/22/27	43



Project: WWMP_Schedule
Date: Tue 3/24/26

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone	

Council Agenda Report

From: Casey Shepherd, Wastewater Manager

Subject: Approval of a Resolution Authorizing a Contract with APG-Neuros for Master Control Panel Modifications and Equipment Required for Ammonia-Based Aeration Control at the Paso Robles Wastewater Treatment Plant and Appropriating Funds Therefore

CEQA Determination: The City finds that this action is exempt from review under the California Environmental Quality Act pursuant to State CEQA Guidelines § 15301, Existing Facilities.

Date: April 7, 2026

Facts

1. The Paso Robles Wastewater Treatment Plant is the single largest user of electrical power of all City facilities.
2. The City's Wastewater Treatment Plant electrical utility bills averaged approximately $39,000 per month over the last two years and are expected to continue increasing year over year.
3. The biological nutrient removal (BNR) basin is a critical process area that utilizes three 150-horsepower APG-Neuros turbo blowers to provide air to microscopic bacteria that break down and remove pollutants from wastewater.
4. The turbo blowers are the most energy-intensive equipment in the treatment plant and account for approximately 30-50% of the plant's energy consumption.
5. The blowers were installed as part of the 2016 treatment plant upgrade and currently operate under a dissolved oxygen (D.O.) control strategy, which was the standard technology available at that time.
6. In 2025, staff began evaluating an advanced control technology intended to reduce energy consumption, improve pollutant removal, and support process optimization, all with a focus on enhanced environmental stewardship.
7. This control strategy, commonly referred to as Ammonia-Based Aeration Control (ABAC), enables treatment facilities to monitor incoming ammonia levels and adjust blower operating speeds to minimize the amount of air being supplied to the BNR, resulting in significant reductions of electrical demand.
8. Upon completion of the ABAC upgrade, annual electricity savings are estimated at approximately 123,478 kWh, representing a 4.2% reduction in plant-wide energy consumption and an estimated annual utility cost savings of approximately $20,000 per year.
9. This project was submitted and has qualified for the Statewide Water Infrastructure and System Efficiency (SW-WISE) incentive program and has been approved for an incentive of up to $17,000 upon completion and verification of the project.
10. With a total project cost after incentives of $127,800, the return on investment (ROI) for the project is expected to be approximately six years; but energy savings will continue to be realized for the life of the wastewater treatment plant.

11. APG-Neuros is the original manufacturer of the turbo blower system equipment and is the only vendor capable of modifying the existing master control panel and integrating ammonia-based aeration control with the proprietary blower controls.

Options

1. Take no action;
2. Authorize the City Manager to enter into a contract with APG-Neuros for ammonia-based aeration control at the City's Wastewater Treatment Plant;
3. Provide alternative direction to staff.

Analysis and Conclusions

The Paso Robles Wastewater Treatment Plant is the largest consumer of electricity among all City facilities and, as a result, utility costs represent a significant ongoing expense for the Wastewater Department. The treatment plant is one of several City PG&E accounts that receive generation credits from the Airport Solar Project, which provides a fixed generation rate over the next 18 years. However, aside from the generation component on a PG&E utility bill, total electricity costs also include transmission, distribution, and demand charges, which are established by the utility provider and are anticipated to increase over time. Accordingly, efforts to reduce energy consumption at the treatment plant not only lower overall operating costs but may also allow excess generation credits to be reallocated to other City PG&E accounts.

The biological nutrient removal (BNR) process at the wastewater treatment plant, which is critical to meeting stringent discharge limits, utilizes APG-Neuros turbo blowers to supply air to microscopic bacteria that break down and remove pollutants—specifically nitrogen and carbon—from the wastewater. The BNR system and turbo blowers were originally installed during the 2016 treatment plant upgrade and currently operate using a dissolved oxygen (D.O.) control strategy to monitor and regulate air supply to the treatment process. This control strategy can result in supplying excess air during periods of low flow, when pollutant loading is minimal, and not enough air when flows and pollutant loads are high. It also creates issues with process stability and can result in inefficient pollutant removal.

Since the completion of the 2016 treatment plant upgrade, significant advancements have been made in instrumentation and control strategies that allow for much more efficient operation of the BNR process, resulting in substantial reductions in electrical demand. In addition to improved energy efficiency, ammonia-based aeration control enhances process optimization and reduces the negative impacts associated with over- or under-aeration.

Optimizing and reducing electrical demand, improving pollutant removal, and maintaining treatment process stability contribute to cost efficiency while supporting environmental sustainability.

Fiscal Impact

The total project cost is $144,800. Funding will be provided through a $17,000 incentive from the Statewide Water Infrastructure and System Efficiency (SW-WISE) program, with the remaining balance covered by the wastewater utility enterprise fund. Upon completion, the project is expected to generate approximately $20,000 in annual electricity cost savings, resulting in a return on investment in approximately 6 to 7 years.

CEQA
The City finds that this action is exempt from review under the California Environmental Quality Act pursuant to State CEQA Guidelines, § 15301, Existing Facilities.

Recommendation (Option 2)
Approve Resolution 26-XXX, authorizing the City Manager to execute a contract with APG-Neuros for master control panel modifications and equipment required for ammonia-based aeration control at the City's Wastewater Treatment Plant, appropriating funds therefore and finding this action is exempt from CEQA review pursuant to Section 15301 of the State CEQA Guidelines.

Attachments
1. Resolution 26-XXX – Ammonia-Based Aeration Control
2. APG-Neuros Proposal for Paso Robles Wastewater Treatment Plant

Attachment 1

RESOLUTION 26-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH APG-NEUROS FOR MASTER CONTROL PANEL MODIFICATIONS AND EQUIPMENT REQUIRED FOR AMMONIA-BASED AERATION CONTROL AT THE PASO ROBLES WASTEWATER TREATMENT PLANT, APPROPRIATING FUNDS THEREFORE AND FINDING THIS ACTION EXEMPTION FOR CEQA REVIEW PURSUANT TO SECTION 15301 OF THE STATE CEQA GUIDELINES

WHEREAS, the Paso Robles Wastewater Treatment Plant is the single largest user of electrical power of all City facilities; and

WHEREAS, the turbo blowers that supply air to the biological nutrient removal (BNR) process are the most energy-intensive equipment at the treatment plant; and

WHEREAS, the turbo blowers currently use a dissolved oxygen control strategy to supply air to the BNR treatment process; and

WHEREAS, a new control strategy, commonly referred to as ammonia-based aeration control, enables tighter control and more efficient operation of the turbo blowers; and

WHEREAS, implementing ammonia-aeration control is anticipated to save approximately $20,000 per year in electricity costs and improve treatment process stability; and

WHEREAS, APG-Neuros is the manufacturer of the turbo blowers and is the only vendor capable of modifying the existing proprietary master control panel to include ammonia-based aeration control.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. The City Council hereby authorizes the City Manager to execute a contract with APG-Neuros for $144,800 for master control panel modifications and equipment required for ammonia-based aeration control at the Paso Robles Wastewater Treatment Plant.

Section 3. The City Council hereby authorizes appropriations of $127,800 from the wastewater enterprise fund reserves to cover the remaining share of the costs after incentives.

Section 4. The City Council finds that this action is exempt from review under the California Environmental Quality Act pursuant to State CEQA Guidelines, § 15301, Existing Facilities

Section 5. This Resolution shall take effect on the date it is approved by the City Council.

APPROVED this 7th day of April, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

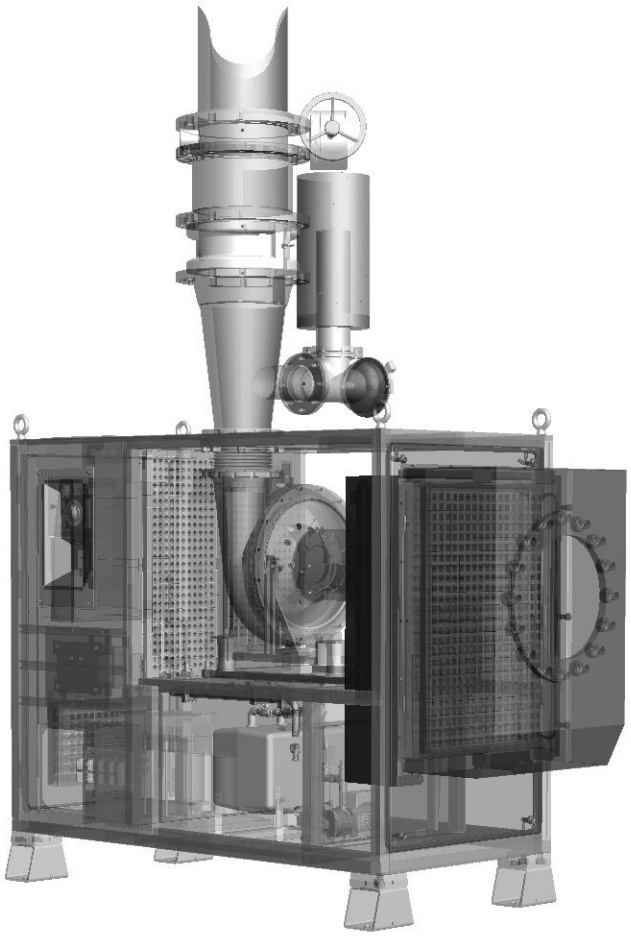
Melissa Martin, City Clerk

Proposal for the Paso Robles Wastewater Treatment Plant

Budget Scope of Supply
Proposal # 00804-7370 (MCP Modifications & ABAC)

Submitted by:

APGN Inc. *dba* APG – Neuros
Date: December 5, 2025



A. APG-Neuros Scope of Supply:

Below you will find the scope of supply to be provided by APGN Inc.:

1) Master Control Panel Modifications:

1. Programming
    a. Modify the existing master control panel (MCP) PLC program to include ammonia based aeration control (ABAC) logic.

    b. Modify the existing MCP HMI program to display ABAC inputs/outputs

2. ABAC Logic Description
    a. The ABAC logic uses both the influent ammonia and effluent ammonia as inputs to trim the aeration zone DO set point using a customized feed-forward controller. The DO set point is then inputted in to the cascaded DO controller.

    The controller calculates a single DO set point for the primary control zone, which is typically set to the first zone of the process as this zone has the largest impact on the process performance. Operators set an offset from the primary DO set point for each secondary control zone, so that the DO set point for each individual zone is a fixed amount higher or lower than the DO set point in the primary control zone. Operators shall have the ability to limit the minimum and maximum allowable DO set point for each individual control zone.

    The DO set point in the primary control zone is calculated using a combination of feed-forward and feedback logic. To calculate the feed-forward control action, the controller continuously calculates the theoretical maximum ammonia removal rate (ARR) using a simplification of the process kinetics. The maximum ARR is calculated using the real-time influent flow, influent ammonia, effluent ammonia, and DO.

    The feedback portion of the controller is used to calculate an adjustment factor to the calculated feed-forward DO set point based on the effluent ammonia measurement.

2) Field Devices:

1. Two (2) Horiba ammonia meters with transmitters
    a. AM-2000 sensor with HC-200NH transmitter

i. ISE type
ii. Chain type mounting for AM-2000 sensor
iii. Pole stand mounting for HC-200NH
iv. Ultrasonic cleaning

3) Services:

1. Startup services for the MCP modifications listed in Section (1)
    a. **Does not include hardware installation or power/communication wiring**
2. Startup services for the field devices listed in Section (2)
    a. **Does not include installation or power/communication wiring**
3. Training will be conducted

3) Submittals:

1. Updated O&M manual

4) Exclusions:

1. Only custom PLC and HMI programming as listed for the blower MCP is to be provided as part of this proposal
2. Others to furnish all electrical modifications, testing, I/O tests, and hardware as required for system operation. APG Neuros will provide no installation of instrument hardware.
3. Networking to SCADA, remote I/O panels, and/or field devices to installed and tested by others prior to commissioning.

B. Payment Terms

- 45% on submittal approval for material procurement & programming
- 45% on delivery of equipment to site
- 5% on issuance of O&M Manual
- 5% on completion of start-up and acceptance by owner
- All invoices are to be paid Net 45 days
- APG-Neuros will bill if delivery does not occur within 30 days after completion of production and will store the equipment at no extra charge.
- 1.5% Interest charge per month will be added to past due accounts of 45 days and over
- Payment shall not be dependent on the buyer being paid by any third parties or equipment acceptance by owner.

C. Proposal Validity and Seller Terms and Conditions

- Unless otherwise specified elsewhere in the Sales Agreements, the prices in this proposal are valid for 90 days from issue date.

- This proposal, unless otherwise specified herein this document, is subject to the Seller's General Terms and Conditions of Sales available upon request.
- Final price is subject to change contingent on final conformed specification review, if applicable.
- The final cost may be adjusted to reflect applicable tariffs, which are the responsibility of the purchaser. Any tariff-related charges will be calculated and included in a final quotation provided prior to shipment.

D. Warranty

- Panels and appurtenances (parts and labor) will be warranted for a period of twelve (12) months from and after the date of start-up completion.
- Warranty covers the parts, the labor and the programming work.

E. Technical Services

- APG-Neuros will provide services of APGN qualified technician(s) for ten (10) days over two (2) trips on site for start-up, field testing and operator training.
- APG-Neuros will provide services of manufacturer's qualified technician for one (1) day over one (1) trip on site for start-up, field testing and operator training.

F. Delivery Lead time

- Programming lead time four (4) to six (6) weeks
- Field devices lead time four (4) to six (6) weeks for hardware delivery after receipt of PO and approval.

G. Quality Assurance and Control and Product Certification

- APG-Neuros Quality Assurance program is ISO 9001 certified.

H. Price

Master Control Panel Modifications……..…….. USD $57,800
Field Devices …….. USD $87,000

- Price is Net F.O.B. shipping destination and Excludes Taxes.
- Price covers Items A through G above.

I. Work To Be Performed By Others

- Preparing electrical drawings for the new instrument communication and power connections.
- Installation of field devices per manufacturer's instructions
- Installing conduit and pulling new power wire and communication wire to each new instrument

J. Exclusions

- MCP installation and field wiring.
- No spare parts included.
- No SCADA programming included.
- Plant shall furnish all electrical modifications, testing, I/O tests, and hardware not listed in this proposal as required for system operation. APG-Neuros will provide no installation or instrument hardware unless listed and accepted within this proposal.
- Networking to be installed and tested by others prior to field tests.
- Seismic calculations and engineering are not included.

We appreciate the opportunity to quote the above scope of supply and look forward to a successful project.

For any questions regarding Sales, Procurement, Service and Warranty information, please contact:

APG-Neuros Sales Department
1270 Michèle-Bohec
Blainville, Québec J7C 5S4
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Council Agenda Report

From: Darren Nash, City Planner

Subject: Second Reading by Title Only Ordinance No.1167, Approving the Allegretto Resort Expansion, Rezone 25-02, and Borkey Specific Plan Amendment 26-01, and to Amend the Zoning Map of the City of El Paso De Robles for 2700 Buena Vista Drive

CEQA Determination: Addendum to the 2012 MND for the original Allegretto project. The Addendum is the appropriate document under CEQA to analyze the consistency of the Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines section 15162 and 15164.

Date: April 7, 2026

Facts

1. Ayres Paso Robles, Ltd, (applicant) has applied for a General Plan Amendment and rezoning entitlements to expand the Allegretto Resort located at 2700 Buena Vista Drive. Improvements are to be made to the neighboring 10.8-acre site at the southeast corner of Dallons Drive and Buena Vista Drive (APN 008-121-021).
2. The applicant is currently under contract with Cuesta College to purchase the vacant 10.8-acre site, known as the "Bow-Tie" site.
3. The property is in Public Facilities (PF) General Plan land use classification and the PF zoning classification "provides for facilities owned by public agencies, including public schools."
4. The applicant has requested General Plan Amendment 25-02 and Rezone 25-02 to amend the Land Use and Zoning Maps from PF to Parks and Open Space (POS) land use classification with a Resort Lodging Overlay (POS/RL), which "provides a land use category for public and private properties that are used for only open space and recreation".
5. The RL Overlay can be applied to any property and is "intended to provide a means through which the City can consider and selectively provide appropriate locations for hotels, motels, bed and breakfasts inns, and similar forms of visitor-serving lodging (along with related accessor/ancillary land uses).
6. The applicant has also requested Specific Plan Amendment 26-01 to amend the Borkey Area Specific Plan, to amend Map D-1 Proposed General Plan Designations and Map D-2 Proposed Zoning Designations, to change the designations of the 10.8-acre bow tie site from PF to POS with POS/RL.
7. The applicant has requested Planned Development 25-06 and Conditional Use Permit 26-03 to establish and operate an expansion to the existing Allegretto Resort, consisting of multiple new buildings totaling 172,000 square feet that includes 93 new hotel keys, a spa, a 12,000± square foot conference center, viticulture building, and various other ancillary buildings.
8. The project was reviewed by the Development Review Committee on December 29, 2025. The Development Review Committee suggested the addition and clarification of some site planning and architectural components and ultimately recommended that the project be forwarded to the Planning Commission for review and recommendation to City Council.

9. The Planning Commission held a public hearing for the project on February 24, 2026 and on four successive votes of 6-0 recommended the City Council approve the project P25-0027 (GPA-25-02, RZN25-02, SPA26-01 PD 25-06, CUP 26-03) and associated Addendum to the 2012 Mitigated Negative Declaration.
10. The City Council held a duly noticed public hearing to consider General Plan Amendment 25-02, Specific Plan Amendment 26-01, Conditional Use Permit 26-03, and Planned Development 25-06 on March 17, 2026. On a vote of 6-0, the Council adopted Res. 26-021 approving an Addendum to a Mitigated Negative Declaration. On a vote of 6-0, the Council adopted Res. 26-022 approving a General Plan Amendment. On a vote of 6-0, the Council adopted Res. 26-023 approving the Conditional Use Permit 26-03 and Development Plan 25-06.
11. A legal notice for the second reading of Ordinance 1167 was published in the New Times newspaper on March 26, 2026

Community Outreach

Noticing was conducted for the project, including publishing a legal advertisement in the New Times, posting a notice on the site, and mailing a notice to owners and occupants of properties within 300 feet of the site for each of the public hearings held by the Planning Commission and City Council. The Planning Commission held a public hearing on the project application on February 24, 2026 and the City Council held a public hearing on the project on March 17, 2026. A legal notice for the second reading of Ordinance 1167 was published in the New Times newspaper on March 26, 2026.

Options

After consideration of any public testimony, the City Council should consider the following options:

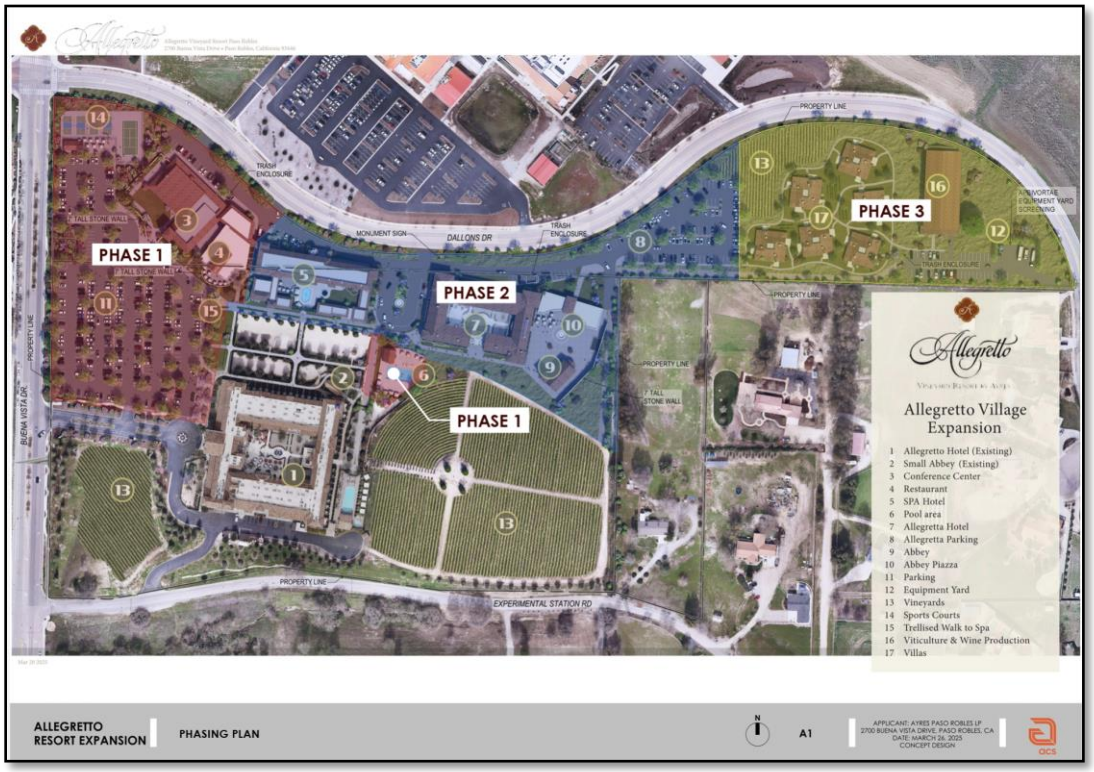
1. Take no action.
2. Approve Specific Plan Amendment 26-01 and Rezone 25-02 by holding the second reading and adopting Ordinance 1167 to amend the Borkey Specific Plan and to amend the Zoning Map to rezone the 10.8-acre site at the southeast corner of Dallons Drive and Buena Vista Drive (APN 008-121-021) to Parks and Open Space with Resort Lodging Overlay (POS-R/L).
3. Refer the project back to the Planning Commission for additional analysis.
4. Deny the project by adopting findings of denial.

Analysis and Conclusions

The Allegretto Resort by Ayres opened in October 2015 and included a 20-acre, 171-room luxury property located on Buena Vista Drive, across from the Cuesta College North Campus. The item before council is the proposed expansion of the resort which is intended to complement the existing resort with similar style architecture, colors, and materials for the buildings. The project will act as a campus with internal vehicle and pedestrian connectivity.

As a result, the applicant is requesting that the City Council amend the General Plan Land Use Map and the Zoning Map to change the zoning and land use designations from Public Facilities (PF) to Parks and Open Space with a Resort Lodging Overlay (POS-R/L). The R/L Overlay zoning allows hotel-resort uses with the approval of a Conditional Use Permit (CUP). Since the site is in the Borkey Area Specific Plan, the applicants have also applied to amend the zoning and general plan maps in the specific plan to accommodate the change from PF to POS-R/L.

A development plan and conditional use permit is also being processed to establish and operate the proposed 172,000 square foot expansion to the Allegretto Resort. The project proposes the following buildings in the following phases:



The viticulture building is intended to be an accessory use and be operated by Ayres Paso Robles; Ltd. to provide wine related education activities along with boutique scale wine production.

The project will also be required to dedicate a future street right-of-way across the viticultural site to allow a future street connection to Experimental Station Road. This street will not be improved at this time but could be improved in the future if any significant land use or zoning changes are approved for the Experimental Station Road area located to the south of the resort.

Traffic Considerations

The project site is served by two arterial roadways: Buena Vista Drive (north–south arterial) and Dallons Drive (east–west arterial). Access to the site is proposed via the existing driveways on Buena Vista Drive, Dallons Drive, and Experimental Station Road, in addition to four new driveways on Dallons Drive.

A traffic impact analysis was prepared by Central Coast Transportation Consulting. The project is anticipated to generate approximately 1,432 net new vehicle trips per weekday. Based on the analysis, traffic volumes at surrounding intersections do not warrant installation of new intersection controls (e.g., traffic signals or all-way stop control). However, intersection modifications are required at Buena Vista Drive/Experimental Station Road and Buena Vista Drive/Dallons Drive to maintain safe and efficient operations.

Improvements at the Buena Vista Drive/Dallons Drive intersection include pedestrian safety enhancements such as curb bulb-outs at the northwest and southwest corners, crosswalk improvements, and modifications to signing, striping, and pavement markings necessary to support the revised intersection configuration and maintain public safety.

Improvements at the Buena Vista Drive/Experimental Station Road intersection include upgraded curb ramps to provide ADA-compliant pedestrian access, installation of a marked crosswalk, modified signing and striping to accommodate the revised configuration, and construction of a curb bulb-out at the northeast corner to enhance pedestrian safety and prevent right-turn lane vehicles from proceeding straight through the intersection.

Frontage Improvements

Frontage improvements are required consistent with Municipal Code Section 11.12 and include completion of sidewalk at the northeast project boundary. New sidewalk improvements are required along the south side of Dallons Drive between Buena Vista Drive and Jena Court. Additional frontage improvements include installation of street lighting and refurbishment of parkway landscaping along the project frontage, including new street trees.

Drainage

The site is currently developed as an operational vineyard resort, with existing improvements draining to three on-site stormwater basins located at the northwest, northeast, and southwest corners of the property. As part of the proposed expansion, the three existing basins will be removed or modified to accommodate the revised site layout and additional impervious surface area:

- The northwest basin will be removed, with stormwater flows redirected to a proposed subsurface detention chamber.
- The northeast basin will be relocated.
- The southwest basin will be expanded to accommodate additional runoff generated by the proposed improvements.
- Two additional drainage facilities will be constructed to serve the expanded project area.

All basin outfalls will be designed to match pre-project discharge rates, ensuring no increase in peak downstream flows.

Utilities

The project will be served by a proposed private water and sewer system. The system has been designed to adequately meet domestic water demand, fire flow requirements, and wastewater service needs.

Fiscal Impact

The proposed expansion of the Allegretto Resort is anticipated to result in a positive fiscal impact to the City. The project would add 93 hotel rooms along with supporting amenities including a spa, conference center, and related visitor-serving facilities. These uses are expected to generate additional transient occupancy tax (TOT), sales tax, and property tax revenues while supporting continued growth in the City's tourism economy.

According to the Paso Robles Tourism Impact Study (Beacon Economics, 2025), visitors spend approximately $450.8 million annually in Paso Robles and support 3,424 local jobs, representing roughly one-fifth of total employment in the city. Visitor spending also generates approximately $20.9 million in tax revenue, providing about 37 percent of the City's General Fund. Expansion of visitor-serving lodging and hospitality facilities is consistent with the City's economic strategy and contributes to maintaining this important revenue base.

The project includes frontage improvements, pedestrian and intersection safety improvements, drainage infrastructure, and on-site utility systems that will be constructed as part of the development. As such, the project is not expected to require significant additional City capital expenditures.

Overall, the project is expected to contribute additional visitor activity, employment opportunities, and ongoing tax revenue to the City while supporting Paso Robles' established tourism and hospitality sector.

CEQA

In 2012 the City Council, pursuant to the California Environmental Quality Act (Pub. Res. Code §§ 21000 et seq.) (CEQA), and the State CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.) determined that a Mitigated Negative Declaration (MND) be prepared pursuant to CEQA in order to analyze all potential adverse environmental impacts of General Plan Amendment 12-001, Rezone 12-001, Tentative Parcel Map 12-004, Planned Development 12-001, and Conditional Use Permit 12-003. In July 2012, the City Council approved an MND (SCH No. 2012051069) (2012 MND) for the project.

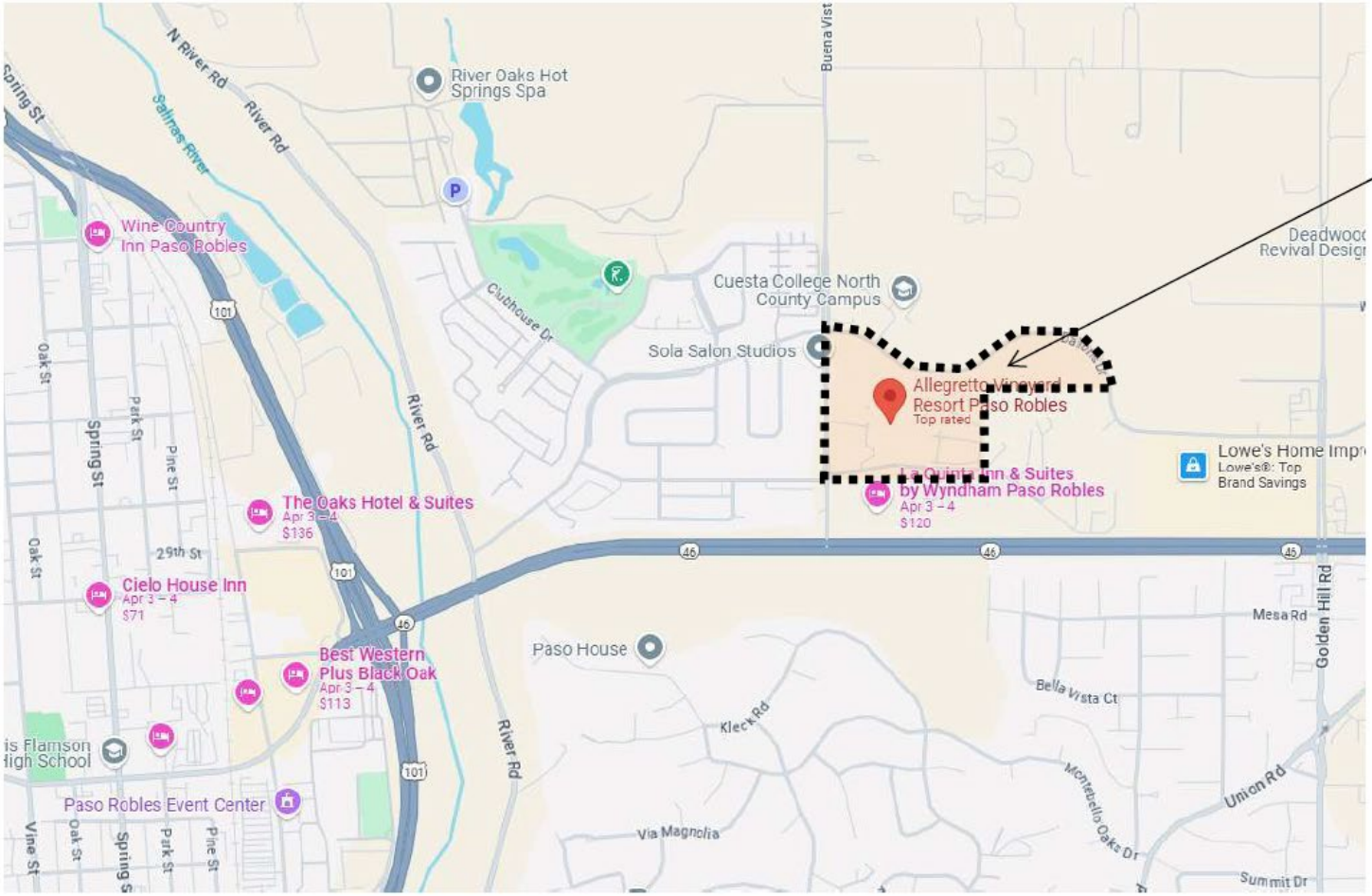
As lead agency, and as part of the City's due diligence, the City required an updated Traffic Impact Study, Biological Study, Cultural Study, Air Quality and Green House Gas assessment, to determine if the Project would result in any new or more severe significant effects not identified in the 2012 MND. Based on this study, a full analysis of the scope of the Project, and the previously adopted 2012 MND, none of the criteria specified in CEQA Guidelines section 15162 requiring a subsequent or supplemental environmental document to be prepared is triggered. Therefore, an addendum is the appropriate document under CEQA to analyze the consistency of the Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines section 15162 and 15164. As part of the approvals, the City Council will consider approving an Addendum to the previously adopted 2012 MND and MMRP for Planned Development 25-06, Conditional Use Permit 26-03, Rezone 25-02, Specific Plan Amendment 26-01, and General Plan Amendment GPA 25-02, in accordance with the Statutes and Guidelines of CEQA and the City's Procedures for Implementing CEQA.

Recommendation

Approve the second reading by title only and adopt Ordinance No.1167, amending the Borkey Specific Plan (26-01) and the Zoning Map (25-02) to rezone the 10.8-acre site at the southeast corner of Dallons Drive and Buena Vista Drive (APN 008-121-021) to Parks and Open Space with Resort Lodging Overlay (POS-R/L).

Attachments

1. Vicinity Map
2. Ordinance 1167 – Allegretto Resort Specific Plan Amendment and Rezone
    a. Exhibit A – Specific Plan Amendment Map D-1 General Plan Map
    b. Exhibit B – Specific Plan Amendment Map D-2 Zoning Map
    c. City Zoning Map Amendment



VICINITY MAP

Attachment 2

ORDINANCE NO. XXXX N.S.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING ALLEGRETTO RESORT EXPANSION, REZONE 25-02, AND BORKEY SPECIFIC PLAN AMENDMENT 26-01 TO AMEND THE ZONING MAP OF THE CITY OF EL PASO DE ROBLES FOR 2700 BUENA VISTA DRIVE (P25-006)

WHEREAS, Ayres Paso Robles, Ltd., (applicant) has applied for a General Plan Amendment, Specific Plan Amendment, and Rezoning entitlements (project) to expand the existing Allegretto Resort at 2700 Buena Vista Drive to the neighboring 10.8-acre site at the southeast corner of Dallons Drive and Buena Vista Drive in the City of Paso Robles (APN 008-121-021)(the property); and

WHEREAS, the applicant is currently under contract with Cuesta College to purchase the vacant 10.8-acre site, also known as the "Bow-Tie" site; and

WHEREAS, the property has a Public Facilities (PF) General Plan land use classification and Public Facilities (PF) Zoning classification that "provides for facilities owned by public agencies, including public schools"; and

WHEREAS, the applicant has requested General Plan Amendment 25-02 and Rezone 25-02 to rezone the property's land use classification and zoning classification from PF to Parks and Open Space (POS) with a Resort Lodging Overlay (POS/RL), the purpose of which is to "provide a land use category for public and private properties that are used for only open space and recreation." This requires amending the City's Land Use and Zoning Maps; and

WHEREAS, the RL Overlay can be applied to any property and is "intended to provide a means through which the city can consider and selectively provide appropriate locations for hotels, motels, bed and breakfast inns, an similar forms of visitor-serving lodging (along with related accessory/ancillary land uses)"; and

WHEREAS, the applicant has additionally requested Specific Plan Amendment 26-01 to amend the Borkey Area Specific Plan to rezone the property from Public Facilities to Parks and Open Space, Resort Lodging Overlay (POS/RL), consistent with General Plan Amendment 25-02 and Rezone 25-02. This requires amending Borkey Area Specific Plan Map D-1, "Proposed General Plan Designations" and Map D-2, "Proposed Zoning Designations"; and

WHEREAS, the applicant has requested Planned Development 25-06 and Conditional Use Permit 26-03 to establish and operate an expansion to the existing Allegretto Resort, consisting of multiple new buildings totaling 172,000 square feet that includes 93 new hotel keys, a spa, a conference center, viticulture building, and various other ancillary buildings; and

WHEREAS, the project was reviewed by the Development Review Committee on December 29, 2025. The Development Review Committee suggested the addition and clarification of some site planning and architectural components and ultimately recommended that the project be forwarded to the Planning Commission for review and recommendation to City Council; and

WHEREAS, consistent with the Paso Robles Municipal Code Sections 21.08.020 and 21.14.040, the City Council is the review authority for Specific Plan Amendments based on a recommendation by the Planning

Commission. Consistent with Paso Robles Municipal Code Section 21.09.020.B, multiple applications for the same project shall be processed concurrently and approved or denied by the highest review authority designated for any of the applications; and

WHEREAS, on February 24, 2026, the Planning Commission held a duly-noticed public hearing to consider the project, including General Plan Amendment 25-02, Specific Plan Amendment, 26-01, Rezone 25-02, Conditional Use Permit 26-03, and Planned Development 25-06. The Planning Commission adopted Resolution PC26-007 to recommend the City Council approve an Addendum to the Mitigated Negative Declaration for the project, Resolution PC26-008 to recommend the City Council approve General Plan Amendment 25-02, Specific Plan Amendment 26-01 for the project, Resolution PC26-009 to recommend the City Council approve Rezone 25-02 for the project, and Resolution PC26-010 to recommend the City Council approve Planned Development 25-06 and Conditional Use Permit 26-03 for the project; and

WHEREAS, on March 17, 2026 the City Council held a duly noticed public hearing to consider General Plan Amendment 25-02, Specific Plan Amendment 26-01, Conditional Use Permit 26-03, and Planned Development 25-06. On a vote of 6-0, the Council adopted Res. 26-021 approving an Addendum to a Mitigated Negative Declaration. On a vote of 6-0, the Council adopted Res. 26-022 approving a General Plan Amendment. On a vote of 6-0, the Council adopted Res. 26-023 approving the Conditional Use Permit 26-03 and Development Plan 25-06; and

WHEREAS, also on March 17, 2026, the City Council held a duly noticed public hearing to introduce this ordinance for first reading to consider Specific Plan Amendment 26-01 and Rezone 25-02 for the project, which is required to be adopted by ordinance under the Paso Robles Municipal Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. All of the above recitals are true and correct and are incorporated herein by reference.

Section 2. Based on the facts and analysis presented to it, including all written and oral testimony, the City Council hereby finds and determines:

Specific Plan Amendment Findings

a. The specific plan amendment is consistent with the goals, objectives, and policies of the general plan including Land Use Goal 1 supported by Land Use Policy 1A; Land Use Policy 2B, Action Item 2; Land Use Policy 2B, Action Item 4; Land Use Policy 2D; Land Use Policy 2H supported by Action Item 1; Land Use Policy 2I; Circulation Policy 1B supported by Action Items 1.e and 4; and Conservation Policy 2B supported by Action Item 4.
b. The specific plan amendment would not be detrimental to the public health, safety, or welfare of the community because it is a minor expansion of the POS-R/L zoning district located immediately south of the subject property.
c. The specific plan amendment includes provisions that ensure that adequate public facilities will be available to serve the range of development described in the plan because the project would be subject to development impact fees to ensure the applicant pays a fair share toward public facilities.
d. The specific plan amendment results in the development of desirable character and use types that will be compatible with the surrounding area, provides effective buffering from adjacent uses, and includes policies for the protection of prominent ridgelines, oak trees, and other

natural resources because it is a minor extension of the adjacent POS-R/L zoning district and the property is not on a prominent ridgeline.

Rezone Amendment Findings

a. The rezone amendment is internally consistent with the provisions of the zoning code including Parks and Open Space zoning with Lodging Overlay:
    i. The Parks and Open Space (POS) zoning with lodging (L) overlay zoning district is intended to provide a means through which the City Council (and, through the development review process, the Planning Commission) can consider and selectively provide appropriate locations for resort hotels, motels, bed and breakfast inns, and similar forms of visitor-serving lodging (along with related accessory/ancillary land uses). The Allegretto Resort expansion project will provide visitor serving lodging on a site adjacent to the existing resort.
    ii. The City's adopted economic development strategy establishes the goal of developing the city into an "end destination" tourist attraction. Providing a Parks and Open Space (POS) zoning with lodging (L) overlay zoning district can assist in achieving this goal by encouraging consideration of appropriate locations for resorts, lodging, and related/ancillary land uses (without providing the broader range of permitted and conditionally permitted land uses and the accompanying neighborhood and environmental impacts that are associated with a commercial or industrial general plan or zoning designation). The L overlay zoning district can be established on any property, subject to approval of a zone change application. The Allegretto Resort expansion project will provide an end destination tourist attraction on a site adjacent to the existing resort.
    iii. Considerations upon which to base approval or denial of the Parks and Open Space (POS) zoning with lodging (L) overlay zoning district application shall include, but not be limited to, adequacy of streets and highways to handle the anticipated traffic and compatibility with adjacent and nearby land uses. The City Council may determine not to consider a Parks and Open Space (POS) zoning with lodging (L) overlay zoning district application without the accompanying site plan and elevation designed to demonstrate how the design of the project could be considered compatible with the surrounding neighborhood. The Allegretto Resort expansion includes a development plan that provides site planning and architectural design that complements the existing Allegretto Resort.
b. The amendment would not be detrimental to the public health, safety, or welfare of the city because it is a resort lodging overlay in an existing resort lodging overlay area. The general plan amendment is a reasonable expansion of the Parks and Open Space with Resort Lodging Overlay designation. The affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography; is suitable in terms of the provision of public and emergency vehicle access and public services and utilities; and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Section 3. Approval. The City Council hereby ordains the zoning district of the property located at the southeast corner of Dallons Drive and Buena Vista Drive (APN 008-121-021) shall be changed

to Parks and Open Space, Resort Lodging Overlay (POS-R/L), as depicted in Exhibit A attached hereto and incorporated herein by reference.

Section 4. Approval. The City Council hereby ordains the property located at the southeast corner of Dallons Drive and Buena Vista Drive (APN 008-121-021) shall be rezoned to the Parks and Open Space, Resort Lodging Overlay (POS-R/L) zoning district, as depicted in Exhibit B attached hereto and incorporated herein by reference.

Section 5. Environmental Determination. In 2012 the City Council, pursuant to the California Environmental Quality Act (Pub. Res. Code §§ 21000 et seq.) (CEQA), and the State CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.) determined that a Mitigated Negative Declaration (MND) be prepared pursuant to CEQA in order to analyze all potential adverse environmental impacts of General Plan Amendment 12-001, Rezone 12-001, Tentative Parcel Map 12-004, Planned Development 12-001, and Conditional Use Permit 12-003. In July 2012, the City Council approved an MND (SCH No. 2012051069) (2012 MND) for the project.

As lead agency, and as part of the City's due diligence, the City required an updated Traffic Impact Study, Biological Study, Cultural Study, Air Quality and Green House Gas assessment, to determine if the Project would result in any new or more severe significant effects not identified in the 2012 MND. Based on this study, a full analysis of the scope of the Project, and the previously adopted 2012 MND, none of the criteria specified in CEQA Guidelines section 15162 requiring a subsequent or supplemental environmental document to be prepared is triggered. Therefore, an addendum is the appropriate document under CEQA to analyze the consistency of the Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines section 15162 and 15164. On March 17, 2026, the City Council adopted Resolution 26-021 approving an Addendum to the previously adopted 2012 MND for Planned Development 25-06, Conditional Use Permit 26-03, Rezone 25-02, Specific Plan Amendment 26-01, and General Plan Amendment GPA 25-02, in accordance with the Statutes and Guidelines of CEQA and the City's Procedures for Implementing CEQA.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 7. 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. The City Clerk is the custodian of the record of proceedings.

Section 8. Effective Date. This Ordinance shall be in full force and effect 30 days after its passage and adoption as provided by Government Code section 36397.

Section 9. Publication. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed Ordinance is to be adopted and shall post a certified copy of the proposed Ordinance in the Office of the City Clerk. Within fifteen (15) days of the adoption of the Ordinance, the City Clerk shall cause a summary of the Ordinance to be published, including the vote for and against the same, in accordance with Government Code Section 36937.

Attachment 2

INTRODUCED at a regular meeting of the City Council held on March 17, 2026, for first reading by the City Council of the City of El Paso de Robles, and adopted on the 7th day of April, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

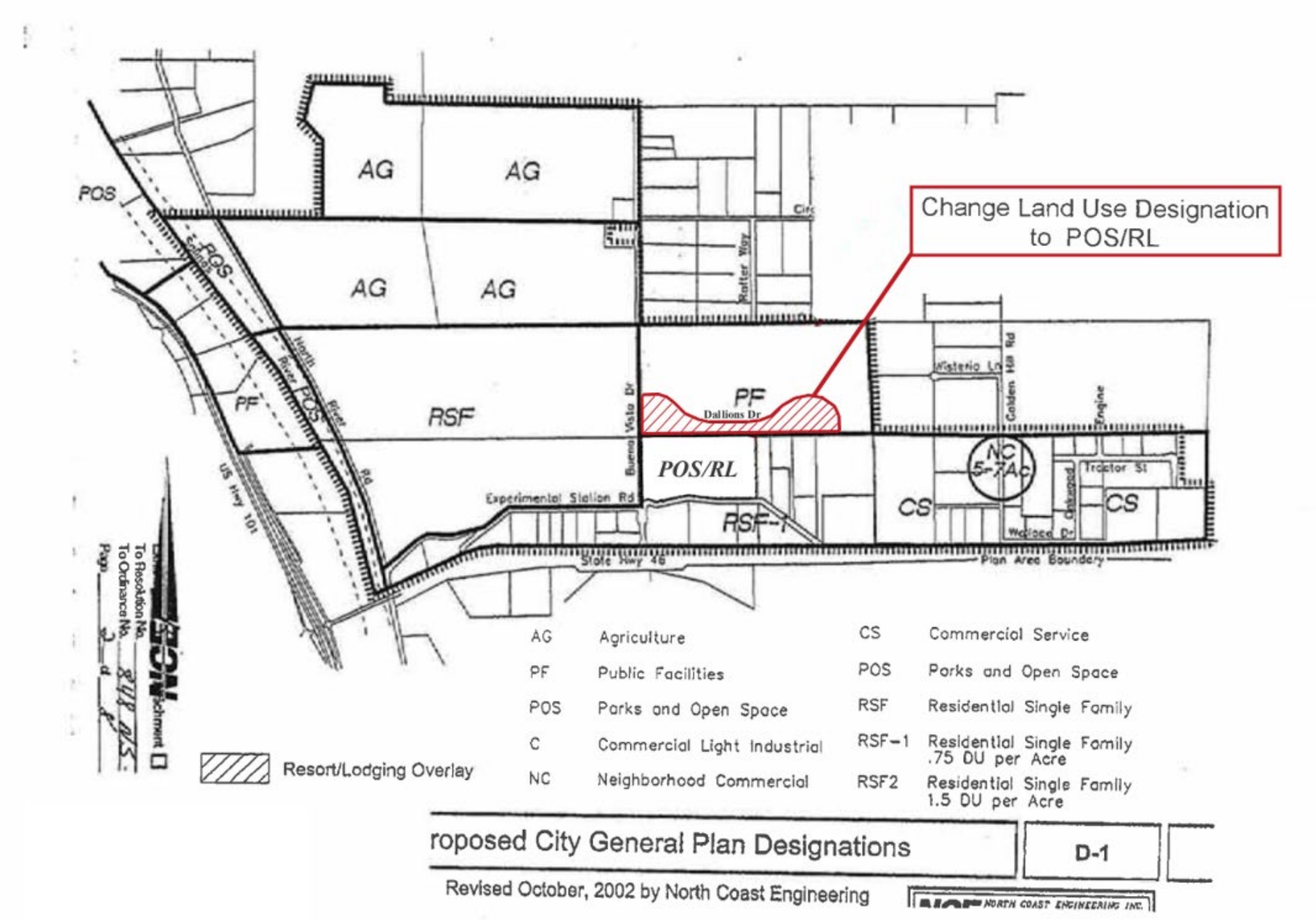
John R. Hamon, Jr., Mayor

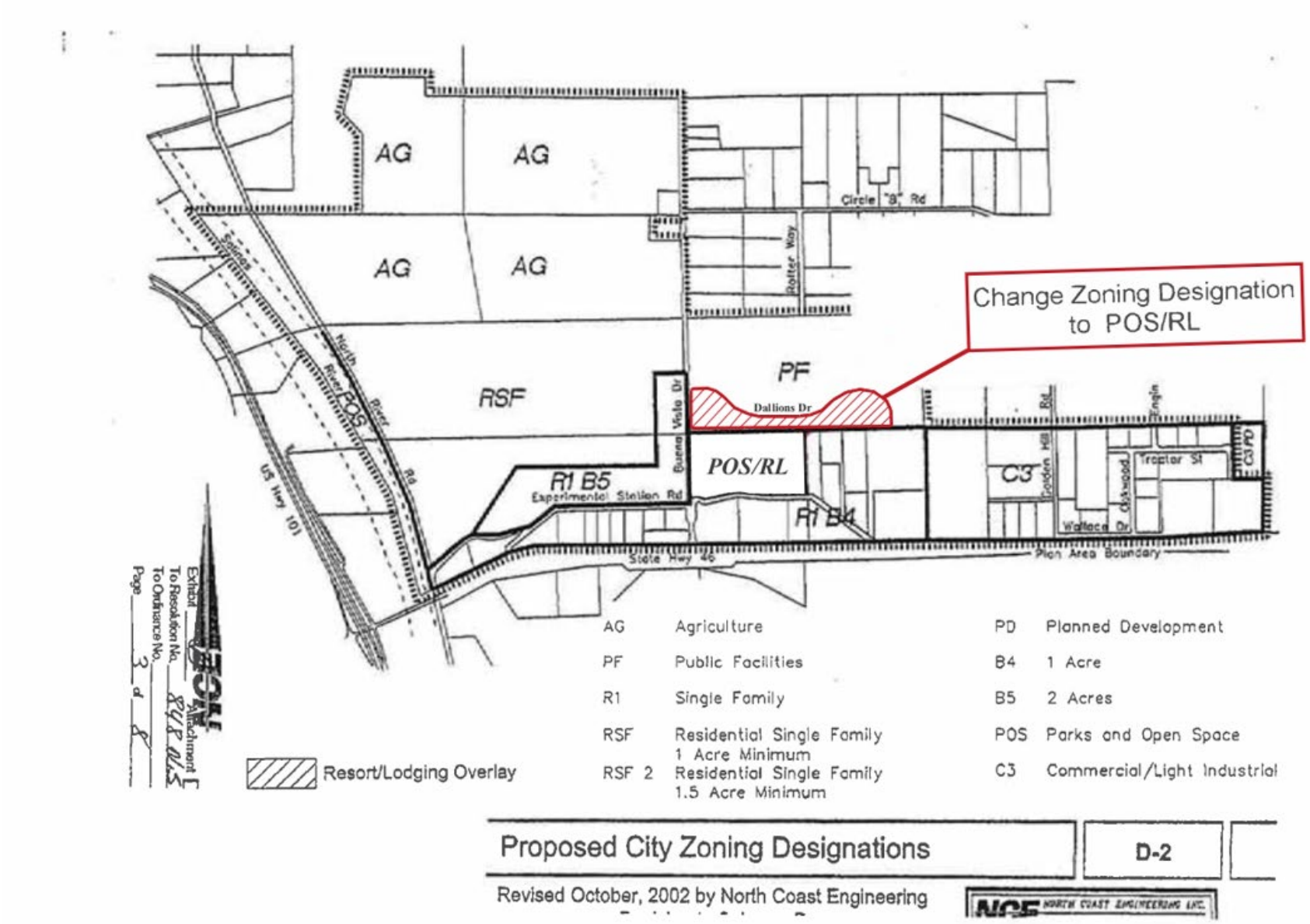
ATTEST:

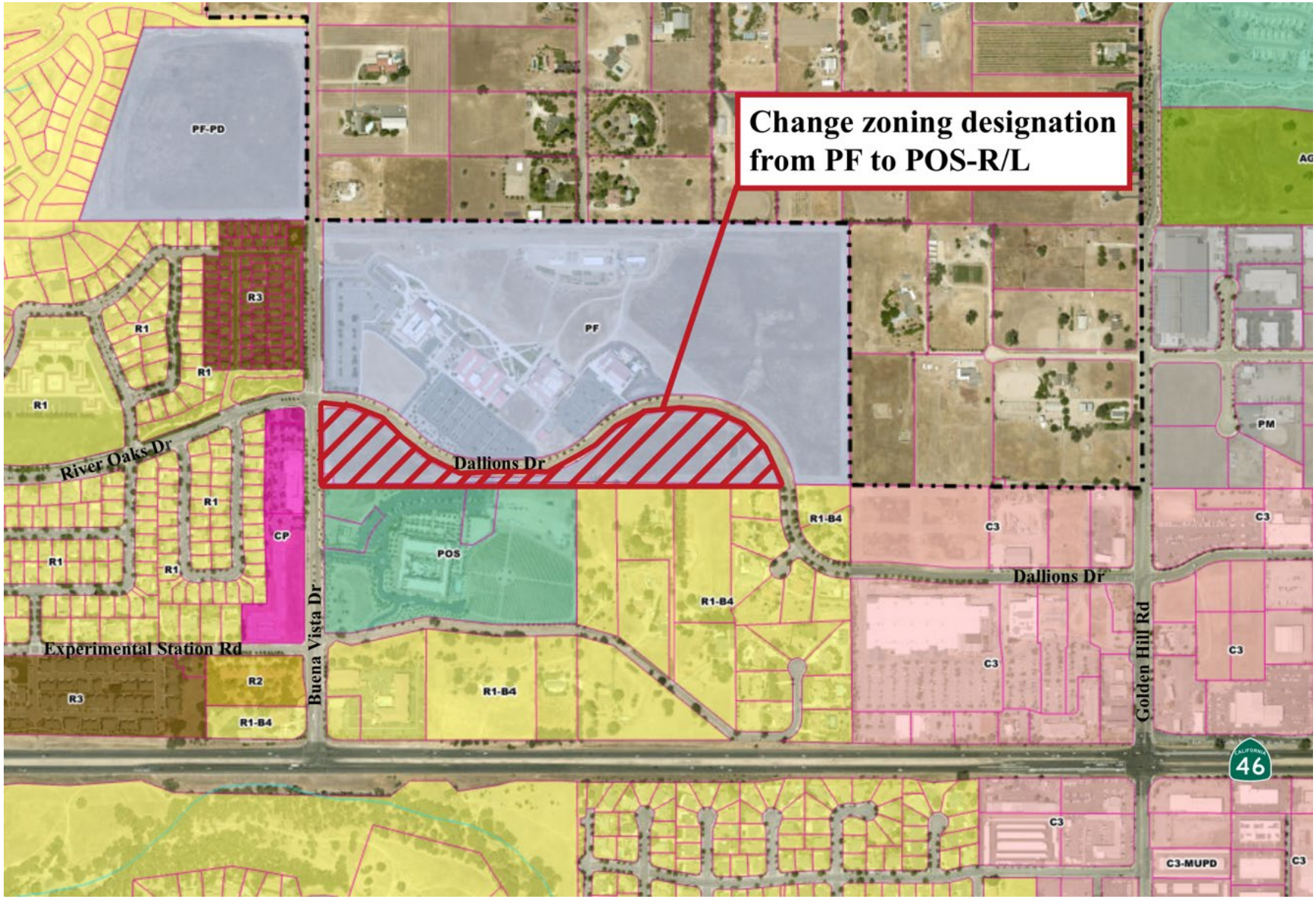
Melissa Martin, City Clerk

Exhibit A – Specific Plan Amendment Map D-2 Zoning Map
Exhibit B – City Zoning Map Amendment

EXHIBIT A


Change Land Use Designation to POS/RL
AG
AG
AG
AG
POS
PF
RSF
PF
Dallions Dr
POS/RL
RSF-1
CS
CS
NC 5-7Ac
Experimental Station Rd
State Hwy 46
Plan Area Boundary
Resort/Lodging Overlay
AG Agriculture
PF Public Facilities
POS Parks and Open Space
C Commercial Light Industrial
NC Neighborhood Commercial
CS Commercial Service
POS Parks and Open Space
RSF Residential Single Family
RSF-1 Residential Single Family .75 DU per Acre
RSF2 Residential Single Family 1.5 DU per Acre
roposed City General Plan Designations
D-1
Revised October, 2002 by North Coast Engineering
NORTH COAST ENGINEERING INC.


AG
AG
AG
AG
RSF
PF
POS/RL
R1 B5
R1 B4
C3
Change Zoning Designation to POS/RL
Dallions Dr
Circle "B" Rd
Rotter Way
Viola Dr
Buena
Experimental Stallion Rd
Golden Hill Rd
Wallace Dr
Oakwood
Tractor St
C3 PD
English
North Fork Mad River
POS
R4
US Hwy 101
State Hwy 46
Plan Area Boundary
Resort/Lodging Overlay
AG Agriculture
PF Public Facilities
R1 Single Family
RSF Residential Single Family 1 Acre Minimum
RSF 2 Residential Single Family 1.5 Acre Minimum
PD Planned Development
B4 1 Acre
B5 2 Acres
POS Parks and Open Space
C3 Commercial/Light Industrial
Proposed City Zoning Designations
D-2
Revised October, 2002 by North Coast Engineering
NCE NORTH COAST ENGINEERING INC.
Exhibit Attachment E
To Resolution No. 82-98
To Ordinance No.
Page 3 of 8



CITY ZONING MAP

Council Agenda Report

From: Sam Ricklefs, Assistant Planner

Subject: Approval of a Resolution Authorizing the Removal of a 51-inch Diameter Valley Oak Tree Located at 2400 Golden Hill Road (APN 025-423-023)

CEQA Determination: The City finds that this action is exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with the CEQA Guidelines Section 15304 – Class 4, Minor Alterations to Land.

Date: April 7, 2026

Facts

1. In March 2026, Eagle Energy ("Applicant") applied for Oak Tree Removal 26-06requesting the removal of one 51-inch diameter Valley Oak tree (Quercus lobata) submitted by Eagle Energy for the property located at 2400 Golden Hill Road (APN 025-423-023), containing a 76-gas station and associated store.
2. The application included a report dated April 2024 from Certified Arborist Cory Pereira with Whit's-Turn Tree Care. As part of the report, the Arborist found evidence of decay and pest infestation within the tree, as well as signs of a decline and reduction in vigor due to extended drought conditions. The Arborist stated that limbing of the tree would have limited assurance of the long-term survival of the tree and recommended removal of the tree as a "safe and practical alternative".
3. Applicant provided photos of limb failures in February 2026 due to strong wind and rain conditions.
4. Planning Staff inspected the site and reviewed the tree proposed for removal were unable to make the determination that the tree is "clearly dead or diseased beyond correction."
5. Therefore, under Paso Robles Municipal Code section 10.01.050.C of the Oak Tree Ordinance, the tree is considered to be "healthy", and the City Council must determine whether the tree should be removed based on the factors listed in Section 10.01.050.D.
6. However, the condition of the oak tree with respect to its general health, danger of limbs failure, and proximity to existing structures justifies removal.
7. The City's Oak Tree Preservation Ordinance requires replacement of 25% of the diameter of the oak being removed. In this case, removal of the 51-inch Blue Oak tree would require the replanting of as many as eight (8) 1.5-inch diameter native oak mitigation trees.

Options

1. Take no action;
2. Approve Oak Tree Removal Permit 26-06, authorizing the removal of one 51-inch Valley Oak tree and require mitigation oak trees to be planted;
3. Deny Oak Tree Removal Permit 26-06 with findings and require the oak tree to remain and be protected;
4. Provide alternative direction to staff.

Analysis and Conclusions

Certified Arborist Cory Pereira, Whit's-Turn Tree Care, evaluated the Oak tree in April 2024 and provided an evaluation of the tree's health. The Arborist found evidence of decay and pest infestation within the tree, as well as signs of a decline and reduction in vigor due to extended drought conditions. The Arborist stated that limbing of the tree would have limited assurance of the long-term survival of the tree and noted removal of the tree as a "safe and practical alternative".

The tree suffered from limb failures in February 2026 (picture below), due primarily to a strong series of wind and rainstorms in the area. Applicant has indicated that they fear that the recent limb failures posed a significant risk to pedestrians passing near the tree and to vehicles in the adjoining parking lot.



City Staff requested an updated arborist report to further assess the tree's health and structural condition, but no additional report has been provided. Despite this, the 2024 Arborist Report contains sufficient findings and analysis to enable the City Council's review and deliberation of the matter.

The Oak Tree Preservation Ordinance requires staff to consider five factors when making a recommendation to City Council for oak tree removal permits. The factors are listed below with an explanation for how each was considered in staff's recommendation in italics:

1. The condition of the oak tree with respect to its general health, status as a public nuisance, danger of falling, proximity to existing or proposed structures, interference with utility services, and its status as host for a plant, pest or disease endangering other species of trees or plants with infection or infestation;

   The Project Arborist has provided an arborist report that indicates the tree contains evidence of decay and pest infestation in the tree, as well as signs of decline due to extended drought conditions. The report indicated that several branches in the tree's canopy are likely to contribute to large branch failures in coming years, which may present a risk to pedestrians and vehicles. Limbing of the canopy will significantly alter the tree's structure while providing only limited assurance of the tree's survival. Based on these findings, the Arborist recommended full removal of the tree as a "safe and practical alternative" to other potential mitigations.

2. The necessity of the requested action to allow construction of improvements or otherwise allow reasonable use of the property for the purpose for which it has been zoned. In this context, it shall be the burden of the person seeking the permit to demonstrate to the satisfaction of the director that there are no reasonable alternatives to the proposed design and use of the property. Every reasonable effort shall he made to avoid impacting oak trees, including but not limited to use of custom-building design and incurring extraordinary costs to save oak trees;

There is no further construction proposed for this property. The request for removal is due to the tree's declining health and potential risks posed to vehicles and pedestrians.

3. The topography of land, and the potential effect of the requested tree removal on soil retention, water retention, and diversion or increased flow of surface waters. The director shall consider how either the preservation or removal of the oak tree(s) would relate to grading and drainage. Except as specifically authorized by the planning commission and city council, ravines, stream beds and other natural water-courses that provide a habitat for oak trees shall not be disturbed;

   The subject oak tree does not contribute to an intact habitat and is not in close proximity to significant flow of surface waters.

4. The number, species, size and location of existing trees in the area and the effect of the requested action on shade areas, air pollution, historic values, scenic beauty and the general welfare of the city as a whole;

   The oak tree provides both shade and scenic beauty to the surrounding area, and is the only mature oak tree located on the property. Applicant will need to replace the tree with mitigation trees.

5. Good forestry practices such as, but not limited to, the number of healthy trees the subject parcel of land will support.

   Removal of the tree would require replacement by either eight (8) native oaks at the minimum 1.5-inc caliper or seven (7) native oaks at 2-inch caliper. The number of trees required is unlikely to fit within the given landscaped area, and would need to be planted across the property to meet requirements of the Oak Tree Removal Ordinance.





Photo of subject tree looking northwest, February 2026

Fiscal Impact
There is no direct fiscal impact on the City from this action.

CEQA

Staff recommends that pursuant to the California Environmental Quality Act (CEQA), the City Council determine that this proposal to remove the 51-inch Oak tree is exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with the CEQA Guidelines Section 15304 – Class 4, Minor Alterations to Land, which "consist of minor private alterations in the condition of land and/or vegetation which do not involve the removal of a healthy, mature, scenic trees, except for forestry and agricultural purposes." Here, the proposed project involves the removal of one oak tree that is structurally compromised and poses a hazard due to its condition and proximity to both pedestrian areas and vehicle parking. The tree removal process is limited to the removal of one oak tree in poor health and is thus a minor private alteration. There is no evidence of any unusual or special conditions that would result in a significant effect on the environment.

Recommendation

Approve Resolution 26-XXX, authorizing the removal of one 51-inch Valley Oak tree and require mitigation oak trees to be planted.

Attachments

1. Resolution 26-XXX
    a. Exhibit A - Site Plan
    b. Exhibit B – Whit's-Turn Arborist Report (2024)

Attachment 1

RESOLUTION 26-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES APPROVING OTR 26-06, REQUESTING THE REMOVAL OF ONE (1) VALLEY OAK TREE LOCATED AT 2400 GOLDEN HILL ROAD (APN 025-423-023)

WHEREAS, in March 2026, Eagle Energy ("Applicant") applied for Oak Tree Removal 26-06 requesting the removal of one 51-inch diameter Valley Oak tree (Quercus lobata) submitted by Eagle Energy (Owner) for the property located at 2400 Golden Hill Road (APN 025-423-023), containing a 76 gas station and associated store; and

WHEREAS, certified Arborist Cory Pereira, with Whit's-Turn Tree Care, prepared an Arborist Report in April 2024 ("Report") to evaluate the oak tree on the property and provide an evaluation of the tree's health. As part of the Report, the Arborist found evidence of decay, pest infestation, and a decline and reduction in vigor due to extended drought conditions and recommended the oak tree be removed; and

WHEREAS, the Community Development Director could not make the determination that the tree is "clearly dead or diseased beyond correction," and therefore, the tree is "healthy" as defined by Paso Robles Municipal Code section 10.01.050.C of the Oak Tree Preservation Ordinance. The City Council must determine whether the tree should be removed based on the factors listed in Section 10.01.050.D; and

WHEREAS, the City's Oak Tree Preservation Ordinance requires replacement of 25% of the diameter of the oak being removed. In this case, removal of the 51-inch Valley Oak tree would require the replanting of as many as eight (8) 1.5-inch diameter native oak mitigation trees; and

WHEREAS, on April 7, 2026, the City Council met to discuss the request for an oak tree removal on April 7, 2026, considered the facts as presented in the staff report prepared for this project, and accepted public testimony; and

WHEREAS, the City Council determine that this proposal to remove the 51-inch Oak tree is exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with the CEQA Guidelines Section 15304 – Class 4, Minor Alterations to Land, which "consist of minor private alterations in the condition of land and/or vegetation which do not involve the removal of a healthy, mature, scenic trees, except for forestry and agricultural purposes." Here, the proposed project involves the removal of one oak tree that is structurally compromised and poses a hazard due to its condition and proximity to both pedestrian areas and vehicle parking. The tree removal process is limited to the removal of one oak tree in poor health and is thus a minor private alteration. There is no evidence of any unusual or special conditions that would result in a significant effect on the environment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Pursuant to Paso Robles Municipal Code section 10.01.050.D. and based on the information contained in the staff report, testimony presented during the public hearing, and responses thereto, the City Council hereby finds and determines that the 51-inch Valley Oak tree located at 2400 Golden Hill Road is at a high risk of failure and a potential hazard to people, vehicles, and structures on-site.

Section 3. The City Council of the City of El Paso de Robles does hereby:

1. Approve OTR 26-06 to remove one (1) 51-inch diameter Valley Oak tree, shown in Exhibit A;
2. Require the on-site planting of eight (8) 1.5-inch diameter native oak trees, at the direction of a certified arborist;
3. Require the provision of irrigation and protection for the replanted oak trees until they are established.

APPROVED this 7th Day of April, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A - Site Plan
Exhibit B – Whit's-Turn Arborist Report (2024)

Exhibit A



Site Plan

Whit's-Turn
Tree Care
P.O. Box 1784 Templeton, CA 93465
Telephone: 805-434-9630 Fax: 805-434-9610

DATE: 4/2/24

CLIENTS NAME: Eagle Energy

PROPERTY LOCATION: Eagle Energy Facilities: 2400 Golden Hill Rd. Paso Robles, Ca.



Image 1: Site overview

DEFINITION OF ASSIGNMENT: Certified Arborist to evaluate the health of one Valley oak (Quercus lobata) 51" diameter at breast height and approximately 50 ft. tall growing adjacent to convenience store and gas station in open space area.

OBSERVATIONS: The Valley oak is established in an open space next to the convenience store where customers have available access to utilize the area for rest periods during travel to and from the surrounding area and points of destination. Extended drought conditions have impacted significant portions of the historical tree canopy and are showing outward signs of decline and reduced vigor. Larger limbs have limited green and heathy branch and foliage present. The lack of epicormic sprouting (stress sprouts) is an indication of poor overall vascular condition in some of the main stems. These conditions indicate the historical stresses on the dominant canopy and have created vectors for pathogens, decay and pest infestation. Several large branches in the canopy are likely to experience failure in the future creating concern for public safety in proximity to the canopy. Mitigation of these risks will affect more than 30% of the trees canopy and change its overall structure and can contribute to continued acceleration of the trees decline.

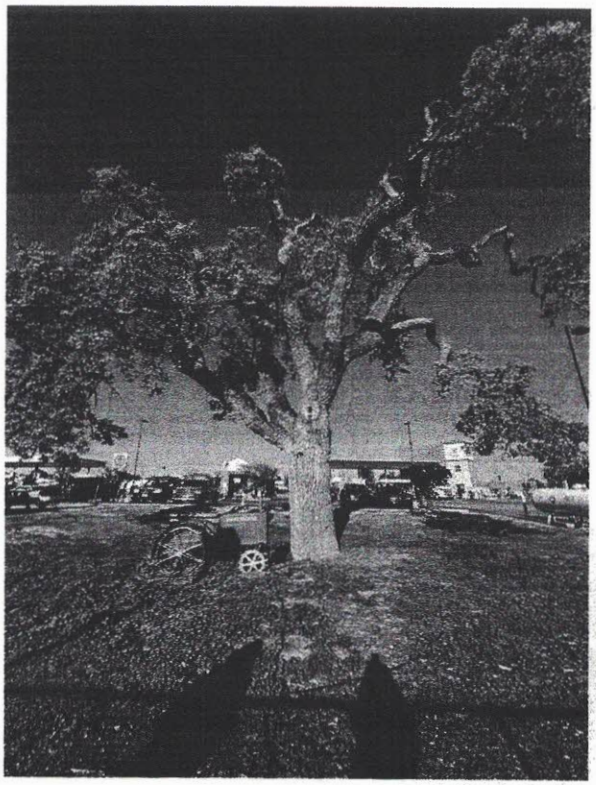


Image 2: Valley Oak (51" dbh, 55 ft tall)

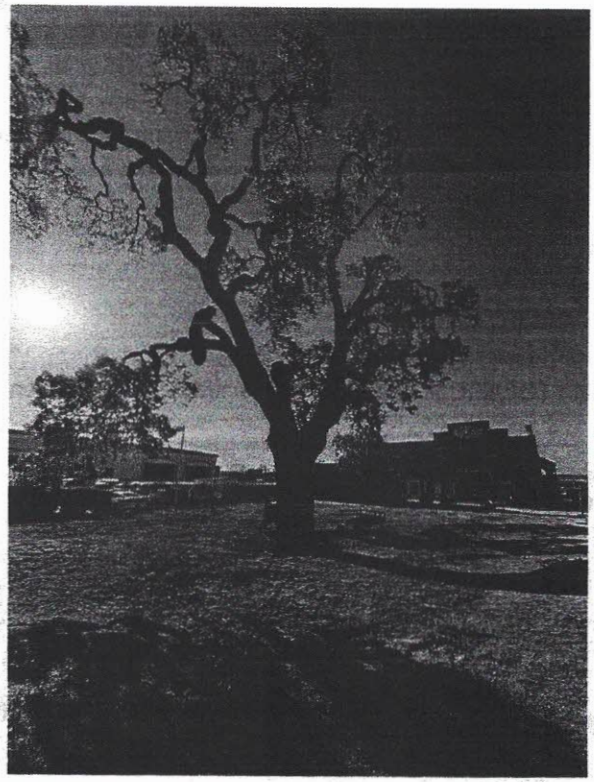


Image 3: Open space area

CONCLUSION: The Valley oak at the Eagle Energy center has significant portions of the canopy becoming a future hazard for public safety around the tree. There is evidence of decay and pest infestation in the tree, including an active bee hive. Several branches in the canopy have limited, or no green growth or foliage present and are likely to contribute to large branch failures in coming years. Limbing of the canopy will significantly alter the trees aesthetic and structure with limited assurance of long-term survival. Tree removal is a safe and practical alternative to other mitigations to the current tree conditions.

Cory Pereira
Certified Arborist
WE-4256AU
cory@whitsturn.com

Council Agenda Report

From: Darcy Delgado, Associate Planner

Subject: Introduce First Reading by Title Only an Amendment to Chapter 21.52 of the Paso Robles Municipal Code Updating Standards Related to Temporary, Prohibited, and Nonconforming Signs (RZN25-07, P25-0117)

CEQA Determination: The proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a "project" under CEQA. State CEQA Guidelines §15060(c) provides that "[a]n activity is not subject to CEQA if … the activity is not a project as defined in Section 15378." Even if the proposed ordinance is considered a "project" subject to CEQA, it is categorically exempt pursuant to State CEQA Guidelines Section 15320 (Class 20).

Date: April 7, 2026

Facts

1. The City of El Paso de Robles regulates signs as specified in Chapter 21.52 ("Signs") of the Paso Robles Municipal Code.
2. Signs significantly affect the aesthetic appeal of the City and its streetscapes, influence the quality of the visual environment, and shape perceptions of local economic conditions, as well as present safety, traffic, and circulation issues.
3. The City has a reputation as a community with native beauty, unique visitor attractions such as wineries, and distinctive architecture with a historic downtown, all of which makes tourism a staple of the City's economy. Updating the sign code helps balance community design goals with free speech protections, providing clearer guidance for applicants, staff, and enforcement while supporting orderly development.
4. Best practices and relevant constitutional case law emphasize regulating signs based on objective, "time, place, and manner" standards—such as size, height, location, lighting, and duration—rather than the message displayed on the sign. Therefore, it is appropriate to amend the existing sign rules from time to time to keep up with best practices.
5. This zoning code text amendment would update Chapter 21.52 ("Signs") to align with best practices in a content-neutral manner that safeguards fundamental free speech rights, while also protecting the community's aesthetic and safety objectives, enhances the City's visual environment so as to foster commerce and tourism, minimize visual clutter, and serves the public health, welfare and safety and traffic safety and circulation concerns.
6. The Planning Commission held a public hearing on March 10, 2026, and considered the facts as presented in the staff report prepared for this project, and accepted public testimony regarding the project, and on four-consecutive votes of 4-0-3 (Commissioners Christensen, Marlow, and Lorenz were absent) voted to recommend the City Council approve the zoning code text amendment.

Options

1. Take no action;

2. Introduce for first reading by title only Ordinance XXXX amending Chapter 21.52 of the Paso Robles Municipal Code;
3. Provide alternative direction to staff.

Analysis and Conclusions

The proposed amendment to the Zoning Code Sign Ordinance is intended to preserve the City's ability to regulate signage in a manner that benefits the community as a whole, while also safeguarding constitutionally protected free speech. The update addresses regulations related to prohibited signs, temporary signs, and nonconforming signs, and includes minor revisions to Section 21.52.110, "Administration and Enforcement." Overall, the amendment is considered a "cleanup" action designed to clarify existing provisions and bring the City's sign regulations into alignment with current case law and industry best practices.

The ordinance proposes revisions to the "prohibited signs" provisions in Section 21.52.040 by expanding and refining the definitions of "Flashing or Moving Signs" and "Vehicle or Trailer-Mounted Signs." It also introduces new definitions for "Obsolete Signs," "Obstruction of Ingress or Egress," and "Signs in the Public Right-of-Way," which are intended to address common enforcement challenges and provide clearer guidance to property owners, businesses, and staff.

In addition, the ordinance reorganizes and clarifies the City's regulations for "temporary signs" under Section 21.52.090 to improve usability and ensure consistency in application. Minor clarifications are also included for administrative and enforcement procedures in Section 21.52.110 to enhance transparency and effectiveness in implementation.

The proposed amendments are content-neutral and reflect "time, place, and manner" regulations that are consistent with applicable legal standards. The City Council is being asked to approve the proposed text amendments, which are provided with track changes in Attachment 1. A recommended action is included in Attachment 2, Exhibit A, where the amendments to Chapter 21.52 are presented in a clean (non-tracked) format.

Fiscal Impact

This Zoning Code amendment would not directly impact the City's fiscal resources.

CEQA

The proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a "project" under CEQA. State CEQA Guidelines §15060(c) provides that "[a]n activity is not subject to CEQA if … the activity is not a project as defined in Section 15378." Even if the proposed ordinance is considered a "project" subject to CEQA, it is categorically exempt pursuant to State CEQA Guidelines Section 15320 (Class 20).

Recommendation

Introduce for first reading by title only Ordinance XXXX, amending Chapter 21.52 of the Paso Robles Municipal Code.

Attachments

1. Chapter 21.52 Amendments with Redlines
2. Ordinance XXXX – Sign Ordinance Amendment
   a. Exhibit A – Amended Chapter 21.52
3. Legal Notice

21.52.040 Prohibited signs.

Those classes of signs designated in this section are expressly prohibited and shall not be erected in any zoning district.

A. ~~A.~~ Bench Signs. Bench signs as defined in Section 21.52.020 (Definitions) are prohibited.

B. ~~B.~~ Conflict with Traffic Control Signs. Any sign or sign structure that by color, wording, or location resembles or conflicts with any traffic control sign or device is prohibited.

C. ~~C.~~ Feather Signs. Feather signs as defined in Section 21.52.020 (Definitions) are prohibited.

D. ~~D.~~ Inflatable Signs. Inflatable signs as defined in Section 21.52.020 (Definitions) are prohibited.

E. ~~E.~~ Flashing or Moving Signs. Any sign that rotates (except for flags, pennants, and other similar types of signs), flashes, changes, reflects, blinks, or appears to do any of the foregoing-except for those signs that only portray time and temperature-is prohibited.

F. ~~F.~~ Off-Premises Signs. Off-premises signs are prohibited, except for billboards (see Title 19), authorized temporary signs, and directory signs that are in conformance with this chapter, or any other off-premises sign that is allowed by this chapter.

G. ~~G.~~ Pole Signs. New pole signs are prohibited except as approved as a highway-oriented sign consistent with Subsection 21.52.080(H) (Highway Oriented Signs).

H. ~~H.~~ Traffic ~~Hazard~~Hazards. Any sign that creates a safety hazard by obstructing the clear view of pedestrian and vehicular traffic is prohibited.

I. ~~I.~~ ~~Vehicle-Mounted~~Vehicle or Trailer-Mounted Signs. Vehicle-mounted signs as defined in Section 21.52.020 (Definitions) are prohibited. This section is not intended to prohibit the display of commercial message that may cover all or part of a vehicle and that serves the purpose of advertising a commercial message as long as that vehicle is in operation and whose primary purpose is for regular transportation. The following criteria may be used in determining whether the primary purpose of the motor vehicle is a sign. It is not necessary that any one or all the listed criteria are met in order to determine that a sign is a prohibited vehicle-mounted sign:

1. ~~1.~~ Whether the vehicle is ~~in operating condition~~operational, currently registered, and licensed to operate on public streets when applicable.

2. Whether the vehicle remains stationary while prominently displaying signage during business hours.

3. Frequency and location of parking designed to expose signage to public view.

~~2. While the business is open, the vehicle is not moved, and the vehicle is so parked or placed that the signs thereon are displayed to the public.~~

~~3. Whether the vehicle is regularly parked in a location and in a manner so as to be observed by passers-by.~~

4. ~~4.~~ Whether the vehicle is ~~actively~~routinely used ~~as a vehicle~~ in the daily ~~function of the~~ business ~~to which such signs relate~~operation.

5. ~~5.~~ Whether the ~~sign includes~~signage contains directional copy ~~that would only be applicable if parked in the~~relevant only to the immediate vicinity ~~of the use~~.

This prohibition also applies when:

(a) The advertising medium is a separate structure or device attached to the vehicle.

(b) The copy is readily changeable.

(c) The sign or device exceeds nine square feet and is parked on or near business premises primarily to advertise or direct attention to that business.

J. Obsolete Signs. Signs that no longer identify a bona fide business or activity conducted on the premises shall be removed within sixty (60) days of business closure.

K. Obstruction of Ingress or Egress. Signs shall not block free ingress or egress to any door, window, or fire standpipe, except as required or allowed by law.

L. Signs in Public Right‐of‐Way. Signs located within or encroaching upon any public property or public right‐of‐way are prohibited, except Governmental, regulatory, traffic, or any other signs as required by law.

21.52.090 - Temporary signs.

A. ~~A.~~ Purpose. In addition to Section ~~21.52.010~~21.52.010 (Purpose and Applicability) of this chapter, the purpose of this section is to ensure that temporary signs do not create a distraction to the traveling public by limiting the proliferation of temporary signs and eliminating aesthetic blight and litter that are detrimental to the ~~public's~~public's health, safety, and general welfare.

B. ~~B.~~ General Standards for All Temporary Signs.

1. ~~1.~~ Temporary Sign Content Neutrality. All regulations and standards in this section are to be exercised in light of the ~~city's~~city's content neutrality policy. These provisions are not intended to limit, censor, or restrict free speech.

2. ~~2.~~ Relationship to Permanent Sign Regulations. The number and area of temporary signs shall not be included in the calculation of permanent sign area.

~~3. Illumination Prohibited. Temporary signs shall not be illuminated.~~

3. ~~4.~~ Secure Placement. All temporary signs shall be installed securely in the ground or attached to a building. Banner signs shall be installed on a building wall.

~~5. Sign Placement. Temporary signs are allowed on private property only subject to permission of the property owner.~~

~~6. Design Standards. "Day-glow" and fluorescent colors are prohibited. Lettering shall be of professional quality, done in uniform, readily legible characters. Signs shall be constructed of materials that can withstand outdoor weather conditions, such as cloth, canvas, or vinyl plastic. Paper and cardboard are prohibited materials.~~

~~7. Noncommercial Signs. In each instance and under the same conditions to which this chapter permits any sign, a sign containing an ideological, religious, or other noncommercial speech shall be permitted wherever commercial signage is permitted.~~

~~8~~4. Permitting. Temporary signs shall be exempt from fee and permit requirements unless a modification is requested for temporary commercial signs consistent with Section 21.52.060 (Sign Permit, Sign Program, and Modification Requirements).

~~C. Temporary Sign Standards: Location, Size, and Quantity. Temporary commercial signs shall conform to the following regulations unless a modification is approved by the applicable review authority consistent with Section 21.52.060 (Sign Permit, Sign Program, and Modification Requirements).~~

C. Temporary Commercial Signs

1. ~~1.~~ Location.

a. ~~a.~~ Temporary Commercial Signs. Temporary commercial signs shall be allowed:

i. ~~i.~~ In residential zoning districts:

(a) ~~(a)~~ On properties with a legally established business that is the primary use on the property (specifically excluding home occupation businesses, family day care homes, limited residential care facilities, and similar uses where residential use is the primary use on the property);

(b) ~~(b)~~ On properties where a city building permit has been issued and is actively under construction;

(c) ~~(c)~~ On properties where there is a garage, yard, estate sale; and

(d) ~~(d)~~ On properties listed for sale or lease.

ii. ~~ii.~~ In nonresidential zoning districts.

~~b. Temporary Noncommercial Signs. Temporary noncommercial signs shall be allowed on any property in residential zoning districts.~~

2. ~~2.~~ Size and Quantity. Temporary signs ~~shall not in the aggregate exceed one square foot per linear foot of~~may be up to 32 square feet in area but shall not exceed 6 feet in height when placed on a building or tenant space frontage. For properties without a building, temporary signs shall not ~~in the aggregate~~collectively exceed ~~thirty two~~32 square feet in total area.

3. ~~3.~~ Quantity. No property shall have more than two temporary signs at one time. In the case of a multi-tenant center, no business shall have more than two temporary signs at any one time.

4. ~~4.~~ Duration and Removal. Temporary signs shall be posted for no more than thirty consecutive days, separated from other occasions by a period of not less than thirty days, and for no more than a cumulative ninety days within any calendar year. Any such sign shall be removed within seven days of the conclusion of any time-specific event associated with such signage. Temporary construction signs shall be removed at time of issuance of the certificate of occupancy. ~~Temporary noncommercial signs may be posted for a total of ninety days in a calendar year. If a temporary noncommercial sign is related to a specific event, it shall be removed no later than seven days following said event.~~

5. ~~5.~~ Exception for New Businesses. During the first thirty days that a new business is open, there are no limitations on the size, location, and nature of a banner sign, as long as the sign(s) does not adversely affect the public health, safety, or welfare.

D. Temporary Noncommercial Signs

1. Location. Temporary noncommercial signs shall be allowed on any property in residential zoning districts. Temporary signs are allowed on private property only with the permission of the property owner or lawful occupant of the premises, including tenants or residents who have legal authority to place signs on the property

2. Size and Quantity. Temporary signs shall not exceed six square foot per linear foot of building or tenant space frontage.

3. Duration and Removal. Temporary noncommercial signs may be posted for a total of ninety days in a calendar year. If a temporary noncommercial sign is related to a specific event, it shall be removed no later than seven days following said event.

4. Speech. In each instance and under the same conditions to which this chapter permits any sign, a sign containing an ideological, religious, or other noncommercial speech shall be permitted wherever commercial signage is permitted.

21.52.100 - Nonconforming signs—Copy changes.

A nonconforming sign shall not be structurally altered, increased in area, relocated, or used or modified in a manner that would change the physical characteristics of the sign. Changes to sign copy on nonconforming signs shall require a sign permit subject to review and approval by the development review committee.

21.52.110 - Administration and ~~enforcement~~Enforcement.

A. ~~A.~~ Abatement~~.~~

1. ~~1.~~ Nuisance Abatement. Signs not in compliance with this chapter may be declared to be a public nuisance, and be abated in compliance with the requirements of the ~~city's~~city's Municipal Code Chapter 9.06 (Nuisance Abatement). Alternatively, signs not in compliance with this Chapter and deemed to be a minor violation by the enforcement officer may be enforced through the ~~city's~~city's administrative citation process as set forth in Chapter 1.03 (Administrative Citation) of the Municipal Code.

2. ~~2.~~ Summary Abatement. Signs located in the public right-of-way may be declared to be a public nuisance subject to summary abatement by the ~~city's~~city's enforcement official, as defined in Municipal Code Chapter 9.06 (Nuisance Abatement). In addition to any criminal or civil penalties prescribed by law, the actual costs of abatement of such signs shall become a debt owed to the city by the person responsible for or causing placement of the sign.

B. ~~B.~~ Abandoned Signs~~. A sign shall be deemed abandoned in the following circumstances:~~

1. ~~1.~~ Change in Use. Any sign advertising a use, occupancy or product that has not existed for a period of one hundred eighty consecutive calendar days shall be deemed obsolete or abandoned. It shall be unlawful for any sign owner, the occupant of such premises, or the owner of any such premises to fail or refuse to remove an abandoned or obsolete sign or sign support, pole or structure following an order to do so.

2. ~~2.~~ Expiration of Event. The property owner or person responsible for the installation of a temporary sign authorized by this chapter relating to a specific event shall remove the sign promptly following the expiration of the event unless different time limits apply to the sign as specifically provided for in this chapter. Any such sign relating to a specific event shall be deemed obsolete or abandoned seven days following said event.

   If the city removes the sign following its abandonment, the removed sign will be held by the city for a period of thirty days and the property/sign owner notified of the same. Failure to respond to the notification may result in the destruction of the sign or disposal by the city.

C. ~~C.~~ Failure to Maintain. All signs shall be kept in a good state of repair and preservation. A sign may be deemed abandoned if, after ninety days written notice to the permit holder, the permit holder has failed or refused to maintain the sign. Upon such declaration, the sign may be considered abandoned and abated as provided in Subsection 21.52.110(B) (Abandoned Signs) of this section.

D. ~~D.~~ Hazardous or Unsafe Signs. The enforcement official, upon identification of a hazardous or unsafe sign, shall give written notice to the property owner and/or party responsible for the sign or the condition or conditions that render the sign hazardous or unsafe, and an order to abate the public nuisance caused by the existence of the hazardous or unsafe sign.

Hazardous and unsafe signs include, but are not limited to, signs that obstruct views of pedestrian and vehicular traffic at street intersections or driveways, signs that create a glare or other visual distraction that impedes a ~~driver's~~driver's ability to see, and signs that are dilapidated, structurally unsound or pose a fire threat.

The enforcement official shall determine an appropriate time period for abatement of the public nuisance based on the degree of hazard. At the expiration of the time period, if the hazard has not been voluntarily abated, the enforcement official shall proceed to abate the nuisance in compliance with the procedures contained in Municipal Code Chapter 9.06.

E. ~~E.~~ ~~(~~Right of Entry~~)~~. When it is necessary to make an inspection to enforce the provisions of this chapter, or when the enforcement official has reasonable cause to believe that there exists any sign or a condition that makes such sign unsafe, abandoned, illegal or nonconforming, the enforcement official may petition the court to enter the lot, building, or premises on which such sign is located at all reasonable times to inspect the sign or to perform any duty imposed by this chapter.

Attachment 2

ORDINANCE NO. XXXX N.S.
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES AMENDING CHAPTER 21.52 OF THE EL PASO DE ROBLES MUNICIPAL CODE RELATING TO SIGNS AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

WHEREAS, Chapter 21.52 of the El Paso de Robles Municipal Code regulates the placement, design, and maintenance of signs within the City ; and

WHEREAS, best practices now emphasize regulating signs based on objective, physical characteristics, such as size, height, location, lighting, and duration, rather than the message displayed on the sign itself ; and

WHEREAS, the City Council finds that updating the "Temporary Signs," "Prohibited Signs," "Nonconforming Signs," and related provisions of Chapter 21.52 will modernize the regulations in keeping with best practices that emphasize content neutral, objective standards such as size, height, lighting, and location ; and

WHEREAS, on March 10, 2026, the Planning Commission held a duly noticed public hearing at which it received a staff report, considered all public testimony, and reviewed the proposed ordinance amending Chapter 21.52; and

WHEREAS, on March 10, 2026, the Planning Commission adopted Resolution No. PC 26-012 recommending that the City Council adopt the ordinance amending Chapter 21.52; and

WHEREAS, on April 7, 2026, the City Council held a duly noticed public hearing on the proposed amendments, at which it received a staff report, considered the recommendation of the Planning Commission, considered all public testimony, and reviewed the proposed ordinance

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Recitals. All of the above recitals are true and correct and are incorporated herein by reference.

Section 2. Environmental Determination. The City Council finds that the proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a "project" under CEQA. State CEQA Guidelines §15060(c) provides that "[a]n activity is not subject to CEQA if … the activity is not a project as defined in Section 15378." Here, the proposed ordinance does not qualify as a "project" as defined in State CEQA Guidelines section 15378 for at least two different reasons.

First, Section 15378 defines a project as an activity that "has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (State CEQA Guidelines, § 15378(a).) Here, the proposed ordinance will not result in any construction or development, and it will not have any effect that would physically change the environment. Accordingly, it is not a "project" subject to CEQA. (State CEQA Guidelines, § 15060(c).)

Second, Section 15378 explicitly excludes from its definition of "project" the following: "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment." (State CEQA Guidelines, § 15378(b)(5).) The proposed ordinance consists of administrative and organizational amendments to Chapter 21.52 of the El Paso de Robles Municipal Code that will not result in direct or indirect physical changes in the environment. Accordingly, it is not a project subject to CEQA.

Even if the proposed ordinance is considered a "project" subject to CEQA, it is categorically exempt pursuant to State CEQA Guidelines Section 15320 (Class 20). Class 20 consists of "changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. The proposed ordinance is limited to amending Section 21.52.040, "Prohibited Signs," Section 21.52.090, "Temporary Signs," Section 21.52.100, "Nonconforming Signs – Copy Changes," and Section 21.52.110, "Administration and Enforcement," of Title 21 of the Municipal Code to better align the types of prohibited, temporary, and nonconforming signs with best practices in an even-handed manner that safeguards fundamental free speech rights, while also protecting the community's aesthetic and safety objectives, enhances the City's visual environment so as to foster commerce and tourism, minimize visual clutter, and serves the public health, welfare and safety and traffic safety and circulation concerns. Further, the Zone Text Amendment is exempt from CEQA under the "common sense exemption" set forth in State CEQA Guidelines section 15061(b)(3), which provides that an activity is not subject to CEQA "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." As explained above, the ordinance merely makes objective updates to the standards for signs and does not allow any new types or intensities of land use activities. Lastly, none of the exceptions to the use of categorical exemptions identified in State CEQA Guidelines section 15300.2 apply: there is no potential for cumulative impacts; there are no unusual circumstances that would have a significant impact on the environment due to the adoption of the Ordinance; the Ordinance would not negatively impact scenic resources within a duly designated scenic highway; there is no record of hazardous waste and the Ordinance has no potential to impact historic resources.

The City Council directs staff to file a Notice of Exemption for this Ordinance with the County Clerk and the State Clearinghouse in accordance with State CEQA Guidelines.

Section 3. Amendment of Chapter 21.52. Section 21.52.040, "Prohibited Signs," Section 21.52.090, "Temporary Signs," Section 21.52.100, "Nonconforming Signs – Copy Changes," and Section 21.52.110, "Administration and Enforcement," of Chapter 21.52, "Signs," of the El Paso de Robles Municipal Code are hereby repealed and replaced read as set forth in Exhibit A, attached hereto and incorporated herein by reference. All other provisions of Chapter 21.52 remain in full force and effect unless otherwise specifically provided herein.

Section 4. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases may be declared invalid or unconstitutional.

Section 5. Effective Date. This Ordinance shall take effect thirty (30) days after its final passage and adoption.

Section 6. Publication. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed Ordinance is to be adopted and shall post a certified copy of the proposed Ordinance in the Office of the City Clerk. Within fifteen (15) days of the adoption of the Ordinance, the City Clerk shall cause a summary of the Ordinance to be published, including the vote for and against the same, in accordance with Government Code Section 36937.

INTRODUCED at a regular meeting of the City Council held on April 7, 2026, for first reading by the City Council of the City of El Paso de Robles, and adopted on the ___ day of _____, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A – Amended Chapter 21.52 - Sign Ordinance

EXHIBIT A

21.52.040 Prohibited signs.

Those classes of signs designated in this section are expressly prohibited and shall not be erected in any zoning district.

A. Bench Signs. Bench signs as defined in Section 21.52.020 (Definitions) are prohibited.

B. Conflict with Traffic Control Signs. Any sign or sign structure that by color, wording, or location resembles or conflicts with any traffic control sign or device is prohibited.

C. Feather Signs. Feather signs as defined in Section 21.52.020 (Definitions) are prohibited.

D. Inflatable Signs. Inflatable signs as defined in Section 21.52.020 (Definitions) are prohibited.

E. Flashing or Moving Signs. Any sign that rotates (except for flags, pennants, and other similar types of signs), flashes, changes, reflects, blinks, or appears to do any of the foregoing-except for those signs that only portray time and temperature-is prohibited.

F. Off-Premises Signs. Off-premises signs are prohibited, except for billboards (see Title 19), authorized temporary signs, and directory signs that are in conformance with this chapter, or any other off-premises sign that is allowed by this chapter.

G. Pole Signs. New pole signs are prohibited except as approved as a highway-oriented sign consistent with Subsection 21.52.080(H) (Highway Oriented Signs).

H. Traffic Hazards. Any sign that creates a safety hazard by obstructing the clear view of pedestrian and vehicular traffic is prohibited.

I. Vehicle or Trailer-Mounted Signs. Vehicle-mounted signs as defined in Section 21.52.020 (Definitions) are prohibited. This section is not intended to prohibit the display of commercial message that may cover all or part of a vehicle and that serves the purpose of advertising a commercial message as long as that vehicle is in operation and whose primary purpose is for regular transportation. The following criteria may be used in determining whether the primary purpose of the motor vehicle is a sign. It is not necessary that any one or all the listed criteria are met in order to determine that a sign is a prohibited vehicle-mounted sign:

    1. Whether the vehicle is operational, currently registered, and licensed to operate on public streets when applicable.

    2. Whether the vehicle remains stationary while prominently displaying signage during business hours.

    3. Frequency and location of parking designed to expose signage to public view.

4. Whether the vehicle is routinely used in the daily business operation.

5. Whether the signage contains directional copy relevant only to the immediate vicinity.

This prohibition also applies when:

(a) The advertising medium is a separate structure or device attached to the vehicle.

(b) The copy is readily changeable.

(c) The sign or device exceeds nine square feet and is parked on or near business premises primarily to advertise or direct attention to that business.

J. Obsolete Signs. Signs that no longer identify a bona fide business or activity conducted on the premises shall be removed within sixty (60) days of business closure.

K. Obstruction of Ingress or Egress. Signs shall not block free ingress or egress to any door, window, or fire standpipe, except as required or allowed by law.

L. Signs in Public Right□of□Way. Signs located within or encroaching upon any public property or public right□of□way are prohibited, except Governmental, regulatory, traffic, or any other signs as required by law.

21.52.090 - Temporary signs.

A. Purpose. In addition to Section 21.52.010 (Purpose and Applicability) of this chapter, the purpose of this section is to ensure that temporary signs do not create a distraction to the traveling public by limiting the proliferation of temporary signs and eliminating aesthetic blight and litter that are detrimental to the public's health, safety, and general welfare.

B. General Standards for All Temporary Signs.

1. Temporary Sign Content Neutrality. All regulations and standards in this section are to be exercised in light of the city's content neutrality policy. These provisions are not intended to limit, censor, or restrict free speech.

2. Relationship to Permanent Sign Regulations. The number and area of temporary signs shall not be included in the calculation of permanent sign area.

3. Secure Placement. All temporary signs shall be installed securely in the ground or attached to a building. Banner signs shall be installed on a building wall.

4. Permitting. Temporary signs shall be exempt from fee and permit requirements unless a modification is requested for temporary commercial signs consistent with Section 21.52.060 (Sign Permit, Sign Program, and Modification Requirements).

C. Temporary Commercial Signs

1. Location.

a. Temporary Commercial Signs. Temporary commercial signs shall be allowed:

i. In residential zoning districts:

(a) On properties with a legally established business that is the primary use on the property (specifically excluding home occupation businesses, family day care homes, limited residential care facilities, and similar uses where residential use is the primary use on the property);

(b) On properties where a city building permit has been issued and is actively under construction;

(c) On properties where there is a garage, yard, estate sale; and

(d) On properties listed for sale or lease.

ii. In nonresidential zoning districts.

2. Size and Quantity. Temporary signs may be up to 32 square feet in area but shall not exceed 6 feet in height when placed on a building or tenant space frontage. For properties without a building, temporary signs shall not collectively exceed 32 square feet in total area.

3. Quantity. No property shall have more than two temporary signs at one time. In the case of a multi-tenant center, no business shall have more than two temporary signs at any one time.

4. Duration and Removal. Temporary signs shall be posted for no more than thirty consecutive days, separated from other occasions by a period of not less than thirty days, and for no more than a cumulative ninety days within any calendar year. Any such sign shall be removed within seven days of the conclusion of any time-specific event associated with such signage. Temporary construction signs shall be removed at time of issuance of the certificate of occupancy.

5. Exception for New Businesses. During the first thirty days that a new business is open, there are no limitations on the size, location, and nature of a banner sign, as long as the sign(s) does not adversely affect the public health, safety, or welfare.

D. Temporary Noncommercial Signs

1. Location. Temporary noncommercial signs shall be allowed on any property in residential zoning districts. Temporary signs are allowed on private property only with the permission of the property owner or lawful occupant of the premises, including tenants or residents who have legal authority to place signs on the property

2. Size and Quantity. Temporary signs shall not exceed six square foot per linear foot of building or tenant space frontage.

3. Duration and Removal. Temporary noncommercial signs may be posted for a total of ninety days in a calendar year. If a temporary noncommercial sign is related to a specific event, it shall be removed no later than seven days following said event.

4. Speech. In each instance and under the same conditions to which this chapter permits any sign, a sign containing an ideological, religious, or other noncommercial speech shall be permitted wherever commercial signage is permitted.

21.52.100 - Nonconforming signs—Copy changes.

A nonconforming sign shall not be structurally altered, increased in area, relocated, or used or modified in a manner that would change the physical characteristics of the sign. Changes to sign copy on nonconforming signs shall require a sign permit subject to review and approval by the development review committee.

21.52.110 - Administration and Enforcement.

A. Abatement

1. Nuisance Abatement. Signs not in compliance with this chapter may be declared to be a public nuisance, and be abated in compliance with the requirements of the city's Municipal Code Chapter 9.06 (Nuisance Abatement). Alternatively, signs not in compliance with this Chapter and deemed to be a minor violation by the enforcement officer may be enforced through the city's administrative citation process as set forth in Chapter 1.03 (Administrative Citation) of the Municipal Code.

2. Summary Abatement. Signs located in the public right-of-way may be declared to be a public nuisance subject to summary abatement by the

city's enforcement official, as defined in Municipal Code Chapter 9.06 (Nuisance Abatement). In addition to any criminal or civil penalties prescribed by law, the actual costs of abatement of such signs shall become a debt owed to the city by the person responsible for or causing placement of the sign.

B. Abandoned Signs

1. Change in Use. Any sign advertising a use, occupancy or product that has not existed for a period of one hundred eighty consecutive calendar days shall be deemed obsolete or abandoned. It shall be unlawful for any sign owner, the occupant of such premises, or the owner of any such premises to fail or refuse to remove an abandoned or obsolete sign or sign support, pole or structure following an order to do so.

2. Expiration of Event. The property owner or person responsible for the installation of a temporary sign authorized by this chapter relating to a specific event shall remove the sign promptly following the expiration of the event unless different time limits apply to the sign as specifically provided for in this chapter. Any such sign relating to a specific event shall be deemed obsolete or abandoned seven days following said event.

   If the city removes the sign following its abandonment, the removed sign will be held by the city for a period of thirty days and the property/sign owner notified of the same. Failure to respond to the notification may result in the destruction of the sign or disposal by the city.

C. Failure to Maintain. All signs shall be kept in a good state of repair and preservation. A sign may be deemed abandoned if, after ninety days written notice to the permit holder, the permit holder has failed or refused to maintain the sign. Upon such declaration, the sign may be considered abandoned and abated as provided in Subsection 21.52.110(B) (Abandoned Signs) of this section.

D. Hazardous or Unsafe Signs. The enforcement official, upon identification of a hazardous or unsafe sign, shall give written notice to the property owner and/or party responsible for the sign or the condition or conditions that render the sign hazardous or unsafe, and an order to abate the public nuisance caused by the existence of the hazardous or unsafe sign.

Hazardous and unsafe signs include, but are not limited to, signs that obstruct views of pedestrian and vehicular traffic at street intersections or driveways, signs that create a glare or other visual distraction that impedes a driver's ability to see, and signs that are dilapidated, structurally unsound or pose a fire threat.

The enforcement official shall determine an appropriate time period for abatement of the public nuisance based on the degree of hazard. At the expiration of the time period, if the hazard has not been voluntarily abated, the enforcement official

shall proceed to abate the nuisance in compliance with the procedures contained in Municipal Code Chapter 9.06.

E. Right of Entry. When it is necessary to make an inspection to enforce the provisions of this chapter, or when the enforcement official has reasonable cause to believe that there exists any sign or a condition that makes such sign unsafe, abandoned, illegal or nonconforming, the enforcement official may petition the court to enter the lot, building, or premises on which such sign is located at all reasonable times to inspect the sign or to perform any duty imposed by this chapter.

New Times
1010 Marsh St., San Luis Obispo, CA 93401
(805) 546-8208 • FAX (805) 546-8641

PROOF OF PUBLICATION
(2015.5 C.C.P.)

Proof of Publication of

STATE OF CALIFORNIA,
County of San Luis Obispo,

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party interested in the above entitled matter. I am the principal clerk of the printer of the New Times, a newspaper of general circulation, printed and published weekly in the City of San Luis Obispo, County of San Luis Obispo, and which has been adjudged a newspaper of general circulation by the Superior Court of the County of San Luis Obispo, State of California, under the date of February 5, 1993, Case number CV72789: that notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

March 26

in the year 2026.

I certify (or declare) under the the penalty of perjury that the foregoing is true and correct.

Dated at San Luis Obispo, California, this day 26 of March, 2026.

Patricia Horton

Patricia Horton, New Times Legals

Admin & Personal/-NTMG Admin/NTMG Office/BUSINESS/Public Notices/Proof of Pub

NOTICE OF CITY COUNCIL PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Paso Robles City Council will hold a Public Hearing to consider the following project:

Project Description:
Amendment to Chapter 21.52 of the Paso Robles Municipal Code to update standards related to "Temporary Signs", "Prohibited Signs", "Nonconforming Signs", and other minor text modifications (RZN25-07, P25-0117).

Applicant:
City of Paso Robles

Location:
Citywide

CEQA Determination:
The proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a "project" under CEQA. State CEQA Guidelines §15060(c) provides that "[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378." Even if the proposed ordinance is considered a "project" subject to CEQA, it is categorically exempt pursuant to State CEQA Guidelines Section 15320 (Class 20).

Hearing Date:
The City Council will hold a Public Hearing on April 7, 2026, at 6:00 p.m. at the Norris Room, Centennial Park, 600 Nickerson Drive, Paso Robles, CA 93446.

The Planning Commission held a Public Hearing on Tuesday, March 10, 2026, to consider the project and on a 4-0 vote recommended the City Council adopt the ordinance to amend the Zoning Code.

The public has the option to attend the meeting in person or to participate remotely. To participate remotely, residents can livestream the meeting at www.prcity.com/youtube, and call (805)865-7276 to provide live public comment via telephone. The phone line will open just prior to the start of the meeting.

Written public comments can be submitted via email to planning@prcity.com or US Mail (submit early) to the City Clerk, 1000 Spring Street, Paso Robles, CA 93446 provided that the comments are received prior to the time of the public hearing. Comments received prior to 12:00 noon on the day of the meeting will be posted as an addendum to the agenda. If submitting written comments, please note the agenda item by number or name. Comments on the proposed application must be received prior to the time of the hearing to be considered by the City Council.

Challenge to the application in court will be limited to issues raised at the public hearings or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Copies of the project staff report will be available for review on the City's website (www.prcity.com/meetings) on the Friday preceding the hearing. If you have any questions, please contact the Community Development Department at (805) 237-3970.

March 26, 2026

Council Agenda Report

From: Warren Frace, Community Development Director
Piper Smith, Assistant Planner

Subject: Appeal of the Planning Commission's Decision to Approve an Amendment to the Conditional Use Permit 00-020 and Planned Development 00-023 for the Ravine Water Park at 2301 Airport Road (AMD25-02/P25-0124)

CEQA Determination: On February 10, 2026, the Planning Commission approved an amendment to the Conditional Use Permit and Planned development for the Ravine Water Park pursuant to a finding of consistency with 2004 adopted Ravine Water Park Initial Study and Mitigated Negative ("IS/MND") Declaration. Staff is recommending that the City Council find that, in addition to compliance with the IS/MND, the Amendment to the Conditional Use Permit and Planned Development for the Ravine Water Park also qualifies for a categorical exemption from CEQA under CEQA Guidelines sections 15301, 15303 and 15311.

Date: April 7, 2026

Facts

1. The Ravine Water Park is a medium-sized water park that offers water features, pools, slides, concessions and other attractions to the public during the summer months.
2. The water park is located near State Route 46 East and Airport Road.
3. On April 6, 2004, City Council approved, amongst other things, development entitlements for the water park. Construction began in 2005 and the park officially opened in 2007.
4. In 2016 and 2021, additional waterslides and amenities were added, which now represents the existing site conditions.
5. The Ravine Water Park LLC has applied for an amendment to the original 2004 development plan to allow construction of a new 1879± square foot "no splash" pool and 153± square foot hot tub with a surround concrete deck and seating area within a pre-disturbed area of the site (AMD25-02/P25-0124).
6. On January 12, 2026, the amendment was reviewed by the Development Review Committee (DRC).
7. On February 10, 2026, the Planning Commission approved Resolution PC 22-017 to approve the amendment to Conditional Use Permit No. 00-020.
8. Ranch and Coast Properties, represented by John Erskine, Attorney at Law, Nossaman LLP filed appeal (APL26-01/P26-022) to request the City Council overturn the Planning Commission's decision to approve the project (Attachment No. 2).
9. The appellant has cited eight justifications: incorrect and incomplete project description; offsite improvements were not required; drainage conflicts with Resolution 04-042 Mitigated Negative Declaration; updated traffic study must be required and impacts evaluated in a current EIR; addition of kiddie pool with sides and Quadzilla/ThunderRun slide; Airport Flight Zone 3 compatibility not addressed; unpermitted buildings are shown on site plan that are within 100 ft of the Huer Huero River; and parking and park access off Paso Robels Boulevard not addressed.

10. A hearing for the appeal was scheduled and duly noticed for the April 7, 2026 City Council meeting.

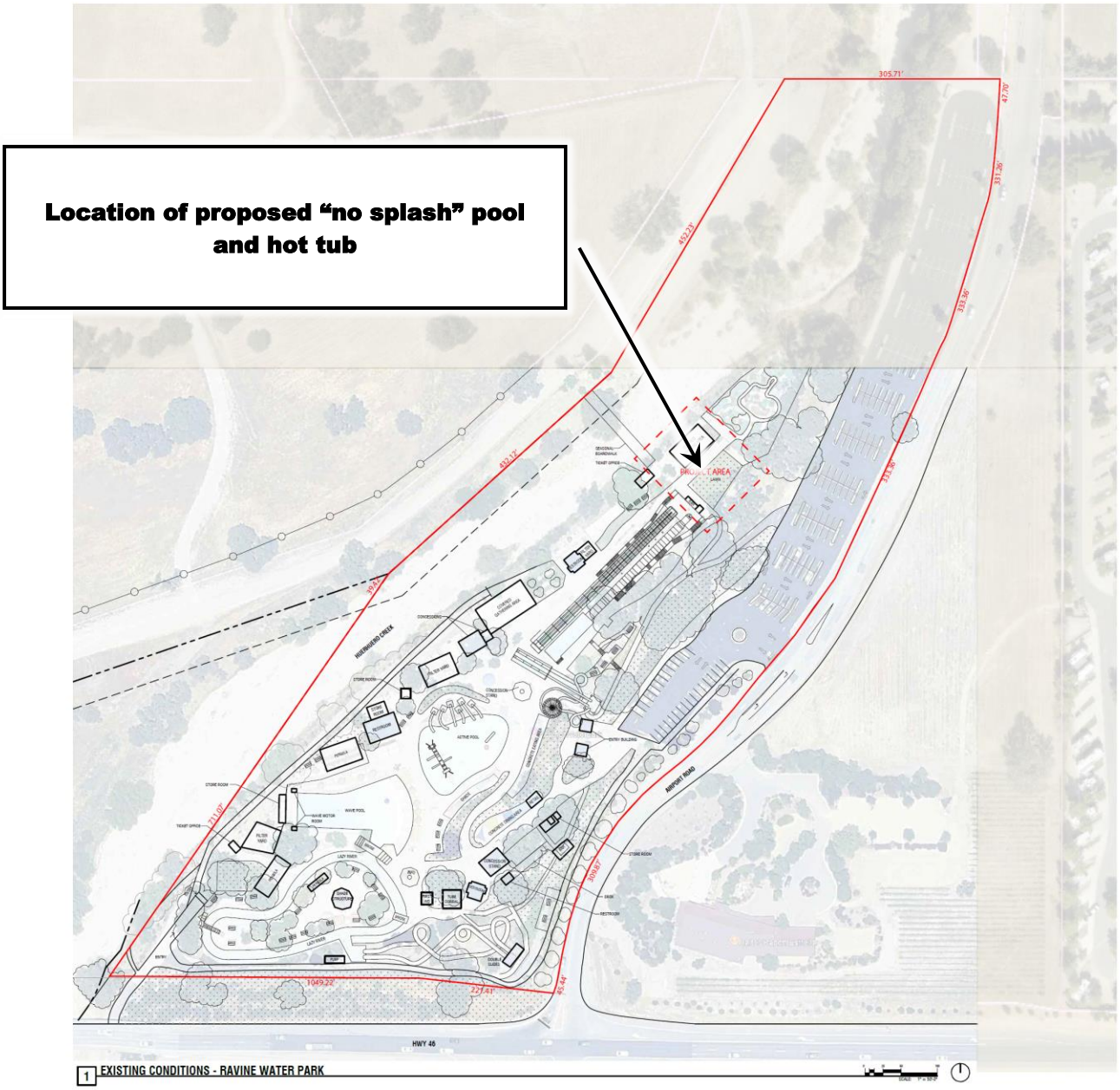
Community Outreach
Both the Planning Commission and City Council hearings were properly noticed as required by Paso Robles Municipal Code Section 21.15.050.

Options
1. Deny the appeal and sustain the Planning Commission's decision by approving Resolution 26-XXX(A), approving amendment (AMD25-02/P25-0124) to Conditional Use Permit 00-020 and Planned Development 00-023 for the Ravine Water Park;
2. Deny the appeal and sustain the Planning Commission's decision with additional Conditions of Approval to be incorporated into Resolution 26-XXX(A), approving amendment (AMD25-02/P25-0124) to Conditional Use Permit 00-020 and Planned Development 00-023 for the Ravine Water Park;
3. Grant the appeal and overturn the Planning Commission's approval of the project by approving Resolution 26-XXX(B) with City Council finding of denial; or
4. Provide alternative direction to staff

Analysis and Conclusions
Project Summary
The Planning Commission reviewed and approved an amendment to the Ravine Water Park site (CUP 00-020/PD 00-023), to add an 1879± square foot "no splash" pool and 153± square foot hot tub with a surround concrete deck and seating area. The applicant described the "no splash" pool project as an amenity for adults who are already at the Water Park with their children.



Proposed Project approved by Planning Commission
1879± square foot "no splash" pool and 153± square foot hot tub



Ravine Water Park Existing Conditions Site Plan
Permitted by City between 2005 - 2014

Appeal

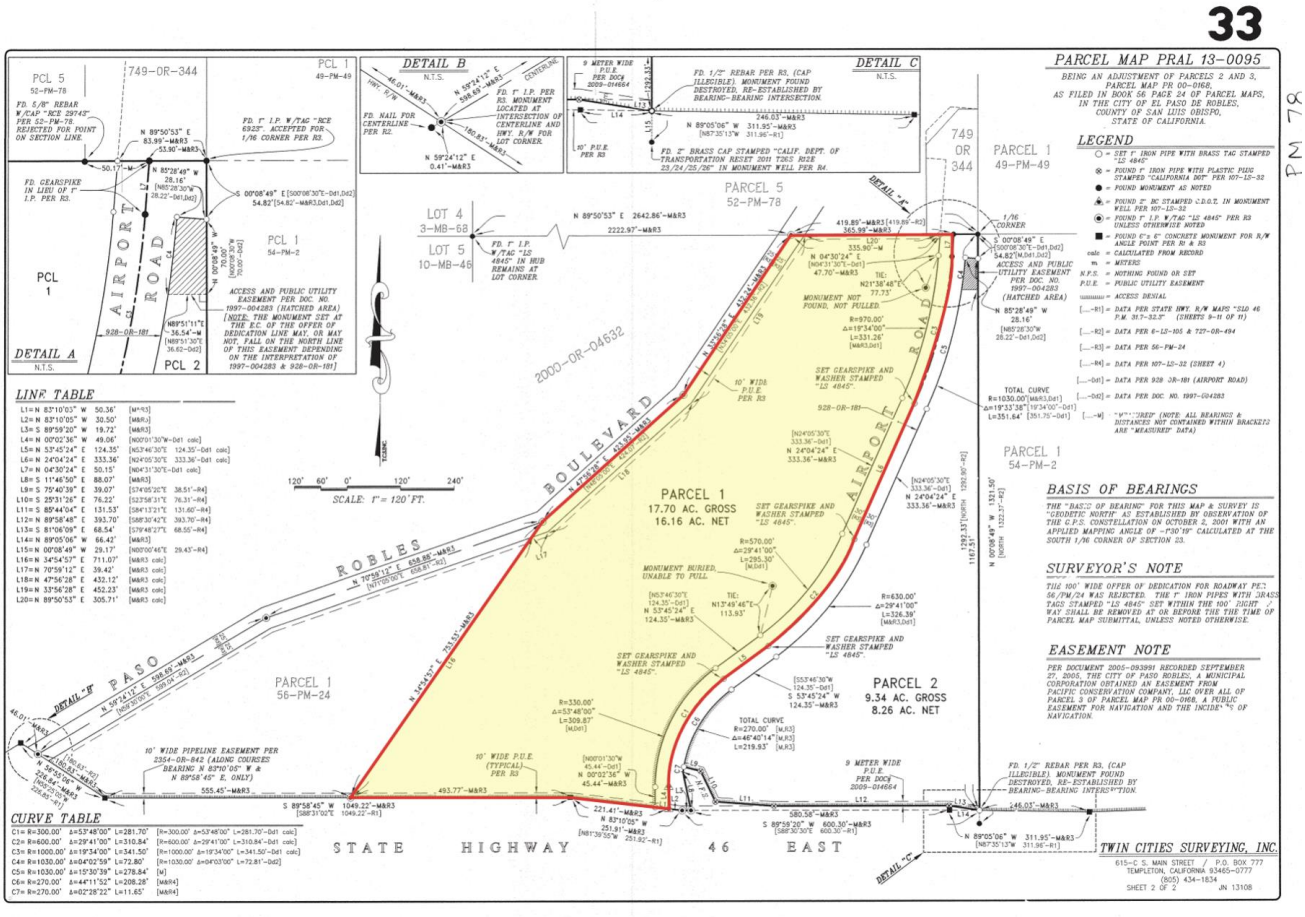
The appellant has appealed the decision of the Planning Commission to approve the AMD25-02, citing eight justifications (see Attachment 3, Appellants' Statement of Appeal Items and Exhibits).

1. Incorrect and incomplete project description
2. Offsite improvements were not required
3. Drainage conflicts with Resolution 04-042 Mitigated Negative Declaration
4. Updated traffic study must be required and impacts evaluated in a current EIR
5. Addition of kiddie pool with sides and Quadzilla/ThunderRun slide

6. Airport Flight Zone 3 compatibility not addressed
7. Unpermitted buildings are shown on site plan that are within 100 ft of the Huer Huero River
8. Parking and park access off Paso Robels Boulevard not addressed

Staff has reviewed the appeal and has provided the following analysis of the issues raised by the appellant:

1. <u>Incorrect and incomplete project description:</u>
   The project description in the Planning Commission staff report referred to two different sizes of the project area. Because Huer Huero Creek runs through the property, there is a significant difference between the gross, net and developed area of the property. The official net area of the site is 16.16 acres, including Huer Huero Creek. The developed site area, excluding Huer Huero Creek, is approximately 9.0± acres and was referenced in the Planning Commission staff report. This discrepancy does not affect the overall project design or intensity but may have created confusion. The correct, gross size of the lot is 16.16 acres as recorded in parcel map PRAL13-0095 (Attachment 4). The findings in the City Council resolution have been revised to correctly reference the net size of the subject parcel as 16.16 acres. The proposed "no splash" pool project is located within the currently developed Water Park area.



Parcel Map with acreages



Aerial Photo of site with Huer Huero Creek highlighted

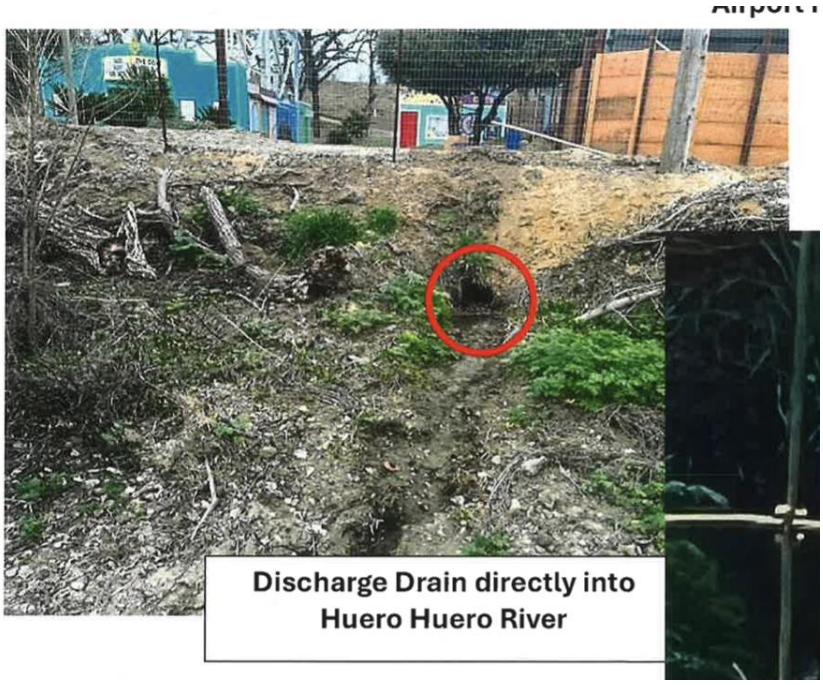
2. Offsite improvements were not required:
   The project is the construction of a "no splash" pool in a previously developed part of the water park site. The applicant's position is the "no splash" pool is not a new attraction that will generate additional trips to the water park; but rather an amenity for adults who are already at the Water Park with their children. Staff reviewed this position and determined that any increase in vehicle trips generated by the "no splash" pool are so minor that they do not trigger the need to prepare new Traffic Impact Study nor do they relate to existing off-site roadway conditions or any need for improvements.

   The "no splash" pool is a commercial structure, and the water park is required to pay the City's Transportation Impact Fee. The Transportation Impact Fee funds City wide traffic improvement including planned grade separated crossing of State Route 46 within the vicinity of Airport Road.

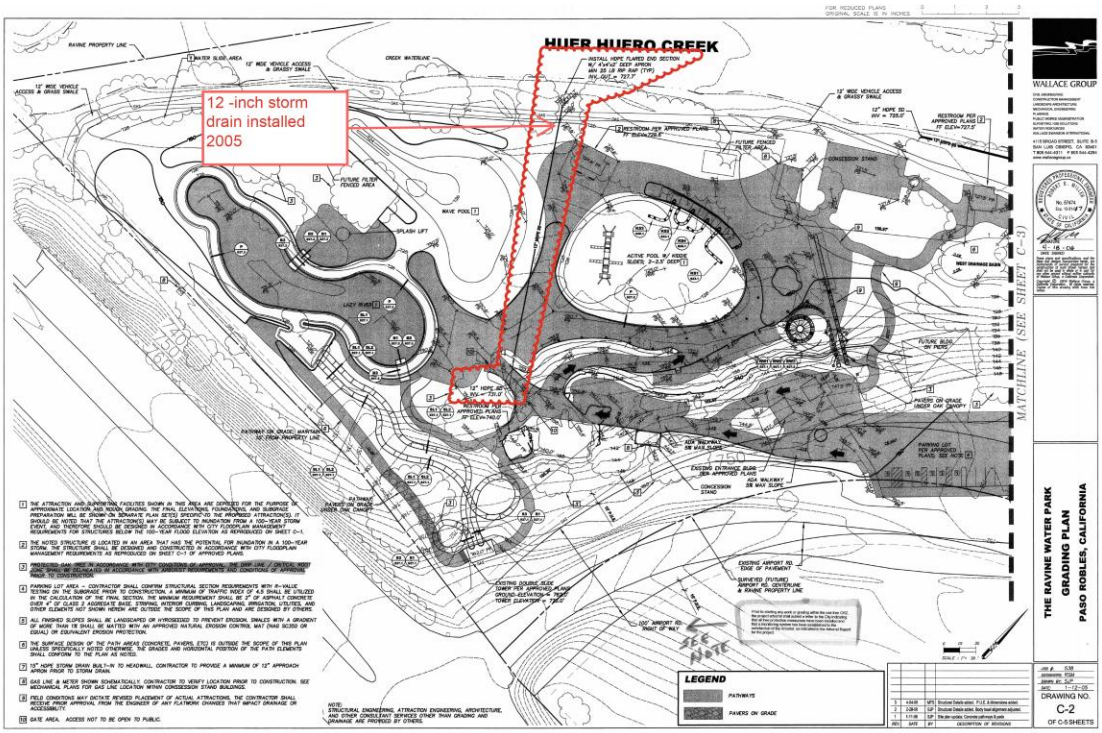
3. Drainage conflicts with Resolution 04-042 Mitigated Negative Declaration:
   The Huer Huero Creek outfall system includes two storm drain lines permitted and approved by the City in 2005: a new 12-inch "southern line" and an existing 15-inch "northern line." Subsequent field observations by City staff in 2026 indicate that the southerly 12-inch connection to the creek has been blocked, and that flows from this line are currently routed north to connect with the existing 15-inch system prior to discharge.

   Recently the City investigated the existing storm drain outlet pipe (appellants Attachment 3, Exhibit D) and found that there was no illicit discharge occurring in conformance with the Regional Water Quality Control Board's permit requirements. Stormwater directly related to the

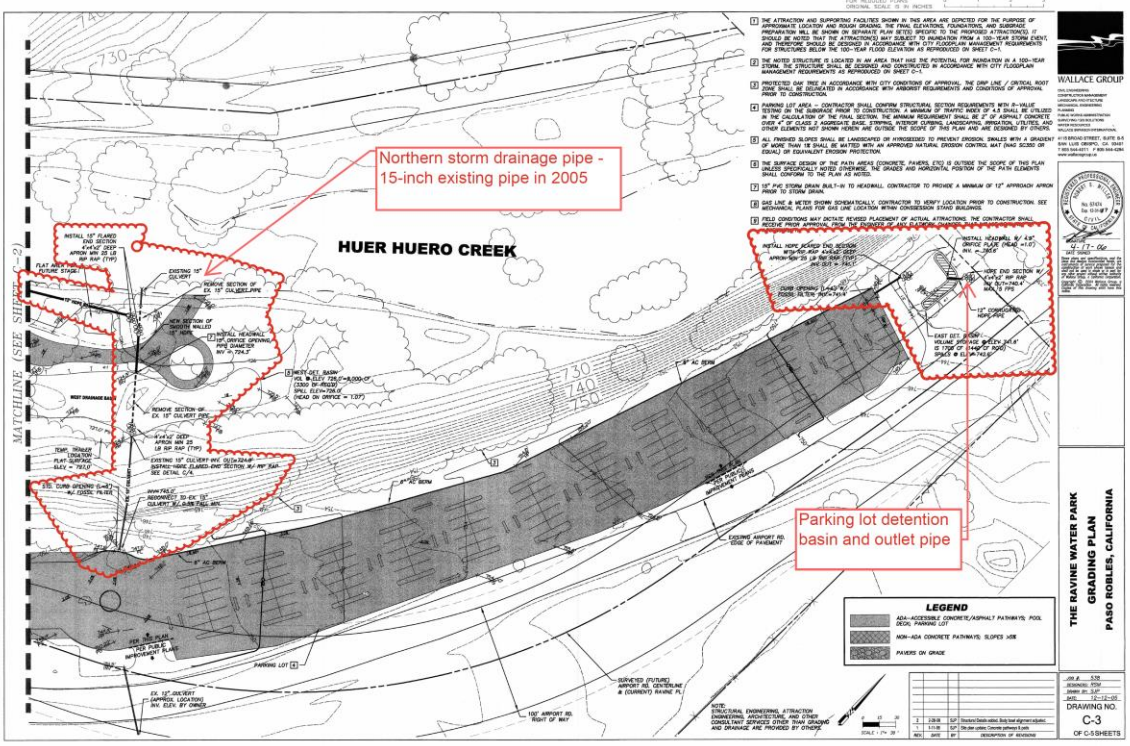
project site is conditioned to comply with all stormwater quality requirements of the City of Paso Robles and the Regional Water Quality Control Board. (Attachment 2, Exhibit g: Site Specific Conditions)



Appellants' Attachment 3, Exhibit D – appears to be Southern Storm Drain outlet



"Southern" 12-inch storm drain line – installed in 2005



"Northern" 15-inch storm drain line – existing in 2005
Parking lot detention basin and storm drain outlet – installed 2005

The proposed project has been conditioned to eliminate any new connections to Huer Huero Creek, unless otherwise approved by the Regional Water Quality Control Board, and provide stormwater management via infiltration on-site in accordance with applicable regulations and best management practices. While portions of the site include new impervious surfaces, the design is conditioned to provide stormwater management intended to capture, treat, and infiltrate runoff generated from the new impervious area.

The appellant has also raised concerns about a third drainage pipe that is discharging parking lot stormwater onto Airport Road and causing erosion. The 2005 building plans reflect the approval of a 1700 cubic foot detention basin with storm drainage outlet pipes along Airport Road. Portions located within the City right-of-way are maintained by the City of Paso Robles, and the City has directed that maintenance activities in this area be coordinated through the City.



January 2025 – Google Street View photo



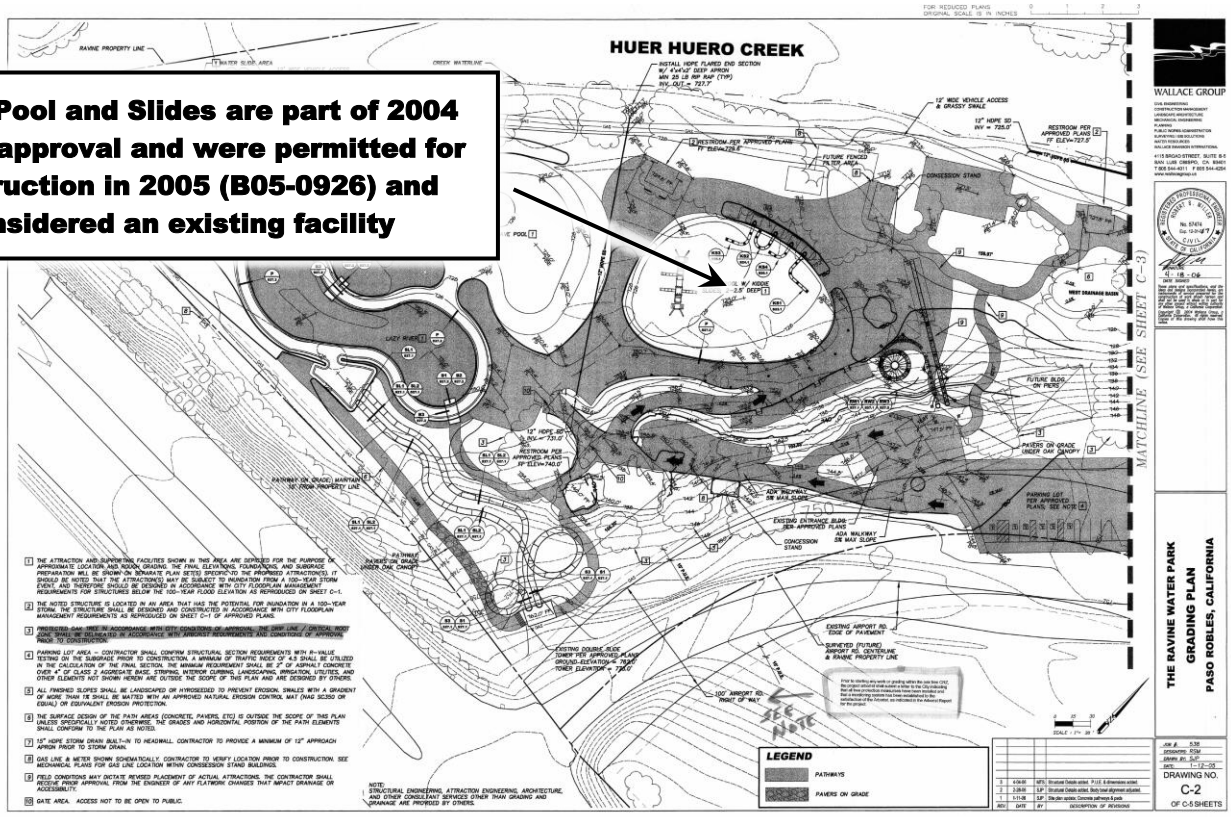
Appellants Attachment 3, Exhibit D – Airport Road site photos.

4. <u>Updated traffic study must be required and impacts evaluated in a current EIR:</u>
The project is the construction of a "no splash" pool in a previously developed part of the Water Park site. The applicant's position is the "no splash" pool is not a new attraction that would

generate additional trips to the Water Park, but rather an amenity for adults who are already at the Water Park with their children. Staff reviewed this position and determined that any increase in vehicle trips generated by the "no splash" pool warren is minor and does not trigger a new Traffic Impact Study or the need for preparation of supplemental CEQA documents. The "no splash" pool is a commercial structure and is required to pay the City's Transportation Impact Fee. The Transportation Impact Fee funds City wide traffic improvement including a future grade separated crossing of State Route 46 within the vicinity of Airport Road.

5. Addition of kiddie pool with sides and Quadzilla/ThunderRun slide:
   The Kiddie Pool and Quadzilla/ThunderRun slides are existing facilities that have been previously permitted by the City. The City has recently issued a building permit (B26-0033) for the Kiddie Pool renovation. The slides and dump bucket type features within the Kiddie Pool are being removed and replaced with new water play structures of a similar nature. The overall size of the Kiddie Pool does not change, and the structure is located within the Kiddie Pool reflected on the approved 2004 site plan. The City permitted the construction of the Quadzilla/ThunderRun slides in 2014 (B14-0063).

Kiddie Pool and Slides are part of 2004 project approval and were permitted for construction in 2005 (B05-0926) and considered an existing facility



6. Airport Flight Zone 3 compatibility not addressed:
   The original project application was submitted in 2000 and was subject to the Airport Land Use Plan (ALUP) that was in effect at that time. The 2004 resolutions of approval and Conditions of Approval do not mention the ALUP or any population density restrictions. The City issued building permit for the water park construction in 2007 which required staff to determine the permits were consistent with the Conditions of Approval.

The current 2015 Airport Land Use Plan (Section 2.7.1) states “The ALUP applies only to new development within the Planning Area, and the ALUC has no authority over existing land use, whether or not such uses are compatible with the ALUP”. The “no splash” pool is not a new attraction that will generate additional visitors to the water park, but rather an amenity for adults who are already at the water park with their children. Therefore the “no splash” pool would not increase the population density of the existing facility and require a new ALUP density analysis.

7. <u>Unpermitted buildings are shown on site plan that are within 100 ft of the Huer Huero River:</u>
The Initial Study prepared for the Mitigated Negative Declaration (Resolution 04-042) discusses there were no buildings located within 100 feet of the Huer Huro Creek but does not state buildings within 100 feet would be prohibited. Furthermore, there are no Conditions of Approvals or a Mitigation Monitoring and Reporting Program that adopted a 100 ft setback requirement or formal Mitigation Measure.

   In 2005, City staff reviewed and approved building permit B05-0926 consistent with the development plan and mitigated negative declaration, which required City staff to determine that the plans were consistent with the project approvals. The buildings along the Huer Huero Creek that are mentioned in the appeal (Attachment 3 – Exhibit H) are all shown on the 2005 building permit plans and are now considered existing facilities.

PD 00-023 consistency determination stamp on 2005 building permit (B05-0926)

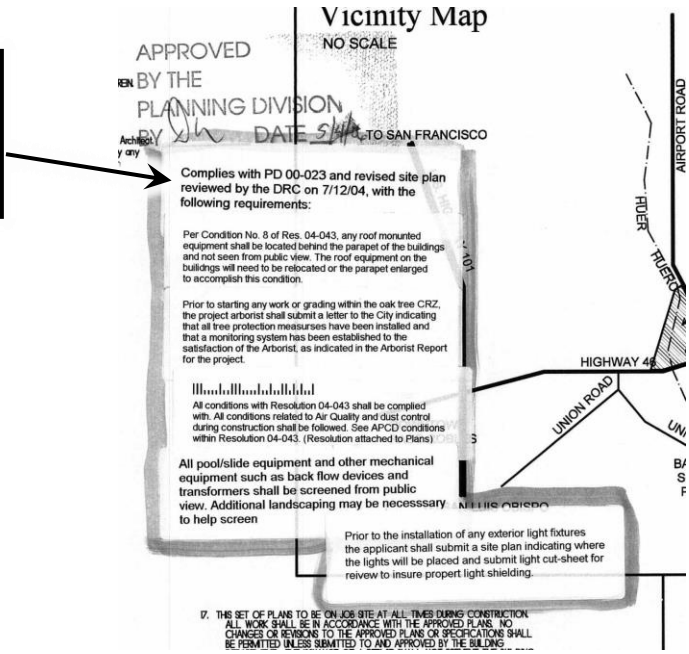


Exhibit H
Ravine WaterPark Appeal
Buildings within 100 ft of Huero Huero

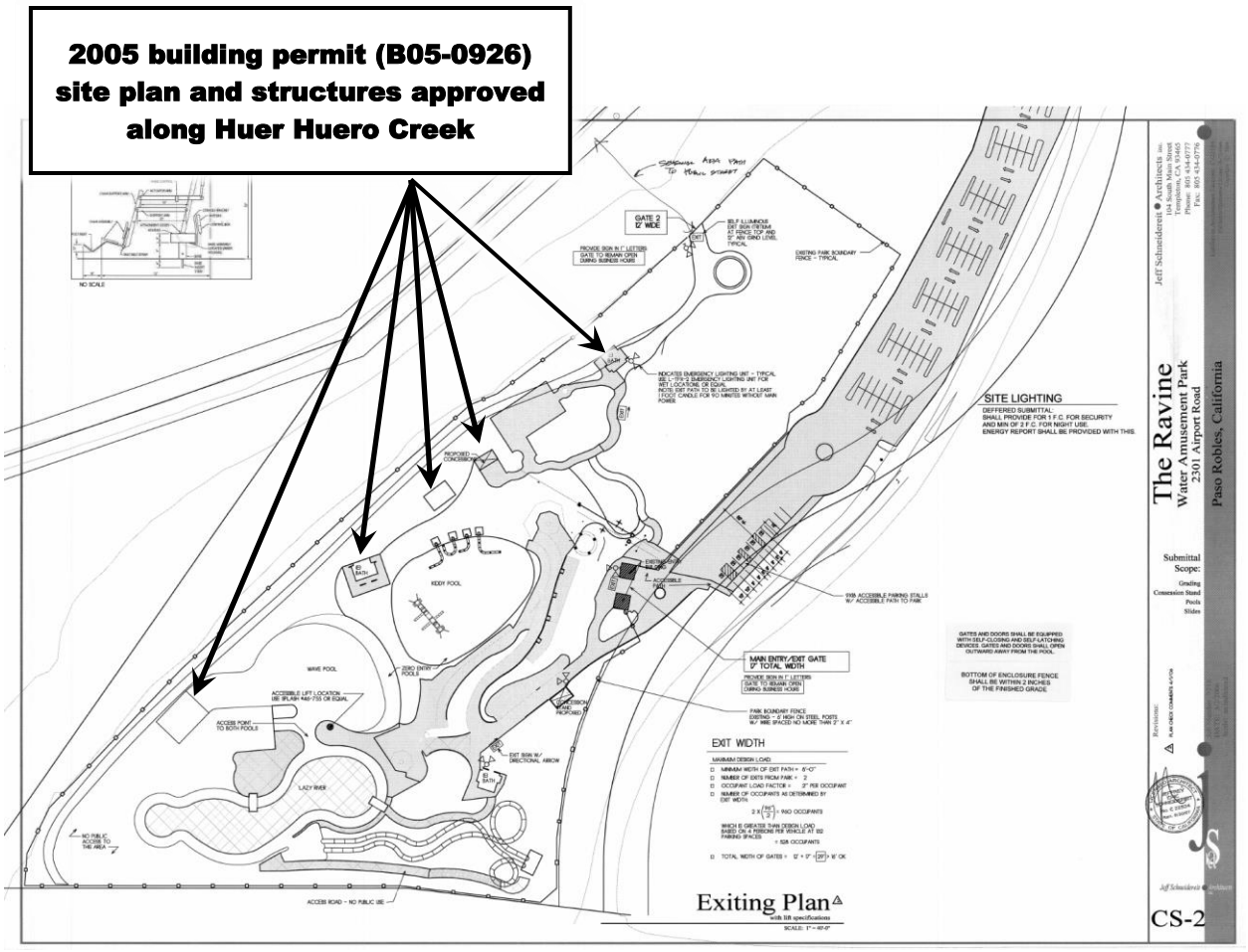








Appellant's Exhibit H



8. <u>Parking and park access off Paso Robels Boulevard not addressed:</u>
   A Temporary Use Permit was issued in 2007 to permit a temporary parking lot accessed off Paso Robles Blvd. The Temporary Use Permit became null and void following the construction of the water park off-site parking lot located at Union Road. In addition, since the amendment public hearing on February 10, 2026, the applicant has removed all remnant parking structures associated with the Temporary Use Permit. There is existing signage to discourage the public from utilizing the unpermitted parking space. The proposed project including using Paso Robles Boulevard access.

In addition to staff's findings, the applicant's representative, Kirk Consulting, on behalf of the Ravine Water Park, has prepared a response to the appeal (Attachment No. 5: Ravine Waterpark CUP Amendment (P25-0124/AMD 25-02) – Response to Appeal) to address each of the appellants concerns. Staff was provided with the response on March 23, 2026 and has attached it here within to be part of the public record and City Council's review.

Conclusion

The majority of the issues raised by the appellant pertain to existing site conditions and ongoing maintenance matters, rather than impacts directly attributable to the proposed project. Accordingly, these issues do not rise to a level that would warrant denial of the project. Instead, they may be appropriately addressed through the imposition of additional Conditions of Approval, including measures to address the parking concerns along Paso Robles Boulevard and the erosion issues along Airport Road. Most of the issues raised by the appellant are related to existing conditions and maintenance issues unrelated to the Amended Conditional Use Permit and Planned Development and do not present

substantial evidence that the Amended Conditional Use Permit and Planned Development could have a potentially significant impact on the environment.

Fiscal Impact
There are no significant fiscal impacts associated to this entitlement.

CEQA
In compliance with the California Environmental Quality Act (CEQA), on April 13, 2004, the Planning Commission adopted an Initial Study and Mitigated Negative Declaration (IS/MND) (Planning Commission Resolution 04-042) in support of the approval of CUP00-020 and PD00-023 regarding the Ravine Water Park Project. The IS/MND analyzed the potential impacts associated with the development of a water park within a 9-acre portion of the 15-acre site and imposed mitigation measures related to Oak Tree Protection, San Joaquin Kit Fox Protection, Air Pollution Control District Mitigation Measures.

The Planning Commission determined that the Amended Conditional Use Permit and Planned Development to construct a new recreation pool area within the 9-acre pre-disturbed area would not increase the environmental impact beyond what was previously analyzed in the IS/MND. Further the previously adopted mitigation measures will continue to remain in effect with regard to the Amended Conditional Use Permit and Planned Development. The Planning Commission further found that no substantial changes to the Ravine Water Park or to the circumstances under which Ravine Water Park was undertaken are proposed, and there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects under the existing IS/MND. The Planning Commission found the Amended Conditional Use Permit and Amended Planned Development are consistent with the adopted IS/MND and do not require additional review under CEQA pursuant to CEQA Guidelines 15162.

Further, In addition to consistency with the MND, staff recommends the City Council determine the project qualifies for multiple categorical exemptions from CEQA:

- Class 1—Existing Facilities (CEQA Guidelines § 15301)
  The work proposed by the Amended Conditional Use Permit and Planned Development would repurpose existing facilities within the Ravine Waterpark and fits within the outlined expansions of section 15301(e). Specifically: (1) the total area that will be modified is less than 10,000 square feet; (2) there are existing public services, including City water service, that will continue to serve the Waterpark and the Project; (3) there are no environmentally sensitive areas within the disturbed lawn and concrete areas; and, (4) the Project will not increase the capacity of the existing Ravine Waterpark.

- Class 3—New Construction of Small Structures (CEQA Guidelines Section 15303)
  The Amended Conditional Use Permit and Planned Development would develop a pool and small accessory facilities, such as the cabanas. This type of project is explicitly described as an example of something that fits within the Class 3 categorical exemption.

- Class 11—Accessory Minor Structures (CEQA Guidelines Section 15311)
  The work proposed by the Amended Conditional Use Permit and Planned Development includes features located in an area that is currently utilized by Waterpark guests. The Project is limited to repurposing an existing use area with minor accessory structures. Although pools and associated structures are not explicitly referenced in the exception, the use of the categorical exemption is

not limited to those examples. Furthermore, a pool with associated hardscape includes analogous levels of development to a small parking lot, which is listed as an example of a Class 11 categorical exemption. (See CEQA Guidelines § 15311(b).)

Further none of the exceptions to exemptions outlined in CEQA Guidelines section 15003.2 apply to the Amended Conditional Use Permit and Planned Development.

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- There are no applicable location exemptions. The work proposed by the Amended Conditional Use Permit and Planned Development is not located on "an environmental resource of hazardous or critical concern" that has been designated, mapped, and adopted by any agencies as it is located on an existing developed site that is currently improved with turf, decompressed granite, concrete walkways, and shade covers.
- There are no anticipated cumulative impacts from the work proposed by the Amended Conditional Use Permit and Planned Development of the same type in the same area over time. (CEQA Guidelines § 15003.2(b).)
- There is no "reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." (CEQA Guidelines § 15003.2(c).) "Unusual circumstances" are those that show the project has some feature that distinguishes it from others in the exempt class, such as its size of location. (*Citizens for Environmental Responsibility v. State ex. Rel. 14th Dist. Ag. Assn*. (2015) 242 Cal.App.4th 555, 576.) In assessing whether the work proposed by the Amended Conditional Use Permit and Planned Development raises unusual circumstances, it is compared to other normal operations at the Ravine Waterpark. (Id. at 576-588 [event at fairground was not an unusual circumstance when considered in light of other activities at fairground].)

  First, there is nothing unusual about the work relative to projects typically included in the Class 1, 3, and 11 categorical exemptions, particularly in light of the existing facilities at the Ravine Waterpark, where swimming pools and cabanas already exist. This type of repurposing of an approved use area of an existing facility is explicitly called out by the Class 1 categorical exemption, and the Project is squarely within the parameters of that use. Similarly, pools are a listed example of accessory structures under the Class 3 categorical exemption. And, in consideration of the other categories of construction of small structures listed in Class 3 such as single-family residences, multi-family residences, stores, motels, and restaurants, a small pool with accessory facilities is not unusual. Finally, related to the Class 11 categorical exemption, there is nothing to indicate something unusual about work's characterization as a minor renovation of an existing commercial and recreational use area within an approved facility.

  Second, even if there was an unusual circumstance surrounding the work proposed by the Amended Conditional Use Permit and Planned Development, there is no evidence that the work will result in any potentially significant impacts of any kind, let alone a significant impact that is a direct result of some unusual circumstance. The work will occur within an already developed waterpark which is an already disturbed area and there are no anticipated changes from existing baseline activity levels.
- The work proposed by the Amended Conditional Use Permit and Planned Development will not impact resources within a scenic highway, as Highway 46 is not a State designated Scenic Highway and the Project will not impact scenic views, as it is solely repurposing of an existing developed area. (CEQA Guidelines § 15003.2(d).)

- The work proposed by the Amended Conditional Use Permit and Planned Development is not located on a property included on any lists for hazard wastes sites. (CEQA Guidelines § 15003.2(e).)
- The work proposed by the Amended Conditional Use Permit and Planned Development will not cause a substantial adverse change in the significance of a historical resource as there are no historical resources within the footprint of the work. (CEQA Guidelines § 15003.2(f).)

Therefore, no exceptions to categorical exemption apply, and it is appropriate for the City to find the Amended Conditional Use Permit and Planned Development exempt from CEQA pursuant to CEQA Guidelines section 15301, 15303 and 15311.

Recommendation (Option 2)
While the Appellant raises issues primarily related to existing conditions and maintenance issues unrelated to the Amended Conditional Use Permit and Planned Development, which do not present substantial evidence that the Amended Conditional Use Permit and Planned Development could have a potentially significant impact on the environment, the City Council may wish to consider imposing additional Conditions of Approval as a good faith gesture to ensure the harmonious future operation of the Ravine Water Park.

Staff recommends the City Council deny the appeal and sustain the Planning Commission's decision with additional Conditions of Approval to be incorporated into Resolution 26-XXX(A), approving the amendment to Conditional Use Permit 00-020 and Planned Development 00-023 for the Ravine Water Park, with the addition of the following conditions of approval that must be implemented prior to final approval of building permits:

1. Require the existing detention basin to be regraded to hold 1700 cubic feet of stormwater. The condition should also require the installation of a metered outflow and a secondary overflow, consistent with the original construction plans. The Water Park operation could be required to repair downstream erosion and restore the roadway shoulder caused by unregulated stormwater flow to the satisfaction of the City Engineer.

2. Prohibit the Ravine Water Park from using Paso Robles Boulevard for employee or visitor parking or for access to the Water Park.

3. To the extent permitted by law the applicant shall by accepting these conditions agree to defend (with legal counsel of City's selection), indemnify, and hold harmless the City and its elected and appointed officials, agents, attorneys, employees and officers, from any action, claim or proceeding brought by any party other than the applicant against the City or its elected and appointed officials, agents, employees and officers to attack, set aside, void, or annul a discretionary land use approval of the City, including but not limited to the approval of this CUP, Planned Development or associated CEQA action, which action is brought within the applicable statute of limitations. The required indemnification shall include damages awarded against the City, if any, costs of suit, attorneys' fees and other costs and expenses incurred in connection with the action. The City shall promptly notify the

applicant of any such claim, action, or proceeding and cooperate fully in the defense.

Attachments

1. Vicinity Map
2. February 10th,2026 Planning Commission Agenda Report, item G.2 "Ravine Water Park Conditional Use Permit Amendment"
    a. Vicinity Map
    b. Project Description
    c. Project Plans
    d. Resolution 04-042: Mitigated Negative Declaration
    e. Resolution 04-043: Planned Development 00-023
    f. Resolution 04-044: Conditional Use Permit 00-020
    g. Site Specific Conditions of Approval
    h. Standard Conditions of Approval
    i. Draft Resolution 26-xx for approval of AMD 25-02
    j. Mail Notice Affidavit
    k. Legal Notice Affidavit
    l. Site Notice Affidavit
3. Appellants' Statement of Appeal Items and Exhibits
    a. Exhibit A: Ravine Waterpark Appeal
    b. Exhibit B: Ravine Waterpark Expansion Area and Miniature Golf and Slides
    c. Exhibit C: Res. 04-042 Item IV.a
    d. Exhibit D: Huer Huero River Culvert, Airport Road Culvert
    e. Exhibit E: Item VI. A Res. 04-042
    f. Exhibit F: Kiddie Pool Changes
    g. Exhibit G: 2026 Structure to be added with New Kiddie Pool per Kirk Consulting
    h. Exhibit H: Buildings within 100 ft of Huer Huero
    i. Exhibit I: Butterfield Letter Dated 02-17-26
4. PRAL13-0095 Legal Lot Verification
5. Ravine Waterpark CUP Amendment (P25-0124/AMD 25-02) – Response to Appeal
    a. Public Appeal Letter (Ranch & Coast Properties, February 2026)
    b. CEQA Exemptions and APLUP Consistency Analysis (Brownstien Hyatt Farber Schreck, LLP, February 2026)
    c. Stormwater Control Plan (Wallace Group, March 2026)
6. Resolution 26-xxx (A) - Deny the Appeal and Approve the Project
    a. Exhibit A - Site Specific Conditions of Approval
    b. Exhibit B - Standard Conditions of Approval
    c. Exhibit C - Project Plans
7. Resolution 26-xxx (B) - Granting the Appeal and Deny the Project
    a. Exhibit A - Swimming Pool site plan
8. Legal Affidavit
9. Mail Affidavit
10. Site Notice Affidavit

Attachment 1
Vicinity Map



Planning Commission Agenda Report

From: Piper Smith, Assistant Planner

Subject: Request to amend Conditional Use Permit (CUP) 00-020 and Planned Development (PD) 00-023 for the Ravine Water Park at 2301 Airport Road. The Amendment (AMD25-02/P25-0124) includes construction of a recreational pool, spa, and cabanas within a pre-disturbe

CEQA: In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (Planning Commission Resolution 04-042) was prepared as part of the original approval of CUP00-020 and PD00-023. Staff recommends the Planning Commission find the proposed amendment is consistent with the approved environmental documents and does not require additional review under CEQA pursuant to CEQA Guidelines 15162, because no substantial changes to the project or to the circumstances under which the project was undertaken are proposed, and there are no new significant environmental effect or a substantial increase in the severity of previously identified significant effects under the existing MND.

Location: 2301 Airport Road (APN 025-433-012)

Date: February 10, 2026

Facts

1. Ravine Waterpark, LLC has applied for AMD25-02/P25-0124, a request for approval for construction of a new recreational pool area including a spa and cabanas within a pre-disturbed area of the site.
2. The 16-acre site is located at 2301 Airport Road, APN: 025-433-012 (See Vicinity Map, Attachment 1)
3. The site has a General Plan land use designation of CS (Commercial Service) and is in the C2-PD (Highway Commercial, Plan Development Overlay) zoning district, where Outdoor Commercial Recreation Facility is conditionally allowed use.
4. The proposed recreational pool area is consistent with General Plan policies and will not affect views from Highway 46E, a gateway into the City, due to site topography.
5. The existing 9-acre water park at 2301 Airport Road was approved by the Planning Commission on April 13th, 2004 via resolution 04-042 for CUP00-020, resolution 04-043 for PD 00-023, and resolution 04-044 for the mitigated negative declaration.
6. The proposed amendment was reviewed by the Development Review Committee on January 12th, 2026. The Development Review Committee recommended the project to Planning Commission for approval.
7. In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (Planning Commission Resolution 04-042) was prepared as part of the original approval of CUP00-020 and PD00-023. Staff recommends the Planning Commission find the proposed amendment is consistent with the approved environmental documents and does not require additional review pursuant to CEQA Guidelines 15162, because no substantial changes to the project or to the circumstances under which the project was undertaken are proposed, and

there are no new significant environmental effect or a substantial increase in the severity of previously identified significant effects under the existing MND.

Options

After consideration of any public testimony, the Planning Commission should consider the following options:

1. Approve the project by adopting Draft Resolution PC 26-XXX based on findings and subject to conditions of approval.
2. Approve the project with modifications by amending and adopting Draft Resolution PC 26-XXX.
3. Refer the project back to the Development Review Committee or Staff for additional analysis.
4. Deny the project by adopting findings of denial.

Analysis and Conclusions

Background

The Ravine Waterpark is located on approximately 9 acres of a 16-acre parcel addressed 2301 Airport Road (APN 025-433-012). The parcel is located on the northwest corner of Highway 46 East and Airport Road. In addition, the Huerhuero Creek runs along the northwestern boundary of the site. A conditional use permit, CUP00-020 (Attachment 6) and a Planned Development permit, PD00-023 (Attachment 5) for a waterpark was approved by the Planning Commission on April 13th, 2004. The Ravine waterpark opened in 2007 and offers amenities including water slides, lazy rivers, and wave pools, and rental cabanas, food and beverage services, and seasonal entertainment. CUP00-020 was approved to be open from May to October, with the hours of operation 10:30am to 8:00pm except for "some occasional special events that require the park to open earlier or close later than the normal scheduling, but no later than 11:00 pm." No changes to the dates open to the public or hours of operation are requested with the amendment.

The requested amendment would permit construction of a recreation pool area within the pre-disturbed 9 acres area of the site. The approximate 11,000 square foot project site was previously occupied as a paved path of travel with a large canopy between water amenities and a mini golf course.

The proposed improvements would include a 1,825 sq. ft. wading pool, 153 sq. ft. spa, and 13 144 sq. ft. cabanas. The scope of work includes replacement of the existing lawn and concrete areas and installing new concrete and necessary infrastructure to operate the new pool and spa. The new recreational pool area is intended to be a 'splash free' zone for guests. However, the area is not intended to be "adults only" area and does not prohibit children.

General Plan Compliance

The proposed amendment is consistent with the Commercial Service (CS) General Plan land use designation as it provides a highway-related commercial services as defined in the Land Use Element. The proposed recreational pool area consists of Conservation Element Goal C-5 and Land Use Element Policy LU-2B, Action Item 2, as the project site is not visible from Highway 46E. Therefore, it does not diminish from a designated scenic gateway to the City due to the site's topography.

Zoning Code Compliance

The property is zoned Commercial Highway (C2) with a Planned Development overlay (PD). The Zoning Code Land Use Matrix (Table 21.32-1) permits the operation of outdoor recreation areas in the C2 zone, with the approval of a conditional use permit. In addition, water slides located within zone #3 and #5 of the Airport Land Use Plan are permitted.

Lighting
No new lighting is proposed as part of the requested amendment. Any exterior lighting added to the site is conditioned to be dark sky compliant or equal pursuant to standard development condition A.13 (Attachment 8).

Landscaping
The proposed recreational pool area is landscaped with palm trees to match the existing site design. The area is not visible from the public right of way and does not require any additional landscaping or screening. The proposed amendment is conditioned to plant and maintain 1 crape myrtle tree and 6 1-gal Indian hawthorn shrubs in each existing parking lot planters to enhance the existing parking lot landscaping visible from Airport Road and provide shade and comfort to visitors.

Traffic and Parking
The site has approximately 171 on-site parking spaces and approved seasonal overflow parking located at 2981 Union Road (APN: 025-371-034) to accommodate 200 extra parking spaces approved in 2017 (P17-0087/CUP17-009/PD17-005/AMND19-03). The new recreation pool area is intended to offer a new experience for reoccurring visitors. The proposed amendment is not anticipated to create a significant increase in visitors.

Oak Tree Preservation (Title 10 Compliance)
The project site is adjacent to two oak trees on a slope. In order to comply with PRMC 10.01.090, site-specific condition 6 (Attachment 7), the applicant shall protect the oak trees during all phases of construction, including tree protection fencing and prohibiting storage of equipment and construction materials from being stored within the critical root zone (CRZ). In addition, the applicant has requested to defer construction of the cabanas within the CRZ, labeled as “future cabanas” on the site plan (attachment 3). The applicant shall provide staff an arborist report, prepared by a certified arborist approved by the City of Paso Robles, outlining the protection measures to minimize the disturbance to the root systems and maintain the integrity of the oak tree when operating within the CRZ prior to issuance of the building permit for construction of the future cabanas within the CRZ.

Fiscal Impact
There are no specific fiscal impacts associated with approval of this entitlement.

CEQA
In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (IS/MND) (Planning Commission Resolution 04-042) was prepared in conjunction with CUP00-020 and PD00-023 approved by Planning Commission April 13th, 2004. The environmental initial study analyzed the potential impacts associated with the development of a water park within a 9 acre portion of the 15-acre site. The associated Mitigated Negative Declaration conditioned the project approval to include Oak Tree Protection, San Joaquin Kit Fox Protection, Air Pollution Control District Mitigation Measures. The proposed amendment, AMD25-02, to construct a new recreation pool area occurs within the 9-acre pre-disturbed area and does not increase the environmental impact beyond what was previously analyzed. The mitigation measures included in the original MND shall remain in effect with the proposed amendment. There is no substantial changes to the character of the site

No substantial changes to the project or to the circumstances under which the project was undertaken are proposed, and there are no new significant environmental effects or a substantial increase in the

severity of previously identified significant effects under the existing MND. Staff recommend the Planning Commission find the proposed Planned Development Amendment consistent with the approved environmental documents and does not require additional review under CEQA pursuant to CEQA Guidelines 15162.

Recommendation (Option 1)

Staff recommend the Planning Commission adopt draft resolution PC26-xx, approving Development Plan Amendment AMD25-xx. To allow construction of a recreation pool area at the Ravine Water Park, based on the findings and subject to the conditions of approval.

Attachments

1. Vicinity Map
2. Project Description
3. Project Plans
4. Resolution 04-042: Mitigated Negative Declaration and Initial Study
5. Resolution 04-043: Planned Development 00-023
6. Resolution 04-044: Conditional Use Permit 00-020
7. Site Specific Conditions of Approval
8. Standard Conditions of Approval
9. Draft Resolution 26-xx for approval of AMD 25-02
10. Mail Notice Affidavit
11. Legal Notice Affidavit
12. Site Notice Affidavit

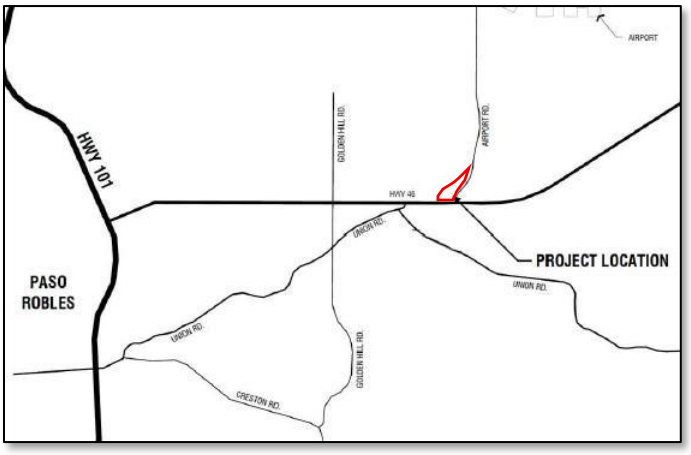

2301 Airport Road
Airport Road
AIRPORT ROAD
PASO ROBLES
Huerhuero Creek
Huerhuero Creek
Highway 46 E
46E WB
46E EB

RAVINE WATERPARK, LLC – CUP / PD AMENDMENT
2981 UNION ROAD, PASO ROBLES, CA 93446
APN 025-433-012
PROJECT DESCRIPTION (JANUARY 2026)

Parcel Size:	16.16 acres
APN:	025-433-012
Address:	2301 Airport Road, Paso Robles, CA 93446
Zoning:	Commercial-Highway & Planned Development (C2/PD)
Existing Uses:	Ravine Waterpark
Water/Sewer:	City of Paso Robles
Access:	Highway 46 East & Airport Road

1.0 Summary of Request

Figure 1: Vicinity Map



A request by Ravine Waterpark, LLC ("Applicant") for an Amendment to Conditional Use Permit (CUP) 00-020 and Planned Development Permit (PD) 00-023 to allow construction of a new recreational pool area within a pre-disturbed portion of the site. The proposed improvements include an 1,825 sq. ft. pool, a 153 sq. ft. spa, and fourteen (13) 144 sq. ft. cabanas. Site modifications will involve replacing existing lawn and concrete areas to accommodate the new pool and surrounding concrete hardscape.

2.0 General Description

The project site encompasses 16.16 acres at 2301 Airport Road in the City of Paso Robles (APN 025-433-012). The property is zoned Commercial-Highway (C2) with a Planned Development (PD) overlay and is directly accessible from Airport Road. It is situated north of Highway 46 East and approximately 2.25 miles east of Highway 101. The majority of the waterpark lies within Airport Land Use Safety Zone Area #3, with the eastern portion extending into Safety Zone Area #5. Huer Huero Creek runs along the northwestern boundary of the site, flowing toward the Salinas River. The areas with existing development, including the project area, are flat, with surrounding rolling topography along the site's edges, featuring an average slope of 11%.

3.0 Background

3.1 Parcel History

The project site consists of one legal parcel created by the Parcel Map PRAL 13-0095, recorded in November 2015.

3.2 Ravine Waterpark Background

The Ravine Waterpark is a family-oriented recreational destination that, since opening in 2007[1], has become a well-known attraction in northern San Luis Obispo County. The park offers a variety of water-based amenities including slides, a wave pool, a lazy river, and children's play areas. The facility also features cabana rentals, food and beverage service, and seasonal entertainment such as live music and outdoor games. Over the years, the Ravine has continued to expand with new rides and amenities, solidifying its reputation as a popular summertime destination for both residents and visitors.

To continue evolving and offering fresh experiences for guests, the applicant is proposing a new recreational pool and spa area, along with other on-site enhancements[2]. In recent years, attendance has experienced a modest year-over-year decline, consistent with trends seen in other maturing parks. The proposed improvements are intended to reinvigorate the park experience and attract renewed interest from both returning and new visitors.

3.3 Existing Conditions

The improvements are proposed within a previously disturbed area in the northern portion of the site. Existing conditions include a maintained lawn bordered by decomposed granite and concrete walkways, situated adjacent to a covered gathering area, outdoor bar, and ornamental landscaping. Refer to Figure 2 a photo of the existing area proposed for development.

Figure 2: Existing Conditions



4.0 Project Description

The project involves the following components:

- **Pool Construction:** Installation of a 50,000-gallon, 1,825 sq. ft. recreational pool with a maximum depth of 4'-0".

[1] The Ravine Waterpark was approved in July 2004 under CUP 00-020 and PD 00-023.

[2] Other planned site improvements include a children's pool and slide area, as well as additional slides at the Quadzilla and Thunder Run towers. Planning staff has indicated that these improvements may be processed under a standard building permit rather than a discretionary amendment.

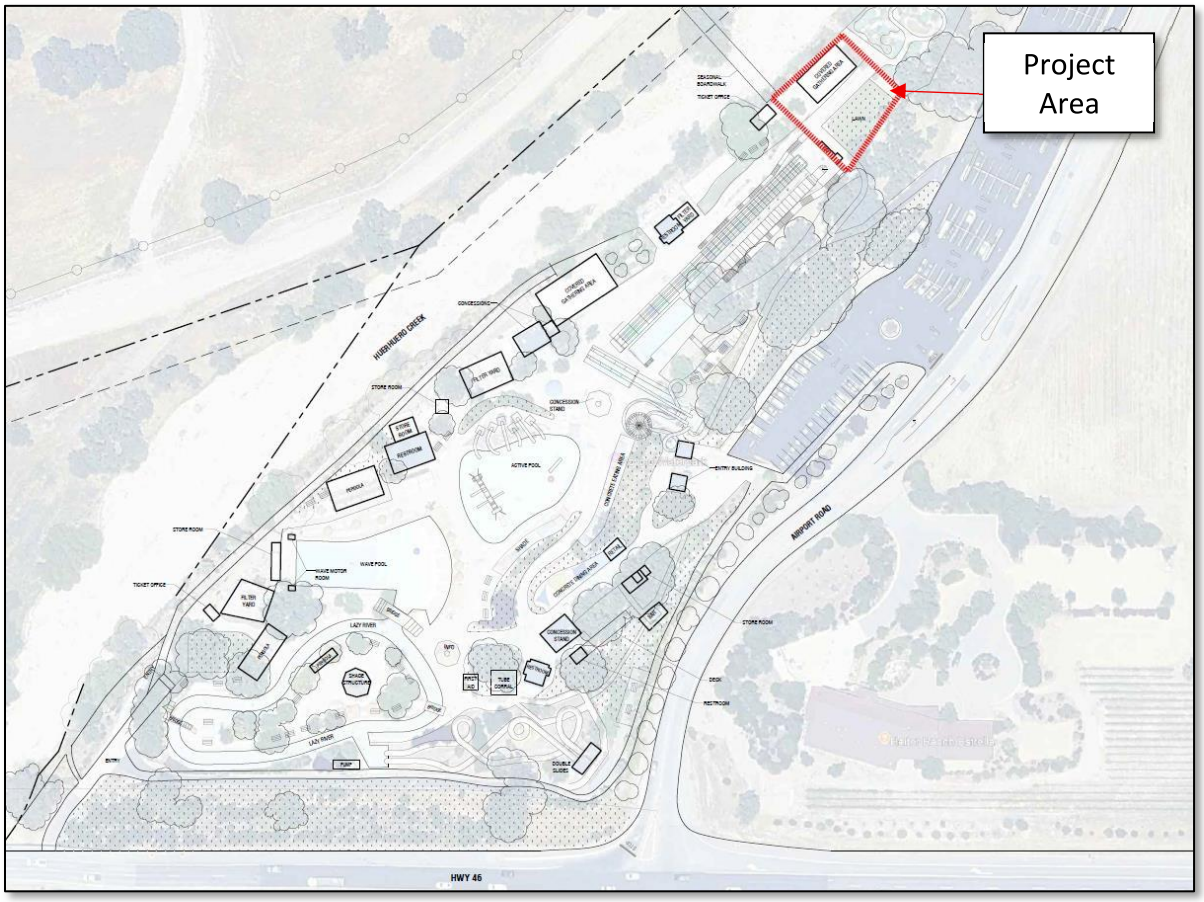
- **Spa Construction:** Installation of a 4,000-gallon, 153 sq. ft. spa with a maximum depth of 3’-6”.
- **Equipment Pad:** Construction of a 130 sq. ft. concrete pad to support pool equipment.
- **Infrastructure:** Installation of pool plumbing and associated infrastructure.
- **Cabanas:** Installation of thirteen (13) cabanas, each measuring 144 sq. ft., located around the pool area. Each cabana will be supported by cast-in-place concrete pier footings measuring 12 inches in diameter, extending 32 inches below grade with 8 inches projecting above finished grade. Excavations will occur by hand, consistent with the arborist letter recommendations (attached). Refer to Sheet 7-11 for cabana elevations and to the structural document for detailed footing specifications.
- **Demolition:** Removal of approximately 410 sq. ft. of existing lawn and 2,110 sq. ft. of concrete to accommodate new improvements. All demolition will occur within pre-disturbed areas outside the Critical Root Zones (CRZs) of existing oak trees. Existing lawn within oak CRZs will remain. Refer to Sheet 4-11 for the Demolition Plan.
- **Flatwork:** Construction of approximately 1,710 sq. ft. of new concrete flatwork surrounding the pool area.
- **Landscaping:** Two existing palm trees in the northwestern portion of the site will be relocated into new planters adjacent to the spa and pool. No additional landscaping is proposed.
- **Fencing:** No new fencing is proposed. Existing wood fencing will remain in place.
- **Lighting:** No new lighting is proposed.
- **Earthwork:** The project will result in approximately 0.20 acres of site disturbance, with 340 CY of cut and 0 CY of fill, for a net export of 340 CY.

Refer to Figure 3 for renderings of the pool area and Figure 4 for the overall site plan.

Figure 3: Pool Area Renderings



Figure 4: Overall Site Plan



5.0 Arborist Letter

All proposed below-grade ground disturbance will occur outside the critical root zones of nearby oak trees, with the exception of limited hand excavation required for the cabana footings. The installation of the cabana footings was reviewed by ISA Certified Arborist Manuel Trejo, who evaluated potential impacts and provided recommendations (see attached letter).

The Arborist's letter confirms that all excavation and construction activities associated with the cabanas will be performed by hand, without mechanized equipment or grading within the Protected Root Zone. This method will minimize disturbance to root systems, and with arborist oversight during construction to ensure compliance with tree protection measures, no significant or long-term adverse impacts to the health or structural integrity of the existing trees are anticipated.

An updated arborist letter will be provided at the time of building permit submittal for the four cabanas located within the oak tree CRZs. The letter will be prepared by a certified arborist approved by the El Paso de Robles City Council and will include detailed construction-phase measures for tree protection. These measures will include, but are not limited to, protective fencing, mitigation measures, and feasible alternatives if roots vital to the trees' health are

damaged. Any excavation within the CRZ will be performed by hand, and arborist monitoring will be required during construction of the adjacent cabanas.

6.0 Conditional Use Permit Consistency

The proposed CUP Amendment is consistent with the intent and scope of the originally approved Ravine Waterpark project (CUP 00-020 / PD 00-023), which authorized development of a water-based amusement park featuring multiple pools, slides, and related recreational amenities. The proposed pool, spa, and cabana improvements are located within a previously disturbed and developed portion of the site and represent a modest expansion of the existing aquatic recreation offerings envisioned under the original approval. The improvements are in keeping with the character, scale, and use pattern of the established facility, which already includes a variety of water attractions such as slides, a lazy river, and children's pools. No changes to the park's hours of operation, intensity of use, or access are proposed, and all construction will occur within the boundaries of the previously entitled development area. As such, the amendment refines but does not substantially alter the nature or scope of the approved use, remaining fully consistent with the original CUP and PD approvals.

EROSION CONTROL

1. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.
2. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING OFFICIAL AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION AND GROUND DISTURBING ACTIVITIES.
3. THE ADJOINING STREET SHALL BE CLEANED BY SWEEPING TO REMOVE DIRT, DUST, MUD AND CONSTRUCTION DEBRIS AT THE END OF EACH DAY.
4. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN PERMANENT IMPROVEMENTS, PLANTINGS AND FACILITIES ARE IN PLACE. TEMPORARY MEASURES SHALL BE REMOVED PRIOR TO FINAL INSPECTION APPROVALS.
5. THE FOLLOWING PERSON SHALL BE RESPONSIBLE FOR IMPLEMENTING & MONITORING THE APPROVED EROSION & SEDIMENTATION CONTROL PLAN:

JOEL WOODRUFF
805.610.8330

AIR QUALITY CONTROL

DURING CONSTRUCTION/GROUND DISTURBING ACTIVITIES, THE FOLLOWING PARTICULATE (DUST) CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR OR BUILDER SHALL BE DESIGNATED TO MONITOR THE DUST CONTROL PROGRAM AND ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFF SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THEIR CONTACT INFORMATION SHALL BE PRESENTED TO THE APCD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

1. REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE
2. USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NONPOTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE;
3. ALL DIRT STOCK-PILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED;
4. ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE; AND
5. BUILDING PADS SHALL BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.

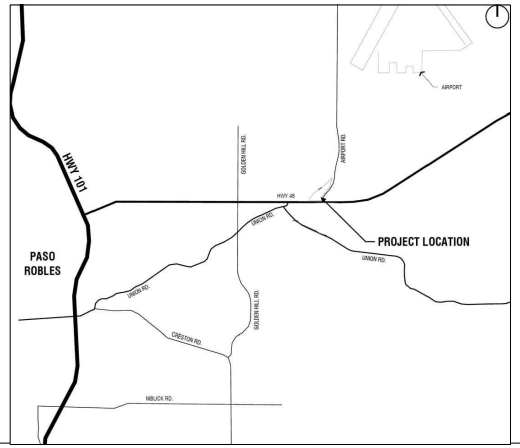
DURING INITIAL GRADING/SCRAPING, BURNING SHALL NOT BE ALLOWED, OR IF NO ALTERNATIVE IS AVAILABLE, THE APPLICANT SHALL OBTAIN A BURN PERMIT FORM THE APCD AND COUNTY FIRE/CALIFORNIA DEPARTMENT OF FORESTRY, AND COMPLY WITH ALL CONDITIONS REQUIRED BY THESE AGENCIES.

GENERAL GRADING NOTES

1. ANY AND ALL SITE WORK AND GRADING SHALL BE ACCORDANCE WITH CBC CHAPTER 18 AND CBC APPENDIX J AND ANY APPLICABLE LOCAL ORDINANCES.
2. A SOILS ENGINEER SHALL DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE(S).
3. THE BOTTOM OF ALL EXCAVATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCESSING OR PLACING FILL.
4. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK DONE WITHIN A RIGHT OF WAY MAINTAINED BY THE PRESIDING JURISDICTION.
5. MAXIMUM CUT AND FILL SLOPE TO BE 2:1
6. THE EXISTING GROUND SURFACE SHOULD BE PREPARED FOR GRADING BY REMOVING ALL VEGETATION, TREES, LARGE ROOTS, DEBRIS, NON-COMPLYING FILL, AND ALL OTHER ORGANIC MATERIAL. VOIDS CREATED BY REMOVAL OF SUCH MATERIALS SHOULD NOT BE BACKFILLED UNTIL THE UNDERLYING SOIL HAS BEEN OBSERVED BY A SOILS ENGINEER.
7. FILL AND BACKFILL SHOULD BE PLACED AT NEAR OPTIMUM MOISTURE IN LAYERS WITH LOOSE THICKNESS NOT GREATER THAN EIGHT (8) INCHES AND COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY OBTAINABLE BY TEST METHOD ASTM-D 1557 AND CERTIFIED BY A SOILS ENGINEER.
8. IMPORT SOILS USED TO RAISE SITE GRADE SHOULD BE EQUAL TO OR BETTER THAT ON-SITE SOILS IN STRENGTH, EXPANSION AND COMPRESSIBILITY CHARACTERISTICS. IMPORT SOIL CAN BE EVALUATED BUT WILL NOT BE PRE-QUALIFIED BY THE GEOTECHNICAL ENGINEER. FINAL COMMENTS ON THE CHARACTERISTICS OF THE IMPORT SOIL WILL BE PROVIDED AFTER THE MATERIAL IS STOCKPILED AT THE PROJECT SITE.
9. FINAL SITE GRADE SHOULD BE SUCH THAT ALL WATER IS DIVERTED AWAY FROM THE STRUCTURE(S) A MINIMUM OF 5% FOR 10 FEET. WATER SHALL NOT POND. ALL SURFACE WATER SHOULD BE DIRECTED INTO APPROVED DISCHARGE STRUCTURES.
10. ACCESS ROAD/DRIVEWAYS: ANY ROAD GRADE IN EXCESS OF 12% SHALL BE PAVED WITH NON-SKID MATERIAL. GRADE FOR FIRE ACCESS SHALL NOT EXCEED 20%
11. ALL NON-PERMITTED FILL SHALL BE REMOVED BY CONTRACTOR
12. ELECTRICAL, TELECOMMUNICATIONS, AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION. THIS REQUIREMENT APPLIES TO UTILITIES ON SITES THAT ARE 5 ACRES OR LESS AND SERVING NEW STRUCTURES AND/OR NEW UTILITY DISTRIBUTIONS.
13. UTILITY TRENCH BACKFILL SHOULD BE GOVERNED BY THE PROVISIONS OF THIS REPORT RELATING TO MINIMUM COMPACTION STANDARDS. IN GENERAL, SERVICE LINES INSIDE THE PROPERTY LINES MAY BE BACKFILLED WITH NATIVE SOILS COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY. BACKFILL OF OFF SITE SERVICE LINES WILL BE SUBJECT TO THE SPECIFICATIONS OF THE JURISDICTIONAL AGENCY OR THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER.
14. LINED DRAINAGE SWALES AND DOWN DRAINS SHOULD BE PROVIDED AT THE TOPS OF CUT AND FILL SLOPES TO DIVERT DRAINAGE AWAY FROM SLOPE FACES.
15. FILL SLOPES SHOULD BE KEYED AND BENCHED INTO FIRM NATURAL GROUND WHEN THE EXISTING SLOPE TO RECEIVE FILL IS 5:1 OR STEEPER, HORIZONTAL TO VERTICAL. THE KEYS SHOULD BE TILTED INTO THE SLOPE A MINIMUM OF 2%, SHOULD BE A MINIMUM OF ONE EQUIPMENT WIDTH AND SHOULD BE MINIMUM OF THREE (3) FEET DEEP ON THE OUTSIDE EDGE. ALL KEYS AND BENCHES SHOULD BE OBSERVED AND VERIFIED BY THE GEOTECHNICAL ENGINEER.

COMMERICAL POOL PLANS FOR
Ravine Waterpark
2301 Airport Rd.
Paso Robles, CA

VICINITY MAP



3D RENDERINGS



SPECIAL INSPECTION

WHERE SPECIAL INSPECTION OR TESTING IS REQUIRED BY SECTION 1704, 1707, OR 1708 THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE A STATEMENT OF SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705 FOR SUBMITTAL BY THE PERMIT APPLICANT.

ITEM	REMARKS	INSPECTOR
OTHER	NONE REQUIRED	

STRUCTURAL OBSERVATION

WHERE STRUCTURAL OBSERVATION OR TESTING IS REQUIRED BY SECTION 1709.4, THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE A STATEMENT OF STRUCTURAL OBSERVATION IN ACCORDANCE WITH SECTION 1709.4 FOR SUBMITTAL BY THE PERMIT APPLICANT.

ITEM	REMARKS
	NONE REQUIRED

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM WITH THE:
   2022 CALIFORNIA BUILDING CODE (CBC)
   2022 CALIFORNIA RESIDENTIAL CODE (CRC)
   2022 CALIFORNIA ELECTRICAL CODE (CEC)
   2022 CALIFORNIA MECHANICAL CODE (CMC)
   2022 CALIFORNIA PLUMBING CODE (CPC)
   2022 CALIFORNIA ENERGY CODE (CEnC)
   2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
   COUNTY ORDINANCE TITLE 19
   COUNTY ORDINANCE TITLE 22 (PLANING-INLAND)
   COUNTY ORDINANCE TITLE 23 (PLANING-COASTAL)
   2021 UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE
2. THESE NOTES SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND THEY SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BY THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK SO AFFECTED. SPECIFICATIONS WHICH REFERENCE CONDITIONS NOT IN THIS SCOPE OF THE PROJECT MAY BE OMITTED.
3. ALL WORK AND CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE CONSTRUCTION SITE. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR AND/OR MATERIALS TO BRING TO THE ATTENTION OF THE ARCHITECT/ENGINEER ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
4. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTIONS MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, AND THEREFORE THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
6. CONTRACTOR HEREBY GUARANTEES TO THE OWNER AND THE ARCHITECT/ENGINEER THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED. CONTRACTOR ALSO WARRANTS THAT ALL WORK WILL BE GOOD QUALITY AND FREE FROM ANY FAULTS AND DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A GREATER WARRANTY OF GUARANTEE IS REQUIRED BY THE PROJECT SPECIFICATIONS.
7. ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACE TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED IN WRITING TO THE CONTRACTOR AND DESIGN PROFESSIONAL(S) OF RECORD PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACE.
8. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR DEPRESSED SLABS CURB, FINISHES, TEXTURES, CLIPS, GROUNDS, ETC., NOT SHOWN ON STRUCTURAL DRAWINGS.
9. ANY MATERIALS STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE PROTECTED TO AVOID DAMAGE FROM THE ELEMENTS.
10. MORE DETAILED INFORMATION SHALL TAKE PRECEDENCE OVER LESSER DETAILED INFORMATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
11. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE OR DISBURSE ANY EXCESS MATERIAL FROM PROJECT SITE.
13. 18.05.040 - APPROVED CONSTRUCTION DOCUMENTS ON JOB. ONE (1) SET OF APPROVED CONSTRUCTION DOCUMENTS ISSUED TO THE PERMIT APPLICANT SHALL BE KEPT AT THE SITE OF THE CONSTRUCTION OR WORK AT ALL TIMES DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS AND SHALL BE AVAILABLE AND OPEN TO INSPECTION BY THE BUILDING OFFICIAL. ANY DEVIATION FROM THE STAMPED OR APPROVED CONSTRUCTION DOCUMENTS SHALL BE IN ACCORDANCE WITH SUBSECTION 18.05.040.D.
14. ALL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE A FILE WITH THE BUILDING DEPARTMENT, A LIST OF ALL SUCH CONTRACTORS AND SUB-CONTRACTORS WITH APPROPRIATE CURRENT BUSINESS LICENSE NUMBERS.
15. UNLESS NOTED OTHERWISE, ALL VESTIBULES, CLOSETS, COLUMNS, PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED ARE SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR.
16. CONTRACTOR SHALL VERIFY ALL SETBACKS, EASEMENTS, CONTOURS, AND BUILDING PAD PRIOR TO CONSTRUCTION.
17. VERIFY LOCATION OF ALL UTILITY TIE-INS AT STREET AND POINT OF CONNECTIONS AT BUILDING PRIOR TO CONSTRUCTION.
18. IF A PROJECT SOILS REPORT IS REQUIRED OR SUPPLIED, A COPY OF THE REPORT SHALL BE ON SITE DURING FOUNDATION INSPECTION.
19. ALL PROPERTY CORNERS SHOULD BE ESTABLISHED AT THE TIME OF FOUNDATION INSPECTION WITH THE MARK OF A LICENSED SURVEYOR.
20. ELECTRICAL NOTE: ALL BURIED CONDUIT SHALL BE OF SCH. 40 PVC BURIED WITH A MINIMUM COVER DEPTH AS GIVEN IN TABLE 300.5 CEC 680.11
21. BONDING NOTE: #8 UNINSULATED COPPER WIRE SHALL BE INSTALLED AT LEAST 6" BELOW THE SUBFRAME OF THE DECK AND 18-24" FROM THE INSIDE WALL OF THE POOL. BOND ALL REQUIRED ITEMS TO THIS WIRE. NEC 680.26 GROUNDING NOTE: ALL UNDERWATER LIGHTING FIXTURES, JUNCTION BOXES, METAL TRANSFORMER ENCLOSURES, BE GROUNDED PER NEC ARTICLE 250 AND ACCORDANCE WITH SPECIFIC REQUIREMENTS IN VARIOUS SECTIONS OF ARTICLE 680.
22. 22. 680.11 UNDERGROUND WIRING SHALL COMPLY WITH 680.11 (A) THROUGH (C)
(A) UNDERGROUND WIRING WITHIN 5FT. HORIZONTALLY FROM THE INSIDE WALL OF THE POOL SHALL BE PERMITTED. THE FOLLOWING WIRING METHODS SHALL BE CONSIDERED SUITABLE FOR THE CONDITIONS IN THESE LOCATIONS:
1. RIGID METAL CONDUIT
2. INTERMEDIATE METAL CONDUIT
3. RIGID POLYVINYL CHLORIDE CONDUIT
4. REINFORCED THERMOSETTING RESIN CONDUIT
5. JACKETED TYPE MG CABLE THAT IS LISTED FOR BURIAL USE
6. LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT LISTED FOR DIRECT BURIAL USE
7. LIQUIDTIGHT FLEXIBLE METAL CONDUIT LISTED FOR DIRECT BURIAL USE.

(A) WIRING UNDER POOLS. UNDERGROUND WIRING SHALL NOT BE PERMITTED UNDER THAT POOL UNLESS THIS WIRING IS NECESSARY TO SUPPLY POOL EQUIPMENT PERMITTED BY THIS ARTICLE.
(B) MINIMUM COVER REQUIREMENTS. MINIMUM COVER DEPTHS SHALL BE AS GIVEN IN TABLE 300.5

SHEET INDEX

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2- 11 EXISTING AREA MAP
3- 11 EXISTING SITE PLAN
4- 11 DEMOLITION PLAN
5- 11 SITE PLAN
6- 11 C-1.0 GRADING AND DRAINAGE
7- 11 CABANA DETAILS
8- 11 POOL/SPA DETAILS
9- 11 3D RENDERINGS
10- 21 POOL ENGINEERING
11- 21 POOL ENGINEERING DETAILS

PROJECT INFORMATION

OWNER	RAVINE WATERPARK
PROJECT ADDRESS	2301 AIRPORT RD. PASO ROBLES, CA
APN	025-433-012
PHONE	805-781-3133

OWNER INFORMATION

OWNER	RAVINE OPCO LLC
ADDRESS	1304 GARDEN ST. SAN LUIS OBISPO, CA 93401
PHONE	805-781-3133

PROJECT STATISTICS

LOT SIZE	16.16 ACRES
AREA OF DISTURBANCE	9,060 SQ. FT
MAX DEPTH FILL	0 FT
MAX DEPTH CUT	6 FT

PROJECT DESIGN CRITERIA

GOVERNING BUILDING CODE
2022 CALIFORNIA BUILDING CODE
International Swimming Pool and Spa Code 2021 (ISPSC 2021)

GEOTECHNICAL PARAMETERS

BEARING PRESSURE	1500	PSF
LATERAL PASSIVE PRESSURE	150	PCF
EFP (REST / ACTIVE)	60 / 45	PCF
FRICTION COEFFICIENT	0.25	

CONSULTANTS

POOL STRUCTURAL ENGINEERING
POOL ENGINEERING INC.
1201 N. TUSTIN AVE
ANAHEIM, CA
714.630.6100

SOILS

CIVIL ENGINEERING
ABOVE GRADE ENGINEERING
245 HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-540-5115

DESIGNER
CARECRAFT POOLS
710 FIERO LN. #21
SAN LUIS OBISPO, CA 93401
805-439-3040

THE SOILS ENGINEER SHALL REVIEW THE EXCAVATION AND PROVIDE RECOMMENDATION FOR THE SWIMMING POOL DESIGN PRIOR TO PLACEMENT OF POOL STEEL/REBAR.

PROJECT DESCRIPTION

CONSTRUCT GUNITE SWIMMING POOL

POOL CALCS.	SPA CALCS.
38'-4" X 28'-1" X 65'-4"	14' X 14'
PERIMETER: 173'	PERIMETER: 44'
S/AREA: 1825 SQ, FT	S/AREA: 153 SQ, FT
GALLONS: 50,000	GALLONS: 4,000

10' X 13' CONCRETE EQUIPMENT PAD

SCOPE OF WORK

POOL
SPA

CONCRETE - 1,710 SQ. FT
ELEC, AND PROPANE LINE

EXCAVATION

EXCAVATION QUANTITIES SHOWN ON THIS PLAN ARE ESTIMATED FOR BUILDING DEPARTMENT FEE DETERMINATIONS. SHRINKAGE AND SCARIFICATION LOSSES CAN AND WILL VARY BASED UPON SOIL CONDITIONS AND VEGETATION TYPES. CONTRACTORS SHALL VERIFY ALL QUANTITIES PRIOR TO BID.

EXCLUDING BUILDING FOOTPRINT:

CUT:	340	CU YDS
FILL:	0	CU YDS
NET FILL:	0	CU YDS

OWNER NAME:

RAVINE WATERPARK

OWNER ADDRESS:

2301 AIRPORT RD.
PASO ROBLES, CA
APN: 025-433-012

PERMIT NUMBER:

PMRT:

DESIGNED BY:

CARECRAFT POOLS
710 Fiero Ln #21
San Luis Obispo, CA 93401
805-439-3040 Office
construction@carecraftpools.com

JOSH PETERSEN — DATE: 1/6/2026
CA CONTRACTOR # 1073966 C53

APPROVAL STAMP

REVISION LOG

REV.	DESCRIPTION	DATE
REV. 1	PLAN CHECK	1-6-26

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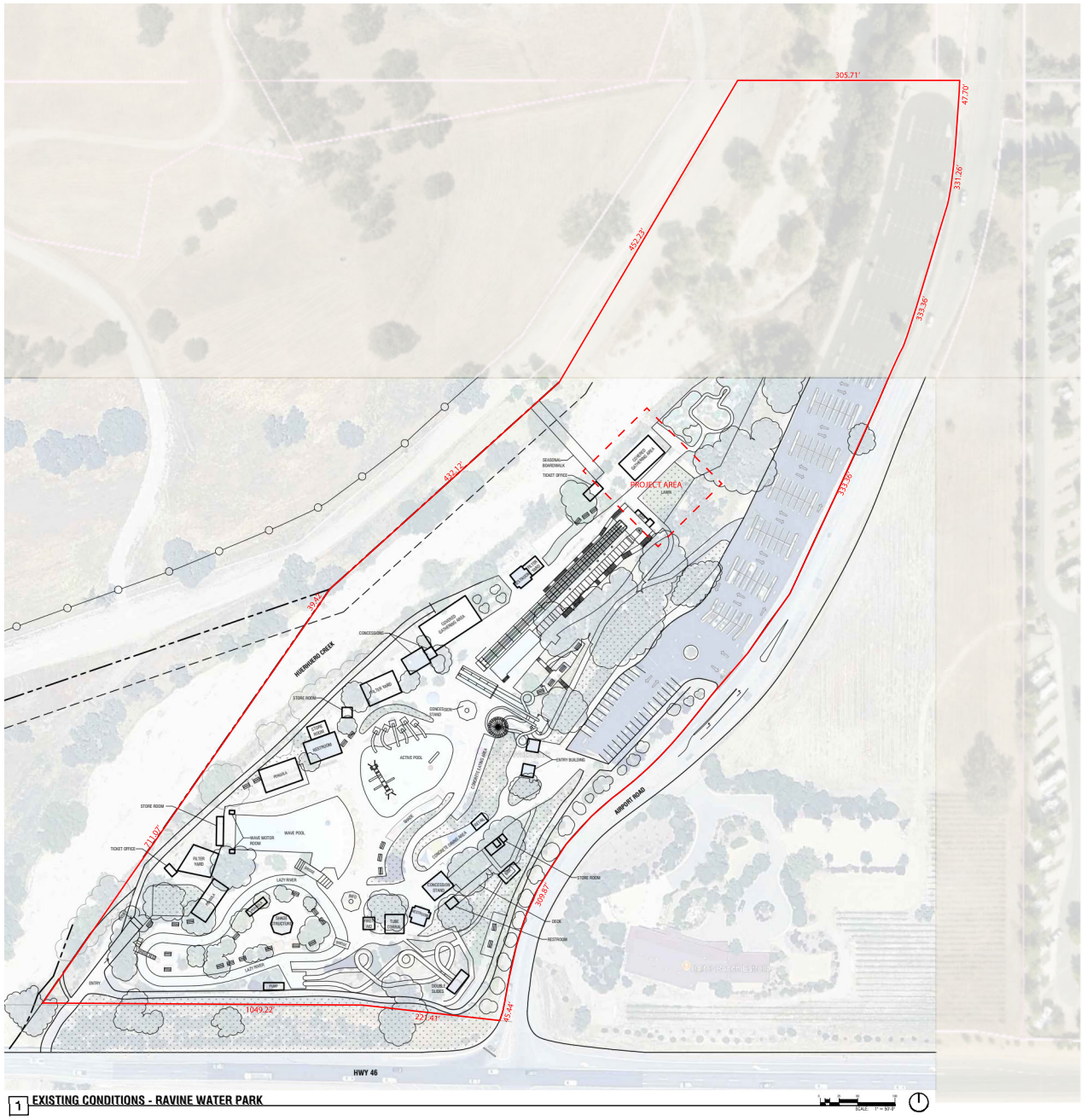
SHEET TITLE:

TITLE SHEET

SHEET NUMBER

1-11

DATE: 1/6/2026



TEN OVER STUDIO, INC

[redacted]

JAMES M. DUFFY
NOT FOR CONSTRUCTION
C-30770
7.31.2025
RENEWAL

LICENSED ARCHITECT
STATE OF CALIFORNIA

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DESIGN DEVELOPMENT

RAVINE WATER PARK EXPANSION

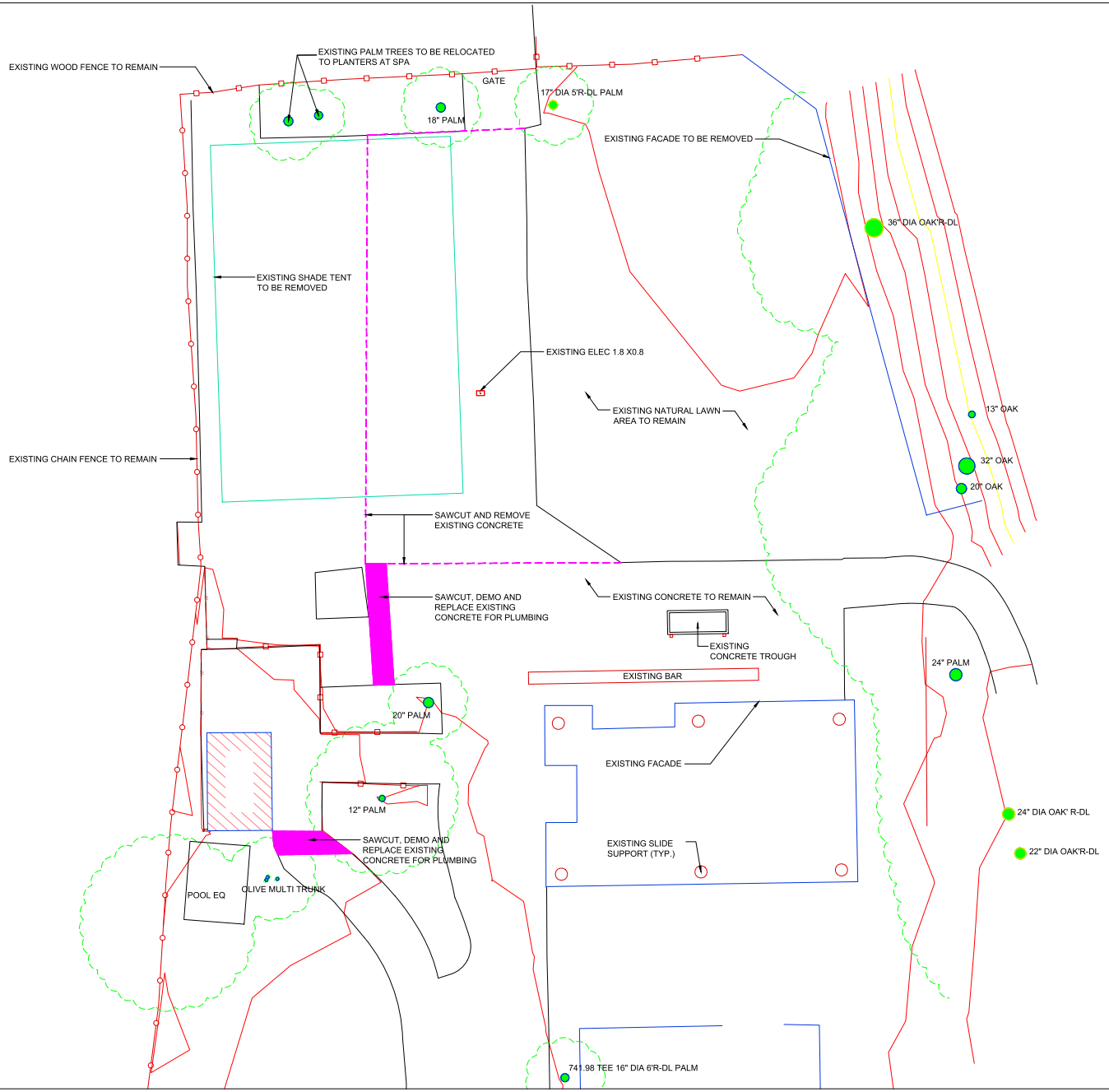
2301 AIRPORT ROAD, PASO ROBLES, CA

PROJ #:	2022-126
DRWN BY:	JD/HS
CHKD BY:	JMD

DATE	SUBMITTAL
9/13/2023	MAJOR DEV PLANNING

EXISTING SITE PLAN - AREA MAP

2-11



EXISTING SITE PLAN
1/8" = 1'

OWNER NAME:

RAVINE WATERPARK

OWNER ADDRESS:

2301 AIRPORT RD.
PASO ROBLES, CA
APN: 025-433-012

PERMIT NUMBER:

PMRT:

DESIGNED BY:

CARECRAFT POOLS
710 Fiero Ln #21
San Luis Obispo, CA 93401
805-439-3040 Office
construction@carecraftpools.com

JOSH PETERSEN — DATE: 1/6/2026
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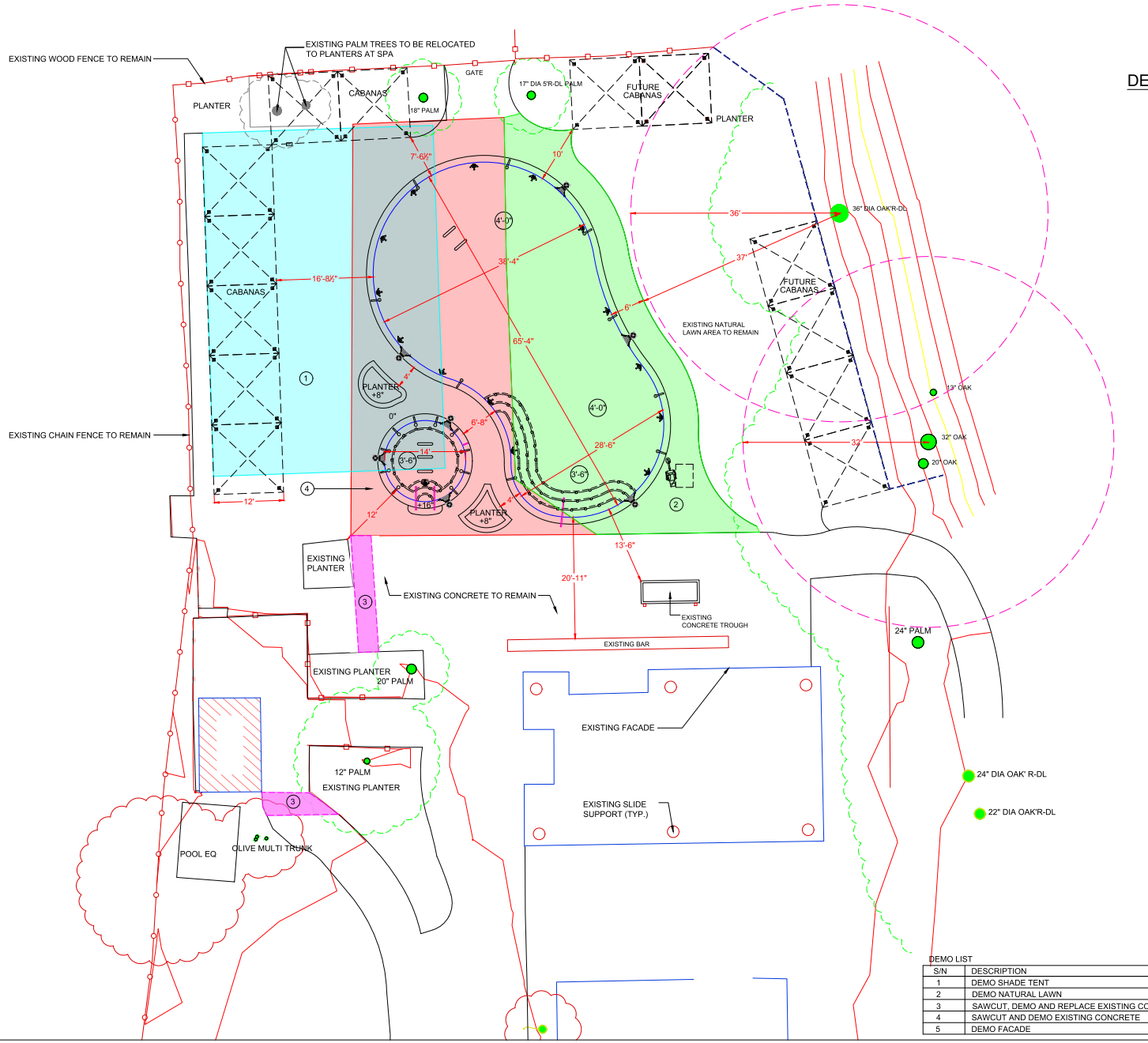
SHEET TITLE:

EXISTING SITE PLAN

SHEET NUMBER

3-11

DATE: 1/6/2026



DEMOLITION PLAN
1/8" = 1'

DEMO LIST

S/N	DESCRIPTION
1	DEMO SHADE TENT
2	DEMO NATURAL LAWN
3	SAWCUT, DEMO AND REPLACE EXISTING CONCRETE FOR PLUMBING
4	SAWCUT AND DEMO EXISTING CONCRETE
5	DEMO FACADE

OWNER NAME:

RAVINE WATERPARK

OWNER ADDRESS:

2301 AIRPORT RD.
PASO ROBLES, CA
APN: 025-433-012

PERMIT NUMBER:

PMRT:

DESIGNED BY:

CARECRAFT POOLS
710 Fiero Ln #21
San Luis Obispo, CA 93401
805-439-3040 Office
construction@carecraftpools.com

JOSH PETERSEN
CA CONTRACTOR # 1073966 C53

1/6/2026
DATE:

APPROVAL STAMP

REVISION LOG

REV.	DESCRIPTION	DATE
REV. 1	PLAN CHECK	1-6-26

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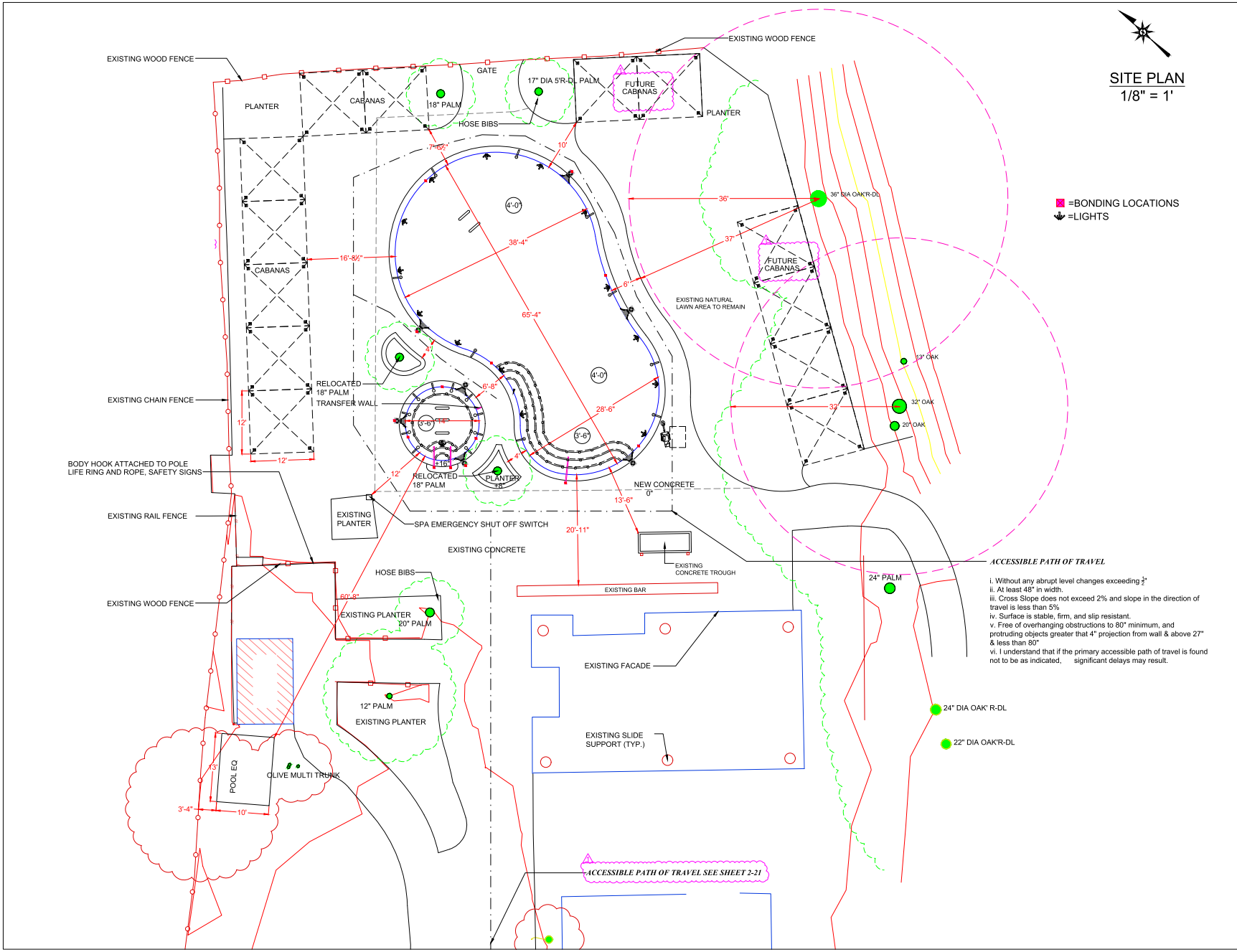
SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER

4-11

DATE: 1/6/2026



i. Without any abrupt level changes exceeding ¼"
ii. At least 48" in width.
iii. Cross Slope does not exceed 2% and slope in the direction of travel is less than 5%
iv. Surface is stable, firm, and slip resistant.
v. Free of overhanging obstructions to 80" minimum, and protruding objects greater that 4" projection from wall & above 27" & less than 80"
vi. I understand that if the primary accessible path of travel is found not to be as indicated, significant delays may result.

OWNER NAME:

RAVINE WATERPARK

OWNER ADDRESS:

2301 AIRPORT RD.
PASO ROBLES, CA
APN: 025-433-012

PERMIT NUMBER:

PMRT:

DESIGNED BY:

CARECRAFT POOLS
710 Fiero Ln #21
San Luis Obispo, CA 93401
805-439-3040 Office
construction@carecraftpools.com

JOSH PETERSEN — 1/6/2026
CA CONTRACTOR # 1073966 C53 — DATE:

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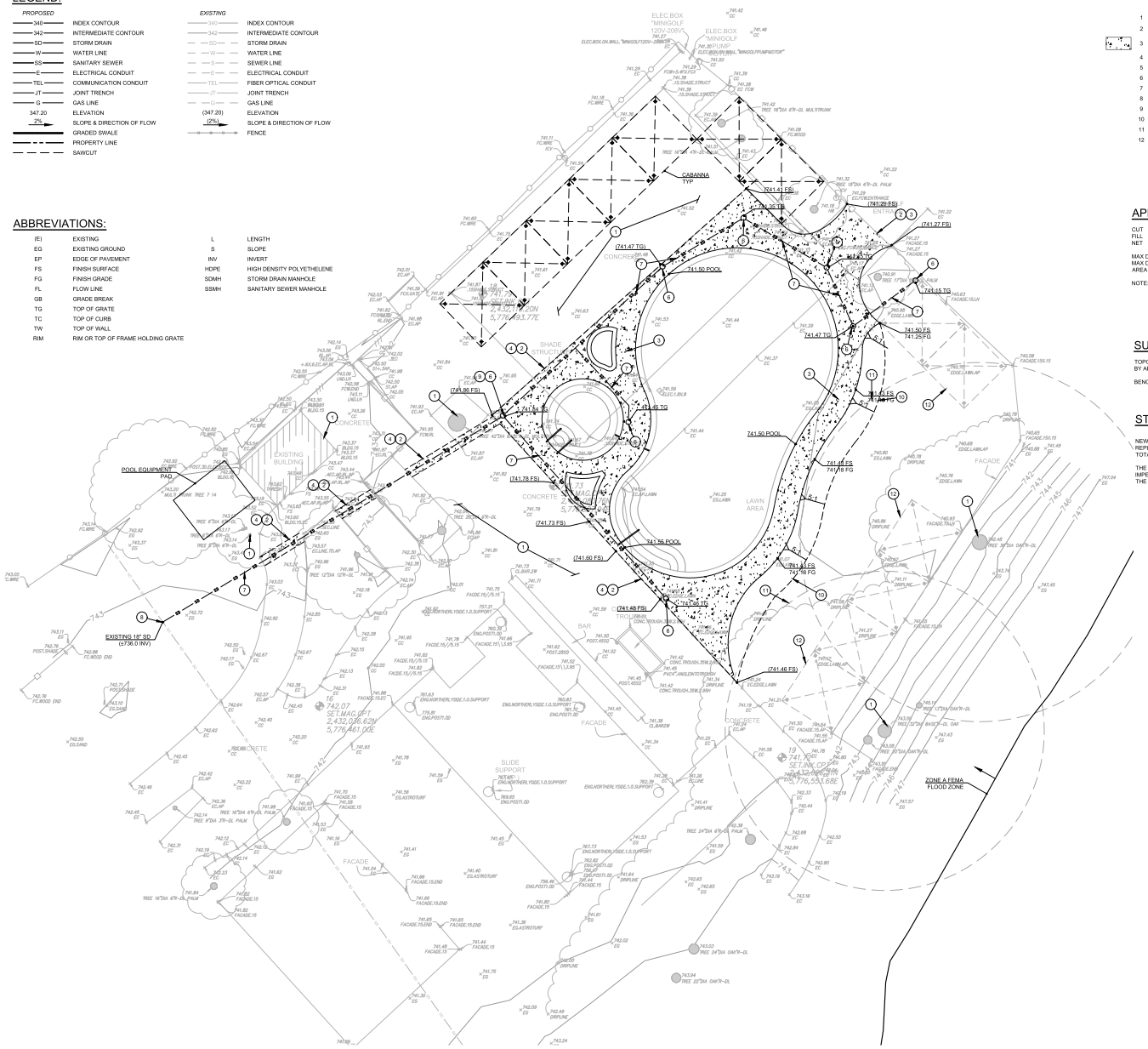
SHEET TITLE:

SITE PLAN

SHEET NUMBER

5-11

DATE: 1/6/2026



SPECIFIC CONSTRUCTION NOTES:

SITE WORK CONSTRUCTION NOTES-GRADING AND DRAINAGE

1 EXISTING SITE FEATURES TO REMAIN.
2 MATCH EXISTING ELEVATION.
3 CONCRETE FLATWORK.
4 SAW CUT AND REMOVE EXISTING CONCRETE.
5 TREE TO BE RELOCATED.
6 INSTALL ALL 12" NYLOPLAST DRAIN INLET .
7 INSTALL 8" PVC SD PIPE.
8 CONNECT TO EXISTING 18" STORM DRAIN.
9 INSTALL ADS ENVIROHOOD PRIOR TO OUTLET.
10 APPROXIMATE DAYLIGHT LOCATION.
11 CRITICAL ROOT ZONE.
12 FUTURE CABANAS, NOT A PART

APPROXIMATE EARTHWORK INFORMATION:

CUT	340 CY
FILL	0 CY
NET	340 CY <CUT>
MAX DEPTH OF CUT	7.0 FT
MAX DEPTH OF FILL	0.0 FT
AREA OF DISTURBANCE	0.20 AC

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR BONDING AND ESTIMATING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO EXISTING SURFACE. THE QUANTITIES DO NOT TAKE CERTAIN FACTORS INTO ACCOUNT, INCLUDING, BUT NOT LIMITED TO SUBGRADE, AREA OF OVEREXCAVATION AND RECOMPACTION, SHRINKAGE AND EXPANSION OF THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.

SURVEY INFORMATION:

TOPOGRAPHIC SURVEY PERFORMED SEPTEMBER 2025
BY ABOVE GRADE ENGINEERING

BENCHMARK: THE BASIS OF ELEVATIONS USED FOR THIS SURVEY IS A SET MAG NAIL IN THE CONCRETE WALK SHOWN AS POINT NUMBER 11 HEREON HAVING AN ELEVATION OF 744.97 FEET ASSUMED.

STORMWATER COMPLIANCE SUMMARY:

NEW: 2,861 S.F.
REPLACED: 2,037 S.F.
TOTAL: 4,898 S.F.

THE PROPOSED POOLS ARE OPEN AND UNCOVERED RETENTION FACILITY AND IS NOT CONSIDERED IMPERVIOUS OF THE PURPOSED OF DETERMINING THE POST CONSTRUCTION THRESHOLD. THEREFORE THE PROJECT DOES NOT EXCEED THE MINIMUM THRESHOLD FOR POST-CONSTRUCTION REQUIREMENTS.

ABOVE GRADE ENGINEERING
245 Higuera Street
San Luis Obispo, CA 93401
(805) 540-5115
abovegradeengineering.com
A California Corporation
Scott Bulow, PE # 86554

ENGINEER OF RECORD:
REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOLS No. 56256 CIVIL STATE OF CALIFORNIA
DATE:

RAVINE WATER PARK

PRELIMINARY GRADING AND DRAINAGE PLAN

NO.	REVISION	DATE

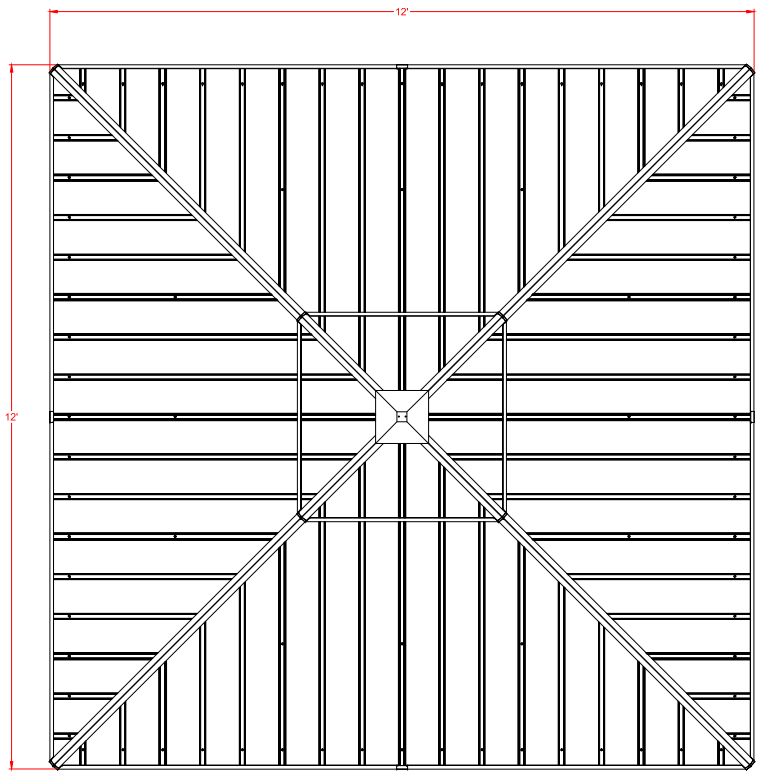
AGENCY APPROVAL:

DESIGNED: SJS
DRAWN: ZTS
JOB NUMBER: 25174

SHEET: C-1.0
DATE: January 8, 2026

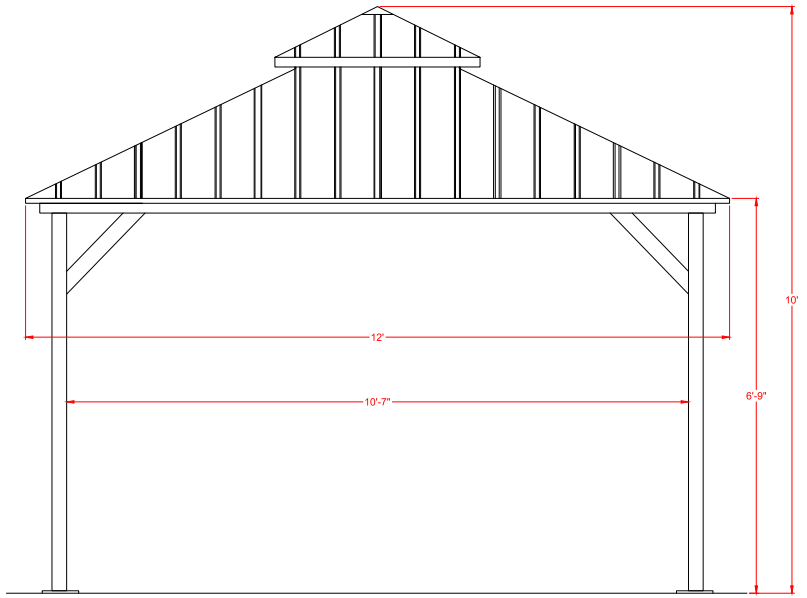
PLOT BY: ZachSzwalowski PLOT DATE: Jan 08, 2026 - 2:09pm Drawing name: N:\2025\25174-Ravine Water Park\Civil\Condocs\CUP\25174-C1-PGD.dwg

1 PLAN VIEW 1" = 1'

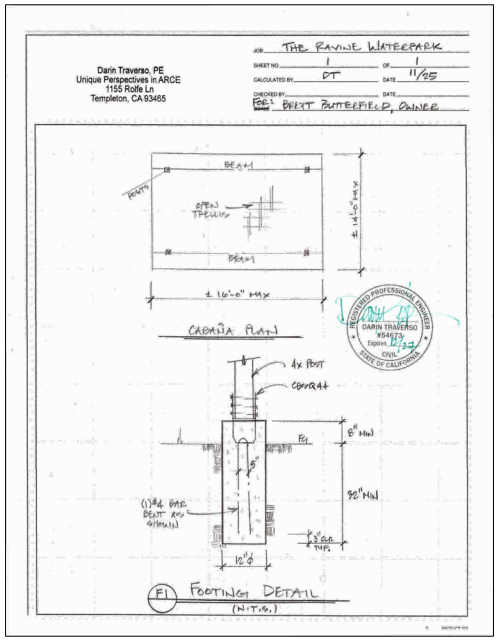


PREMANUFACTURED CABANA- SAMPLE CUT SHEET PROVIDED

2 ELEVATION 1" = 1'



3 ENGINEERING



OWNER NAME:

RAVINE WATERPARK

OWNER ADDRESS:

2301 AIRPORT RD.
PASO ROBLES, CA
APN: 025-433-012

PERMIT NUMBER:

PMRT:

DESIGNED BY:

CARECRAFT POOLS
710 Fiero Ln #21
San Luis Obispo, CA 93401
805-439-3040 Office
construction@carecraftpools.com

JOSH PETERSEN 1/6/2026
CA CONTRACTOR # 1073966 C53 DATE:

APPROVAL STAMP

REVISION LOG

REV.	DESCRIPTION	DATE
REV. 1	PLAN CHECK	1-6-26

THESE PLANS, DRAWINGS AND SPECIFICATIONS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF CARECRAFT POOLS.

SHEET TITLE:

CABANA DETAILS

SHEET NUMBER

7-11

DATE: 1/6/2026

SECTION 6-1

POOL CALCS.
38'-4" X 28'-1" X 65'-4"
PERIMETER: 173'-5 1/4"
S/AREA: 1879.71 SQ, FT
GALLONS: 50,000
OCCUPANT LOAD: 38

SPA CALCS.
14' X 14'
PERIMETER: 43'-11 13/16"
S/AREA: 153.93 SQ, FT
GALLONS: 4,000
OCCUPANT LOAD: 10

DECK CALCS.
4,270.4 CONCRETE SQ. FT
OCCUPANT LOAD: 284

SECTION 6-2

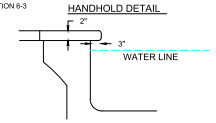
EQUIPMENT

POOL EQUIPMENT
P1 = POOL FILTRATION PUMP - VSSHP270DV2A
F1 = POOL SAND FILTER - SFSM140
BW = BACKWASH VALVE - BWVL-MPV-80
H1 = POOL HEATER - JXI400NK
CP = JANDY POWER CENTER - 6614
IC = INTELLICHEM

SPA EQUIPMENT
P2 = SPA FILTRATION PUMP -VSSHP270DV2A
P3 = JET PUMP - VSSHP270DV2A
F2 = SPA SAND FILTER - SFSM120
BW = BACKWASH VALVE - BWVL-MPV-80
H2 = SPA HEATER - JXI400NK
IC = INTELLICHEM

SECTION 6-3

HANDHOLD DETAIL



SECTION 6-4

= STANDARD POOL LIGHT

SECTION 6-5

= STEP TRIM TILE

TRIM TILE SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP.

SECTION 6-6

OCCUPANT LOAD CHART

OCCUPANT LOAD	AREA	USE
38	1879.71 SQ FT	POOL
10	153.93 SQ. FT	SPA
284	4,270.4 SQ. FT	DECK

SECTION 6-7

SIGNAGE:

SIGNS SHALL BE POSTED

A) OCCUPANT LOAD SIGN (4" LETTERS)
B) SPA CAUTION SIGN. (THE WORD CAUTION SHALL BE 4" TALL)
C) EMERGENCY PHONE NUMBER SIGN
D) ARTIFICIAL RESPIRATION PROCEDURES SIGN
E) WARNING - NO LIFEGUARD ON DUTY SIGN (4" LETTERS)
F) EMERGENCY SHUTOFF SWITCH SIGN (1" LETTERS)

EXIT EXIT SIGN IN RED ON OTHER SIDE OF GATE FROM STRIKER

EXIT TACTICAL EXIT SIGN ON STRIKER SIDE OF GATE (BLUE W/BRAILE)

SECTION 6-8

= NO DIVING MARKERS
= DEPTH TILE - DECK AND WATERLINE
= DRAINS
= CHANNEL DRAIN
= ACCESSIBLE PATH OF TRAVEL
= HIDDEN LID
= POOL SWEEP
= POOL RETURN
= SKIMMER
= SINGLE JET
MAIN DRAIN 5'-10" APART = MAIN DRAIN

NOTES:

SECTION 6-9

SECTION 6-10

BACK WASH OPEN SIGHT DRAIN

ALL POOL AND SPA LIGHTS GFCI PROTECTED

WALL SUCTIONS IN POOL AND SPA ARE COVERED BY AQUA STAR 32" CHANNEL DRAIN WHICH CONFORMS TO ASME A112.19.8M

ALL SUCTION OUTLETS SHALL BE PROVIDED WITH A COVER WATER AND A TIME SWITCH THAT WILL ALLOW ALL PUMPS TO BE SET OR PROGRAMMED TO RUN ONLY DURING OFF-PEAK ELECTRIC DEMAND PERIODS

ENTRAPMETN AVOIDANCE REQUIRMENTS

A) ALL SUCTION OUTLETS SHALL BE PROVIDED WITH A COVER THAT CONFORMS TO ASME A112.19.8M, A 12 INCH BY 12 INCH DRAIN GRATE OR LARGER, OR AND APPROVED CHANNEL DRAIN SYSTEM

B) 2 SECTION OUTLETS SEPARATED 3 FEET APART

HEATING SYSTEM INFORMATION NOTES

A) HEATING SYSTEM CERTIFIED FOR COMPLIANCE WITH THE APPLIANCE EFFICIENCY REGULATIONS.

B) ON-OFF SWITCH MOUNTED OUTSIDE HEATER.

C) PROVIDE A PERMANENT WEATHERPROOF PLATE WITH OPERATING INSTRUCTIONS

D) ELECTRIC RESISTANCE HEATING NOT ALLOWED.

E) CONTINUOUSLY BURNING PILOT LIGHT NOT ALLOWED.

F) INSTALL MINIMUM 36" OF PIPE FOR FUTURE SOLAR HEATING CONNECTION.

G) INSTALL DIRECTIONAL INLETS TO MIX WATER.

H) HEATING SYSTEM MUST HAVE A PROGRAMMABLE TIME SWITCH.

I) PUMP MOTORS SHALL BE MULTI-SPEED

THERE IS NO DIRECT CONNECTION OF THE SPA, POOL, OR THERE RECIRCULATION SYSTEM WITH THE SANITARY SEWER OR DRAINAGE SYSTEM

SUMPS AND DRAIN PIPING HAVE SUFFICIENT CAPACITY TO RECEIVE SPA SYSTEM BACKWASH WITHOUT OVERFLOWING THE SUMP RECEIVER

SAND FILTER DOES NOT EXCEED 3 GPM/SQ. FT

HAIR AND LINT STRAINER IS PROVIDED ON THE SUCTION SIDE OF THE PUMP

THERE ARE NO DESIGNS RESEMBLING HUMAN FORM ON THE WALLS OR BOTTOM OF THE SPA

WHITE PLASTER FOR POOL AND SPA

SECTION 6-11

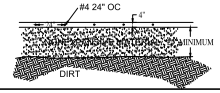
DECK CALCS.
4,270.4 sq.ft
24" over ex backfill with gravel
#4 24" OC
80' channel drain
100' 3" drain line with surface drains
COLORED CONCRETE

Deck detail per page 16, section 4-7

ACCESSIBLE PATH OF TRAVEL

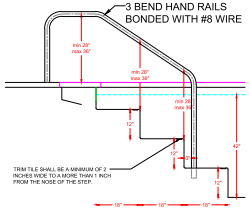
i. Without any abrupt level changes exceeding 4"
ii. At least 48" in width
iii. Cross Slope does not exceed 2% and slope in the direction of travel is less than 5%
iv. Surface is stable, firm, and slip resistant
v. Protruding objects no greater than 4" maximum, and protruding objects greater that 4" projection from wall, & above 27" & less than 80"
vi. I understand that if the primary accessible path of travel is found not to be as indicated, significant delays may result.

Where the pool decks will be constructed, the rock should be overexcavated as necessary to allow for the placement of a minimum of 12 inches of nonexpansive material, as defined in the "Grading" section of this report. Where soil is present, it should be overexcavated as necessary to allow for the placement of minimum of 24 inches of nonexpansive material. The exposed soil surface should be scarified to a depth of 1 foot, moisture conditions, and compacted to a minimum of 90 percent of maximum dry density. There should be no need to scarify or recompact in situ rock.



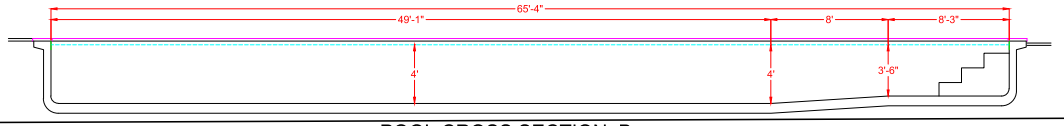
SECTION 6-12

POOL STEP DETAIL
1/2" = 1'

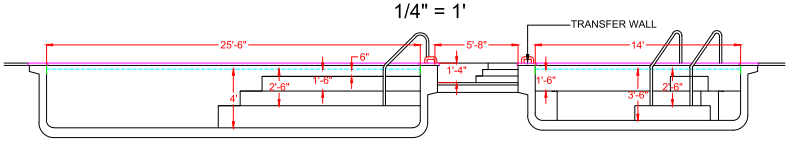


SECTION 6-13

POOL CROSS SECTION: A
1/4" = 1'

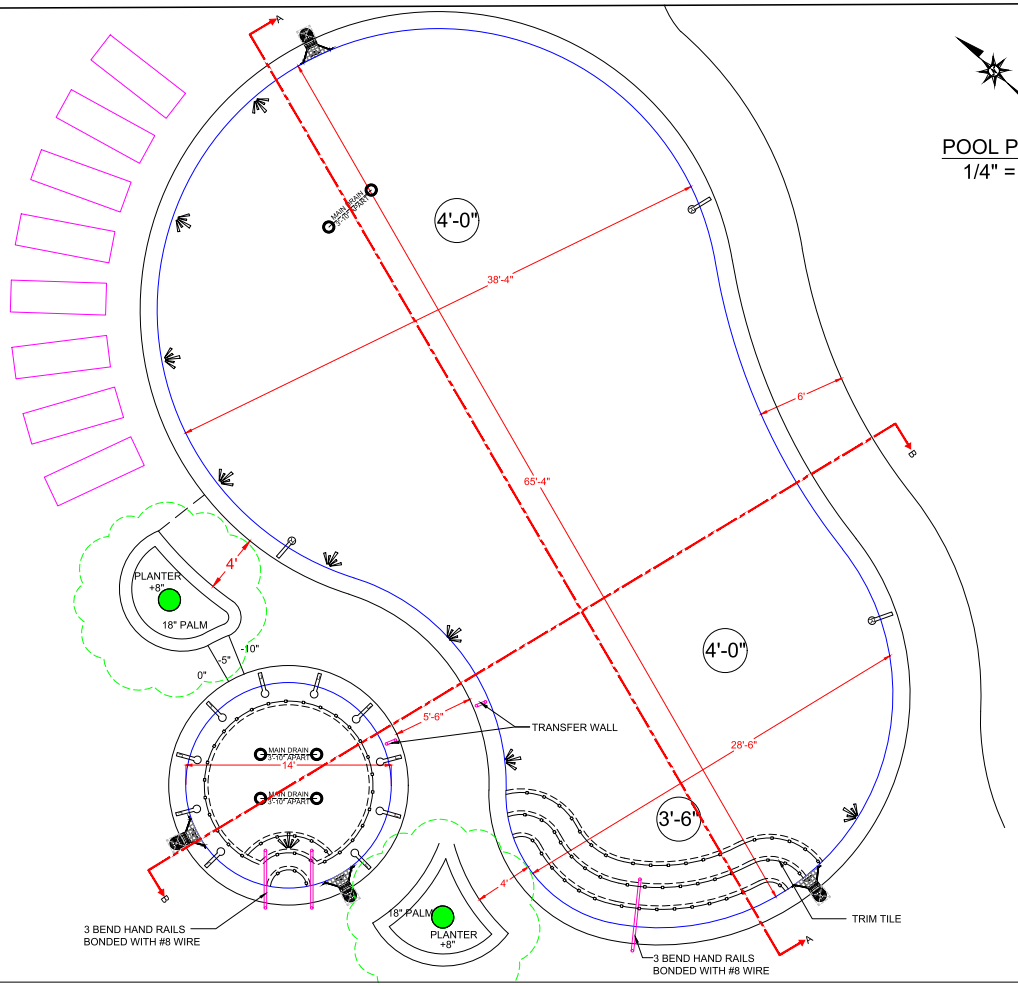


POOL CROSS SECTION: B
1/4" = 1'



SECTION 6-14

POOL PLAN
1/4" = 1'



OWNER NAME:

RAVINE WATERPARK

OWNER ADDRESS:

2301 AIRPORT RD.
PASO ROBLES, CA
APN: 025-433-012

PERMIT NUMBER:

PMRT:

DESIGNED BY:

CARECRAFT POOLS
710 Fiero Ln #21
San Luis Obispo, CA 93401
805-439-3040 Office
construction@carecraftpools.com

JOSH PETERSEN
CA CONTRACTOR # 1073966 C53

11/8/2025
DATE:

APPROVAL STAMP

REVISION LOG

REV.	DESCRIPTION	DATE

THESE PLANS, DRAWINGS AND SPECIFICATIONS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF CARECRAFT POOLS.

SHEET TITLE:

POOL DETAILS

SHEET NUMBER

8-11

DATE: 11/8/2025








OWNER NAME:

RAVINE WATERPARK

OWNER ADDRESS:

2301 AIRPORT RD.
PASO ROBLES, CA

PERMIT NUMBER:

PMRT:

DESIGNED BY:

CARECRAFT POOLS
710 Fiero Ln #21
San Luis Obispo, CA 93401
805-439-3040 Office
construction@carecraftpools.com

JOSH PETERSEN — DATE: 11/8/2025
CA CONTRACTOR # 1073966 C53

APPROVAL STAMP

REVISION LOG

REV.	DESCRIPTION	DATE

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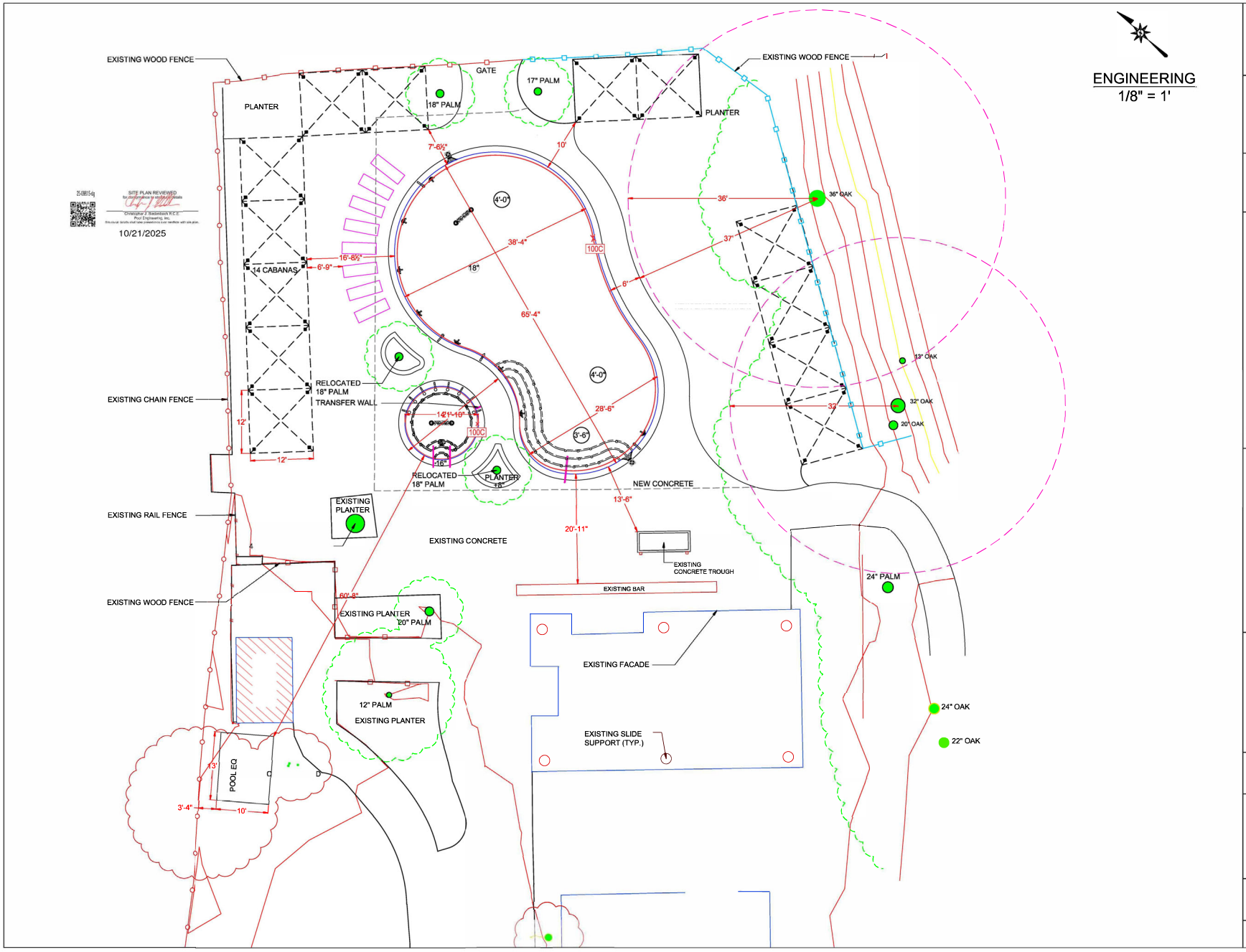
SHEET TITLE:

3D RENDERINGS

SHEET NUMBER

9-11

DATE: 11/8/2025



SITE PLAN REVIEWED
for conformance to approved details
Christopher J. Biedenbach R.C.E.
Pool Engineering, Inc.
Structural details shall take precedence over conflicts with site plan.
10/21/2025

ENGINEERING
1/8" = 1'

OWNER NAME:
RAVINE WATERPARK

OWNER ADDRESS:
2301 AIRPORT RD.
PASO ROBLES, CA

PERMIT NUMBER:
PMRT:

DESIGNED BY:

CAREcraft POOLS
710 Fiero Ln #21
San Luis Obispo, CA 93401
805-439-3040 Office
construction@carecraftpools.com

JOSH PETERSEN
CA CONTRACTOR # 1073966 C53
DATE: 11/13/2025

APPROVAL STAMP

REVISION LOG

REV.	DESCRIPTION	DATE

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SHEET TITLE:
POOL ENGINEERING

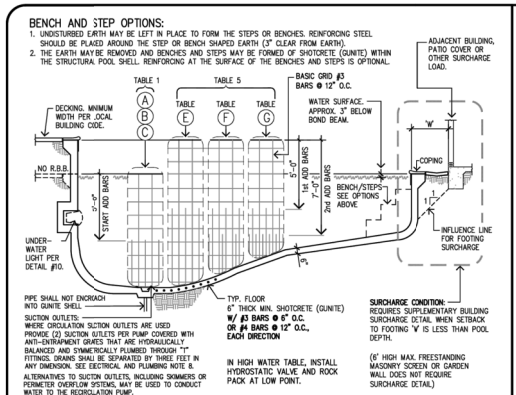
SHEET NUMBER
10-11

DATE: 11/13/2025

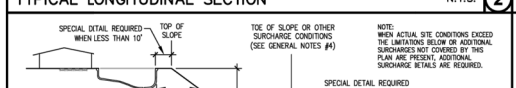
Digitally signed by Christopher Biedenbach on 10/21/2025 - 1761030000 - 25-09815-dg

BENCH AND STEP OPTIONS:

1. UNDISTURBED EARTH MAY BE LEFT IN PLACE TO FORM THE STEPS OR BENCHES. REINFORCING STEEL SHOULD BE PLACED AROUND THE STEP OR BENCH SHAPED EARTH (3" CLEAR FROM EARTH).
2. THE EARTH MAY BE REMOVED AND BENCHES AND STEPS MAY BE FORMED OF SHOTCRETE (GUNITE) WITHIN THE STRUCTURAL POOL SHELL. REINFORCING AT THE SURFACE OF THE BENCHES AND STEPS IS OPTIONAL.



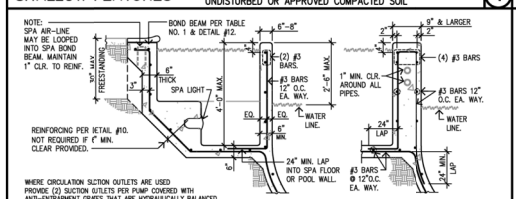
TYPICAL LONGITUDINAL SECTION N.T.S. 2



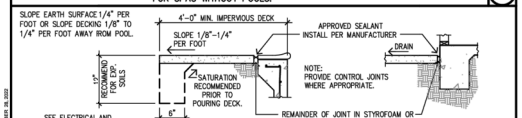
SURCHARGE CONDITIONS — ADDITIONAL SPECIAL DETAILS REQUIRED FOR CONDITIONS ABOVE N.T.S. 3



SHALLOW FEATURES — MAINTAIN 18" MIN. EMBEDMENT INTO UNDISTURBED OR APPROVED COMPACTED SOIL N.T.S. 4



SPA DETAILS — SPA DETAILS MAY BE USED FOR SPAS WITHOUT POOLS. N.T.S. 7



EXPANSIVE SOIL DETAILS | IN EXPANSIVE SOILS WHERE MIN DECK REQMTS ARE NOT MET USE TABLE 1, SCHEDULE 'C' N.T.S. 8

RADIUS NOTE: FLOOR TO WALL TRANSITION RADIUS MAY VARY SLIGHTLY DEPENDING ON CONTRACTOR OR OWNER DESIGN INTENT. RADIUS SHALL NOT BE LESS THAN 1-FOOT AND SHALL NOT EXCEED 5-FEET.

NOTE: BOND BEAM HORIZONTAL BARS MAY BE OVER OR UNDER VERTICAL BARS. TYPICAL INCLUDING ALL SPECIAL DETAILS.

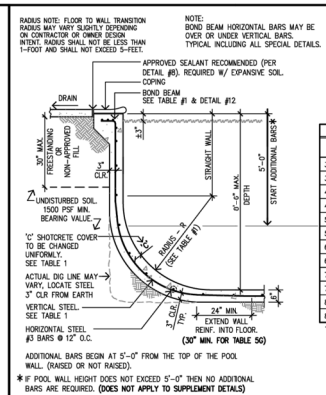


TABLE NO. 1

	NON-EXPANSIVE	EXPANSIVE	NO DECK/HIGH EXP.
	A	B	C
	(3) #3 BARS.	(4) #3 BARS.	(4) #3 BARS

E.F.P.	30 P.C.F.		45 P.C.F.		60 P.C.F.	
D	R	C	VERTICAL STEEL	C	VERTICAL STEEL	C	VERTICAL STEEL
3'0"	1'-0"	3"	#3 @ 12"	3"	#3 @ 12"	3"	#3 @ 12"
3'6"	1'-0"	3"	↓	3"	↓	3"	↓
4'0"	1'-0"	3"	↓	3"	↓	4"	↓
4'6"	1'-0"	3"	↓	3½"	↓	5"	↓
5'0"	1'-0"	3"	#3 @ 6"	4"	#3 @ 6"	5"	#3 @ 6"
5'6"	2'-0"	3"	↓	4"	↓	5"	↓
6'0"	2'-0"	3"	↓	4"	↓	6"	↓
6'6"	3'-0"	3"	↓	4½"	↓	7"	↓
7'0"	3'-0"	3"	↓	5"	↓	8"	↓
7'6"	4'-0"	3"	↓	5½"	↓	8½"	↓
8'0"	4'-0"	3"	↓	6"	↓	9"	↓
8'6"	5'-0"	3"	↓	6"	↓	9"	↓

'C' INDICATES TYPICAL RADIUS (ACTUAL RADIUS MAY VARY, SEE RADIUS NOTE AT TOP)
'D' IS DISTANCE DOWN FROM TOP OF POOL WALL.
NO DECK OR HIGH EXPANSIVE SOIL

STANDARD WALL SECTION N.T.S. 1

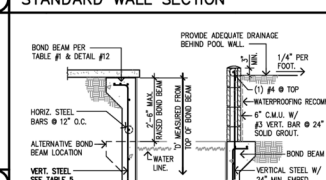


TABLE NO. 5 RAISED BOND BEAM

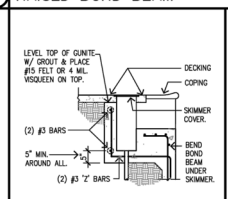
	NON-EXPANSIVE	EXPANSIVE	NO DECK/HIGH EXP.
	E	F	G
E.F.P.	30 P.C.F.	45 P.C.F.	62.4 P.C.F.
D	C	VERTICAL STEEL	C	VERTICAL STEEL	C	VERTICAL STEEL
3'6"	3"	#3 @ 12"	3"	#3 @ 12"	3"	#3 @ 12"
4'0"	3"	↓	3"	↓	4"	↓
4'6"	3"	↓	3½"	↓	5"	↓
5'0"	3"	#3 @ 6"	3½"	#3 @ 6"	5"	#3 @ 6"
5'6"	3"	↓	4"	↓	6"	↓
6'0"	3½"	↓	5"	↓	7"	↓
6'6"	4"	↓	6"	↓	8"	↓
7'0"	5"	↓	6"	#3 @ 4"	8"	#3 @ 3"
7'6"	5½"	↓	6"	↓	8"	↓
8'0"	6½"	↓	7"	↓	8½"	↓
8'6"	7½"	↓	8"	↓	9½"	↓
9'0"	8"	↓	9"	↓	10½"	↓
9'6"	9"	↓	10"	↓	11½"	↓
10'0"	9"	↓	11"	↓	12"	↓
11'0"	9"	↓	11"	↓	12½"	↓

RAISED BOND BEAM N.T.S. 5

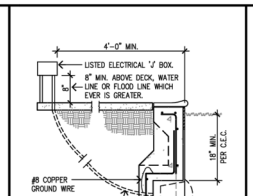
MASONRY NOTES:

1. CONCRETE BLOCK SHALL BE NORMAL WEIGHT UNITS (135 PCF), CONFORMING TO CBC/IBC SEC. 2103, AND ASTM C 90. ALL CONCRETE BLOCK SHALL HAVE A DESIGN STRENGTH OF f'm = 2000 psi.
2. GROUT SHALL CONFORM TO CBC/IBC SEC. 2103 & ASTM C 476 WITH f'c=2,000 PSI.
3. MORTAR SHALL BE TYPE M WITH f'c = 2500 psi AND SHALL CONFORM TO CBC/IBC SEC. 2103 & ASTM C 270.

NOTES BY THE USE OF THIS PLAN, THE USER ACKNOWLEDGES THAT HE HAS READ & UNDERSTANDS ALL OF THE NOTES INCLUDED HEREIN. 6

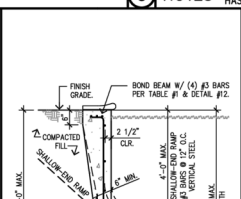


SKIMMER DETAIL N.T.S. 9

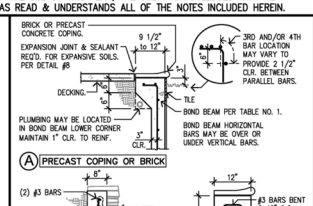


NOTES:
1. INSTALL NO. 8 COPPER GROUND WIRE FROM LIGHT NICHE TO BRASS CONDUIT TO POOL REBAR, OR NON-METALLIC CONDUIT CAN BE USED WITH INSULATED NO. 8 COPPER WIRE INTERIOR W/ APPROVED POTTING COMPOUND PER THE C.E.C.
2. SWIMMING POOL LIGHTING FIXTURES SHALL COMPLY WITH APPLICABLE UNDERWRITERS' LABORATORIES REQUIREMENTS FOR LIGHTING FIXTURES U.L. STANDARD 676.

SECTION AT LIGHT N.T.S. 10



SHALLOW/DEEP END RAMP 11



BOND BEAM DETAILS N.T.S. 12

GENERAL NOTES

1. THIS STANDARD POOL STRUCTURAL PLAN MUST BE ACCOMPANIED BY A CLEAR PLOT PLAN SHOWING POOL AND/OR SPA SHAPE, DEPTH, DISTANCE TO PROPERTY LINE, GRADE CHANGES & SLOPES AND ADJACENT STRUCTURES.
2. REPRESENTATIVES OF POOL ENGINEERING INC. HAVE NOT INSPECTED THE SITE & ARE RELYING ON INFORMATION PROVIDED BY THE CONTRACTOR OR OWNER TO DETERMINE THE ADEQUACY OF THIS STANDARD POOL STRUCTURAL PLAN FOR THE ACTUAL SITE CONDITIONS. SHOULD SITE CONDITIONS VARY FROM THAT COVERED BY THIS STANDARD POOL STRUCTURAL PLAN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR THE OWNER TO NOTIFY POOL ENGINEERING INC. AND OBTAIN APPLICABLE SPECIAL ENGINEERING DETAILS PRIOR TO CONSTRUCTION. EXPANSIVE SOIL DETAILS ARE VALID ONLY FOR STATED EQUIVALENT FLUID PRESSURES AND POOL ENGINEERING INC. RECOMMENDS THAT THE OWNER OR CONTRACTOR OBTAIN A SOILS REPORT.
3. POOL ENGINEERING INC. (PEI) RECOMMENDS THAT THE PROPERTY OWNER AND/OR POOL CONTRACTOR RETAIN A LICENSED GEOTECHNICAL CONSULTANT TO OBTAIN GEOTECHNICALLY RELATED DESIGN CRITERIA FOR THE PROPOSED POOL SITE. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR POOL CONTRACTOR TO REQUIRE THAT THE LICENSED GEOTECHNICAL CONSULTANT CONFIRM THAT THE POOL STRUCTURAL PLANS PROVIDED MEET THE REQUIREMENTS OF THE PROJECT SITE AND THE GEOTECHNICAL REPORT. WHEN A GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED TO PEI, IT IS THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE SITE GEOTECHNICAL CONDITIONS ARE SUITABLE FOR CONSTRUCTION OF THE PROPOSED POOL BASED ON THE PEI PLANS BEING USED.
4. THIS PLAN IS NOT VALID WITHOUT ADDITIONAL SURCHARGE DETAILS WHEN THE CONDITIONS AS SHOWN IN DETAIL #3 APPLY (PER CBC SECTION 1808.7.3). ALL POOLS SHALL COMPLY WITH SLOPE SETBACKS PER CBC SECTION 1808.7.3.
5. THE STANDARD POOL STRUCTURAL PLAN IS NOT INTENDED TO BE APPLICABLE TO NON-STRUCTURAL ITEMS INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, FENCING, CONCRETE DECKING AND POOL GEOMETRICS.
6. DECKING CONSTRUCTION IS SHOWN AS RECOMMENDED MINIMUM CONSTRUCTION AND DOES NOT DEMONSTRATE A SYSTEM THAT WILL RESIST HEAVING DUE TO SOIL EXPANSION.
7. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ENERGY CODE, 2022 BUILDING ENERGY EFFICIENCY STANDARDS, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND LOCAL ORDINANCES.
8. POOLS WITH DIVING BOARDS SHALL MEET DIVING BOARD MANUFACTURER'S POOL GEOMETRIC STANDARDS AND/OR LOCAL CODES.
9. SIGNS & SAFETY EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
10. PUBLIC POOLS REQUIRE COUNTY HEALTH DEPARTMENT APPROVAL AND PROVISIONS FOR ASSISTIVE DEVICES FOR THE DISABLED.
11. CONTRACTOR OR OWNER SHALL VERIFY ALL FIELD CONDITIONS & DIMENSIONS AT JOB SITE AND SHALL BE RESPONSIBLE FOR JOB SITE CONDITIONS AND THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION.
12. POOL DECKS, GRADE BREAK LOCATIONS AND SLOPES AS NOTED ON THE PLOT PLAN SHALL COMPLY WITH ANSI/APSP/PHTA SUGGESTED MINIMUM STANDARDS FOR RESIDENTIAL POOLS AND LOCALLY ADOPTED POOL AND SPA CODES. PUBLIC POOLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL HEALTH DEPT. REGULATIONS.

ELECTRICAL AND PLUMBING

1. ALL ELECTRICAL SHALL BE IN COMPLIANCE WITH THE 2022 CEC.
2. POOL SHELL AND PERIMETER PAVED AND UNPAVED SURFACES SHALL BE BONDED IN ACCORDANCE WITH CEC 680.26(B). BONDING TO PERIMETER SURFACES SHALL BE PROVIDED AS SPECIFIED IN CEC 680.26(B)(2)(A) OR (2)(B) AND SHALL BE ATTACHED TO THE POOL REINFORCING STEEL OR COPPER CONDUCTOR GRID AT A MINIMUM OF FOUR (4) POINTS UNIFORMLY SPACED AROUND THE PERIMETER OF THE POOL.
3. OBTAIN ELECTRICAL AND PLUMBING PERMITS ALONG WITH POOL BUILDING PERMIT.
4. ALL EQUIPMENT SHALL BE LISTED AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND IN ACCORDANCE WITH LOCAL REGULATIONS.
5. POOLS SHALL BE EQUIPPED WITH A FILTER SYSTEM.
6. BACKWASH SHALL BE DISPOSED OF IN AN APPROVED MANNER.
7. POOL/SPA WATER HEATER AND GAS PIPING INSTALLATION TO BE IN CONFORMANCE WITH THE CPC.
8. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANSI/APSP-7 AND 2022 CBC SECTION 3109.2 (HS CODE §§ 115920-115926).
9. POTABLE WATER SUPPLY TO SWIMMING POOLS, SPAS, AND HOT TUBS SHALL BE PROTECTED FROM BACKFLOW IN ACCORDANCE WITH CPC §603.5.20
10. CHEMICAL DISPENSERS SHALL COMPLY WITH 2022 CPC SECTION 603.5.21 REQUIREMENTS FOR PROTECTION AGAINST BACKFLOW AND COMPLY WITH ASSE 1055.

STRUCTURAL NOTES

1. SOIL SHALL HAVE A MINIMUM BEARING VALUE OF 1500 PSF. CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED FILL. THIS PLAN IS NOT SUITABLE WHERE POTENTIAL EXISTS FOR DIFFERENTIAL MOVEMENT FROM DISSIMILAR SOIL CONDITIONS UNDER POOL, INCLUDING BUT NOT LIMITED TO CUT-FILL TRANSITIONS.
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS & CONFORM TO ASTM A615 GRADE 40 FOR #3 BARS AND #4 BARS. SPLICES TO BE LAPPED A MINIMUM OF 24". MINIMUM CLEARANCE BETWEEN PARALLEL BARS IS 2 1/2". #3 BARS USED ON SUPPLEMENTARY DETAILS SHALL BE GRADE 60 (UNLESS NOTED) AND BE LAPPED A MIN OF 30".
3. (1) #4 BAR IS EQUIVALENT TO AND MAY BE USED IN PLACE OF (2) #3 BARS, WITH THE EXCEPTION THAT IF #4 BARS ARE USED FOR THE BASIC GRID, THE MAXIMUM SPACING IS #4 BARS AT 18" O.C.
4. BONDING/GROUNDING (PER THE CEC) OF THE STRUCTURAL REINFORCING MUST BE INSTALLED PRIOR TO PLACEMENT OF CONCRETE/SHOTCRETE.
5. PORTLAND CEMENT SHOTCRETE SHALL CONFORM TO ASTM C1007 AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,500 PSI AND A WATER/CEMENT RATIO LESS THAN OR EQUAL TO 0.45.
6. WHERE SHOTCRETE IS EXPOSED TO SOIL OR WATER CONTAINING DELETERIOUS AMOUNTS OF WATER SOLUBLE SULFATE, OR WHERE INTENDED TO HAVE LOW PERMEABILITY WHERE EXPOSED TO WATER, SHOTCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4,500 PSI, W/C RATIO < 0.45, AND SHALL UTILIZE TYPE V CEMENT.
7. KEEP CONCRETE DAMP CONTINUOUSLY FOR 14 DAYS.
8. ALL INTERIOR SURFACES OF POOL/SPA SHALL BE COATED WITH A WATERPROOF SURFACE.

GLAZING IN HAZARDOUS LOCATIONS

GLAZING SHALL COMPLY WITH THE CBC SECTION 2406.4, INCLUDING LOCALLY ADOPTED AMENDMENTS.
1. GLAZING IN WALLS AND FENCES USED AS A BARRIER SHALL BE SAFETY GLAZING WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   A. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE.
   B. THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA DECK AREA.

CONTINUOUS SHOTCRETE INSPECTION

WHERE REQUIRED BY THE PERMITTING AGENCY, PNEUMATIC CONCRETE PLACEMENT SHALL BE INSPECTED BY A SPECIAL INSPECTOR IN CONFORMANCE WITH CBC SECTION 1704, WHO SHALL SUBMIT A STATEMENT INDICATING COMPLIANCE WITH THE PLANS AND SPECIFICATIONS.

TITLE 24

1. PUMPS SHALL BE SIZED PER SECTION 150(p) OF THE LATEST ADOPTED EDITION OF THE BUILDING ENERGY EFFICIENCY STANDARDS.
2. A LENGTH OF STRAIGHT PIPE GREATER THAN OR EQUAL TO 4 PIPE DIAMETERS SHALL BE INSTALLED BEFORE THE PUMP.
3. ALL ELBOWS SHALL BE SWEEP ELBOWS.
4. MANDATORY REQUIREMENTS FOR POOL & SPA HEATING SYSTEMS & EQUIPMENT:
   4.1. SYSTEM IS CERTIFIED WITH: THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS, READILY ACCESSIBLE ON–OFF SWITCH, WEATHERPROOF OPERATING INSTRUCTIONS ON ENERGY EFFICIENT OPERATIONS, NO ELECTRIC RESISTANCE HEATING AND NO PILOT LIGHT.
   4.2. SYSTEM IS INSTALLED WITH:
      A) AT LEAST 36" PIPE BETWEEN FILTER & HEATER FOR FUTURE SOLAR HEATING.
      B) COVER FOR OUTDOOR POOLS OR OUTDOOR SPA.
   4.3. POOL SYSTEM HAS DIRECTIONAL INLETS & A CIRCULATION PUMP TIME SWITCH TO PERMIT OFF PEAK OPERATION.

FENCING AND BARRIERS

1. PRIOR TO FILLING, THE POOL AND OR SPA SHALL BE COMPLETELY ENCLOSED BY 5' MIN. HIGH FENCING & GATES WITH NO OPENINGS 4" OR GREATER. GATES TO BE SELF–CLOSING & SELF–LATCHING WITH LATCH A MIN. OF 5' HIGH. ACCESS GATES THROUGH FENCING SHALL OPEN AWAY FROM THE POOL. MAXIMUM VERTICAL CLEARANCE FROM GROUND TO POOL FENDING SHALL NOT EXCEED 2 INCHES. WHERE THIS VARIES FROM LOCAL CODES, THE LOCAL CODES SHALL PREVAIL.
2. BARRIERS SHALL COMPLY WITH CBC SECTION 3109.2 (HS CODE §§ 115920–115929), INCLUDING LOCALLY ADOPTED AMENDMENTS.
   A. IN THE COUNTY OF LOS ANGELES, BARRIERS REQUIRED BY CHAPTER 11.50 OF THE LOS ANGELES COUNTY HEALTH AND SAFETY CODE AND ORDINANCE 95–0039 SHALL BE REQUIRED. THESE BARRIER REQUIREMENTS SHALL BE ATTACHED TO THE SWIMMING POOL PERMIT.

SHOTCRETE MIX

THE USE OF A LOW SHRINKAGE SHOTCRETE MIX DESIGN IS RECOMMENDED. THE SHOTCRETE MIX SUPPLIER AND THE SHOTCRETE APPLICATOR SHALL COLLABORATE ON THE DEVELOPMENT OF A SHOTCRETE MIX DESIGN THAT WILL RESULT IN THE LOWEST POSSIBLE DRYING SHRINKAGE. THE MIX MAY BE DEVELOPED BASED ON, BUT NOT LIMITED TO, THE FOLLOWING:
1. THE USE OF SHRINKAGE REDUCING ADMIXTURES
2. THE HARDEST AVAILABLE AGGREGATES. QUARTZ, LIMESTONE, DOLOMITE, GRANITE AND FELDSPAR ARE GENERALLY CLASSIFIED AS HIGHER MODULUS AGGREGATES AND RESULT IN LOWER CONCRETE SHRINKAGE. GRADATION SELECTED TO MINIMIZE CEMENT PASTE CONTENT AND WATER DEMAND.
3. MINIMIZING BOTH WATER CONTENT AND CEMENT PAST CONTENT.
4. CEMENT SUPPLIERS SELECTED BASED ON CERTIFIED MILL REPORTS FOR THE LOWEST AVAILABLE SHRINKAGE CEMENT.
5. FLY ASH TO REDUCE INITIAL HYDRATION AND THERMAL DIFFERENTIALS.
6. WATER REDUCERS.
7. AIR ENTRAPMENT AS A WATER REDUCER AND PUMP ABILITY AID.

SHOTCRETE APPLICATION

ALL PNEUMATICALLY APPLIED CONCRETE SHELL BE PERFORMED BY AN AMERICAN CONCRETE INSTITUTE (ACI) CERTIFIED NOZZLEMAN.

CURING

AS SOON AS POSSIBLE AFTER INITIAL SET, BEGIN SHOTCRETE CURING BY MISTING. SOAKER HOSES, SPRINKLERS, WATER PONDING WHERE APPROPRIATE OR OTHER APPROVED MEANS. SHOTCRETE MUST BE MAINTAINED CONTINUOUSLY WET FOR A MINIMUM OF 14 DAYS AND PREFERABLY LONGER.

EXAMINATION FOR SHRINKAGE CRACKS

PRIOR TO THE APPLICATION OF THE POOLS WATERPROOF FINISH SURFACE COATING, THE SHOTCRETE SHELL SHALL BE CLOSELY EXAMINED TO LOCATE ANY SHRINKAGE CRACKS. THE SHRINKAGE CRACKS SHALL BE INJECTED WITH HIGH PRESSURE EPOXY TO THE GREATEST DEPTH POSSIBLE IN THE CRACK.

CERTIFICATION BY PROJECT GEOTECHNICAL ENGINEER

THE PROJECT GEOTECHNICAL CONSULTANT SHALL EXAMINE THE POOL SITE AND POOL SUBGRADE AFTER EXCAVATION. PRIOR TO REINFORCEMENT PLACEMENT THE PROJECT GEOTECHNICAL CONSULTANT SHALL CERTIFY THAT THE MODULUS OF SUBGRADE REACTION IS UNIFORM UNDER ALL AREAS OF THE POOL STRUCTURE AND THAT THE POOL SUBGRADE SOIL IS CAPABLE OF SUPPORTING THE POOL WITHOUT THE POTENTIAL FOR SIGNIFICANT DIFFERENTIAL SETTLEMENT. FURTHER, THE PROJECT GEOTECHNICAL CONSULTANT SHALL CERTIFY THAT ALL GEOTECHNICAL RELATED ISSUES, INCLUDING FOUNDATION SETBACK FROM THE FACE OF ANY DESCENDING SLOPES, ARE IN CONFORMANCE WITH APPLICABLE CODES AND GOOD ENGINEERING PRACTICE.

PROPERTY RIGHTS TO ALL DRAWINGS, REPRESENTATIONS, IDEAS, DETAILS, NOTES & SPECIFICATIONS EITHER COPIES OR ORIGINALS THEREOF THAT MAY BE INCORPORATED INTO THIS DESIGN ARE THE PROPERTY SOLEY OF POOL ENGINEERING, INC. PERMISSION FOR ANY COPIES OF SAID COPYRIGHTED MATERIALS, DRAWINGS, REPRESENTATIONS, IDEAS, DETAILS, AND SPECIFICATIONS EITHER ORIGINAL OR COPIES THEREOF TO BE MADE, COPIED OR ALTERED BY ANY PERSON, BUSINESS, OR CORPORATION MAY ONLY BE AUTHORIZED WITH THE EXPRESSED WRITTEN PERMISSION OF POOL ENGINEERING, INC. BY THE USE OF THIS PLAN, THE USER ACKNOW

RESOLUTION NO.: 04-042

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING A MITIGATED NEGATIVE DECLARATION FOR
PLANNED DEVELOPMENT 00-023 and CONDITIONAL USE PERMIT 00-020
(Ravine Water Park)
APN: 025-431-023

WHEREAS, Planned Development 00-023, the Ravine Waterpark has been filed by Brett Butterfield, John Pehl, and J. Walsh, for the development of a water park / amusement park situated on a 15 acre parcel located on the northwest corner of Highway 46 East and Airport Road, and

WHEREAS, the site is zoned C2,PD, according to Table 21.16.200 of the Zoning Code, amusement parks are permitted in the C2 zone subject to the approval of a Conditional Use Permit, and

WHEREAS, in conjunction with PD 00-023, the applicants have submitted an application for Conditional Use Permit 00-020, and

WHEREAS, this items is a continued open public hearing from the Planning Commission meeting on March 23, 2004, and

WHEREAS, public notice of the proposed Mitigated Negative Declaration was given as required by Section 21092 of the Public Resources Code, and

WHEREAS, based on the information contained in the Initial Study prepared for this parcel map and development plan applications, the proposed mitigation measures, the mitigation contract signed by the applicant, the staff report, and testimony received as a result of the public notice, the City, using its own independent judgment, finds that all potentially significant effects of the project on the environment can and will be avoided or mitigated to a level of insignificance by:

1. Imposing the specified mitigation measures on future development; and

2. Compliance with the Mitigation Contract that allows for further, development specific, CEQA review."

WHEREAS, a public hearing was conducted by the Planning Commission on April 13, 2004, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed project, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve a Mitigated Negative Declaration for Planned Development 00-023

and CUP 00-020 subject to the applicant complying with the following mitigation measures contained in the Resolution approving Planned Development 00-023:

Condition No.	Topic of Mitigation
PD 00-023 Resolution:	
12	Air Quality
13	Biological (Kit Fox)
14	Biological (Oak Trees)
15	Traffic
21	Water
Exhibit A – Standard Conditions	
E.2	Water

PASSED AND ADOPTED THIS 13th day of April, 2004, by the following roll call vote:

AYES: Mattke, Steinbeck, Flynn, Johnson, Ferravanti, Hamon

NOES: None

ABSENT: Kemper

ABSTAIN: None

7-27-04
CHAIRMAN TOM FLYNN

ATTEST:
ACTING C.D.D. 7/27/04
ROBERT A. LATA, PLANNING COMMISSION SECRETARY

darren\pd\00-023Ravine\ND res.

ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
CITY OF PASO ROBLES
PLANNING DIVISION

1. PROJECT TITLE:	Planned Development PD 00-023 & Conditional Use Permit CUP 00-020
Concurrent Entitlements:	None
2. LEAD AGENCY:	City of Paso Robles 1000 Spring Street Paso Robles, CA 93446
Contact:	Darren R. Nash, Associate Planner
Phone:	(805) 237-3970
3. PROJECT LOCATION:	Northwest Corner of Highway 46 East and Airport Road.
4. PROJECT PROPONENT:	Brett Butterfield, John Pehl and Jay Walsh
Contact Person:	Brett Butterfield
Phone:	(805) 440-4839
5. GENERAL PLAN DESIGNATION:	Commercial Service (CS) within the Airport Overlay Area
6. ZONING:	Highway Commercial, Planned Development (C2,PD)
7. PROJECT DESCRIPTION:	Filed by Butterfield, Walsh and Pehl for the development of a water park / amusement park situated on a 15 acre parcel.

8. ENVIRONMENTAL SETTING:
The 15-acre site is bounded on the east by Airport Road, on the south by Highway 46 East, on the west by the Huerhuero Creek and on the north by existing vacant C2,PD/CS designated properties.

Topographically the property consists of low riparian flood terrace, the intermittent Huerhuero Creek that is deep sand, a steep river terrace slope partially wooded by valley oak and blue oak, and upland grassland east of Airport Road.

9. RELATED ENVIRONMENTAL DOCUMENTATION:

With the submittal of the project, the following documents were submitted:
Traffic Study by Associated Transportation Engineers, dated march 18, 2003
Cultural Resources Survey, by C.A. Singer & Assoc. Inc. dated November 1, 2000
Preliminary Biological Assessment, by Althouse and Meade, Inc. dated November 2000

10. PERSONS PARTICIPATING IN THE PREPARATION OF THE INITIAL STUDY:

Darren Nash: Associate Planner, John Falkenstien: City Engineer.

11. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR PROJECT:

This environmental initial study analyzes the potential impacts associated with the development of a water park / amusement park including gasoline powered go carts and batting cages and associated buildings and parking lot, on an approximate 9-acre portion of the subject 15-acre site. General Plan and EIR established the CS/C2,PD designations on this property and the ability to develop amusement park type uses with a Conditional Use Permit and Planned Development.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

☐ Land Use & Planning	☑ Transportation/Circulation	☐ Public Services
☐ Population & Housing	☑ Biological Resources	☐ Utilities & Service Systems
☐ Geological Problems	☐ Energy & Mineral Resources	☐ Aesthetics
☑ Water	☐ Hazards	☐ Cultural Resources
☑ Air Quality	☐ Noise	☐ Recreation
	☐ Mandatory Findings of Significance	

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A NEGATIVE DECLARATION** will be prepared. ☑

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐

I find that the proposed project **MAY** have a significant effect(s) on the environment, but one or more effects (1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) have been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or is "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effect(s) that remain to be addressed. ☐

Signature — Date: 3/3/21

Darren R. Nash — Printed Name

Associate Planner — Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.

4. Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVII. Other sources used or individuals contacted have been cited in the respective discussions.

7. The following checklist has been formatted after Appendix I of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the needs and requirements of the City of Paso Robles.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers' information, a list of applicable standard conditions identified in the discussions has been provided as an attachment to this document.)

SAMPLE QUESTION:

ISSUES (and Supporting Information Sources):	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the proposal result in or expose people to potential impacts involving:				
Landslides or Mud flows? (Sources: 1, 6)	☐	☐	☐	☑
Discussion: The attached source list explains that 1 is the Paso Robles General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).				

I. LAND USE AND PLANNING. Would the Proposal:

a) Conflict with general plan designation or zoning? (Source: 1,2) ☐ ☐ ☑ ☐

Discussion: The C2,PD Zoning and the CS General Plan designations would allow the water park / amusement park use with the approval of a Planned Development and a Conditional Use Permit. The applicants have submitted the necessary applications for PD 00-023 and CUP 00-020.

b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? ☐ ☐ ☐ ☑

Discussion: There are no other environmental plans or policies by other agencies besides the City of Paso Robles.

c) Be incompatible with existing land use in the vicinity? (Source: 1,2) ☐ ☐ ☐ ☑

Discussion: The property is bounded by Highway 46 East, the Huerhuero Creek and Airport Road. With the Highway Commercial Zoning, projects oriented to the highway were anticipated. The properties on all sides also have the C2,PD and CS designations and are currently vacant. It is not anticipated that the project would be incompatible with existing land uses in the vicinity.

d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)? ☐ ☐ ☐ ☑

Discussion: The site has been disced or cleared regularly for weed control. It has not been used for agricultural purposes, therefore, the subject project would not affect agricultural resources or operations.

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? ☐ ☐ ☐ ☑

Discussion: The site is currently vacant as well as the surrounding properties. The development of this project would not impact physical arrangements of established communities.

II. POPULATION AND HOUSING. Would the proposal:

a) Cumulatively exceed official regional or local population projections? (Source: Paso Robles General Plan.) ☐ ☐ ☐ ☑

Discussion: There is no residential proposed for the site.

b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? ☐ ☐ ☐ ☑

Discussion: It is not anticipated that this project would induce substantial growth.

c) Displace existing housing, especially affordable housing? ☐ ☐ ☐ ☑

Discussion: N/A

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

a) Fault rupture? ☐ ☐ ☑ ☐

Discussion: This portion of San Luis Obispo County (generally the Paso Robles area) is located at the far southerly end of the Salinas Valley which also extends up into Monterey County. There are two known fault zones on either side of this valley. The San Marco-Rinconada Fault system runs on the west side of the valley. The San Andreas Fault is on the east side of the valley and runs through the community of Parkfield east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Soils reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standardly applied conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant.

b) Seismic ground shaking? ☐ ☐ ☑ ☐

Discussion: See the response to Section III(a). Based on that response, the potential for exposure of persons or property to seismic hazards is not considered significant.

c) Seismic ground failure, including liquefaction? ☐ ☐ ☑ ☐

Discussion:. The City's General Plan contains public safety policies that would require special attention to projects with potential for liquefaction. Also, see the response to Section III(a). Based on the above discussion, the potential for exposure of persons or property to seismic hazards, including liquefaction is not considered significant.

d) Seiche, tsunami, or volcanic hazard? ☐ ☐ ☐ ☑

Discussion: The project site is not located in an area identified at risk for seiche, tsunami, or volcanic hazards.

e) Landslides or Mud flows? ☐ ☐ ☑ ☐

Discussion: See discussion for III (f).

f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? ☐ ☐ ☑ ☐

Discussion: See the discussion in Section III(a). In addition to standard erosion control measures being part of a future development, all grading would be subject to standard conditions of approval ensuring that soils conditions are suitable for the proposed structures and improvements. As such, no significant impacts are anticipated.

g) Subsidence of the land? ☐ ☐ ☑ ☐

Discussion: See the discussion in Sections III (a) and (f) above. No significant adverse impacts are anticipated.

h) Expansive soils? ☐ ☐ ☑ ☐

Discussion: See the discussion in Sections III (a) and (f) above. No significant adverse impacts are anticipated.

i) Unique geologic or physical features? ☐ ☐ ☐ ☑

Discussion: N/A

IV. WATER. Would the proposal result in:

a)	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Source: 6,9, 20)	☐	☐	☑	☐

Discussion: It is a standard condition that the developer mitigates additional storm drain run-off generated by their project. Appropriate drainage facilities shall be designed in accordance with current City Standards, and design plans shall be reviewed and approved by the City Engineer.

The grading and drainage plans do address historical drainage on the site as well as treating the increased run off from the project. Detention basin(s) have been designed into the project. Final location and design will be handled with the final construction plans and be reviewed by the City Engineer.

The water used in the water slides will be re-circulated through a filter system and reused for the slides and pools. Besides the parking lot area, most of the rest of the site will be pervious and allow for absorption and the retainment of the existing drainage patterns.

b)	Exposure of people or property to water related hazards such as flooding?	☐	☑	☐	☐

Discussion: The project is located adjacent to Huerhuero Creek. Portions of the project would be located within the 100 year flood area.

A condition of approval has been added that would require the applicant's to comply with the City's Flood Plain Ordinance

c)	Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen, turbidity)?	☐	☑	☐	☐

Discussion: Staff has had discussions with Tom Kukol of the Regional Water Quality Control Board, where he indicated that the Ravine project had been reviewed. He indicated that since there are no buildings within 100-feet of the Huerhuero Creek, the project seemed adequate. Mr. Kukol indicated that they would review the construction and improvement plan for the project to determine if any permits are necessary. The following condition has been added to the project:

Prior to the issuance of a Building Permit, the applicants shall provide the City with a letter from the Regional Water Quality Control Board, acknowledging that all necessary permits have been issued or that the necessary information has been provided, and that the Board acknowledges that construction of the Ravine project can commence.

d)	Changes in the amount of surface water in any water body?	☐	☐	☑	☐

Discussion: See Sec. IV a, discussion

e)	Changes in currents, or the course or direction of water movement?	☐	☐	☑	☐

Discussion: N/A

f)	Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer	☐	☐	☐	☑

by cuts or excavations or through substantial loss of groundwater recharge capability?

Discussion: N/A

g) Altered direction or rate of flow of groundwater? ☐ ☐ ☐ ☑

Discussion: N/A

h) Impacts to groundwater quality? ☐ ☐ ☐ ☑

Discussion: N/A

i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? ☐ ☐ ☐ ☑

Discussion: N/A

V. AIR QUALITY. Would the proposal:

a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Source: 10) ☐ ☑ ☐ ☐

Discussion: The San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions which would cause local and state standards to be exceeded. The potential for future project development to create adverse air quality impacts falls generally into two categories: Short term and Long term impacts.

Short term impacts are associated with the grading and development portion of a project where earth work generates dust, but the impact ends when construction is complete. Long term impacts are related to the ongoing operational characteristics of a project and are generally related to vehicular trip generation and the level of offensiveness of the onsite activity being developed.

The Air Pollution Control district suggested some site design measure to help with energy efficiency. See mitigation measures within the Resolution to approve PD 00-023.

b) Expose sensitive receptors to pollutants? (Source: 10,13) ☐ ☐ ☐ ☑

Discussion: N/A

c) Alter air movement, moisture, or temperature? (Source: 10,13) ☐ ☐ ☐ ☑

Discussion: N/A.

d) Create objectionable odors? (Source: 10) ☐ ☐ ☐ ☑

Discussion: N/A

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

a) Increased vehicle trips or traffic congestion? (Source: 13) ☐ ☑ ☐ ☐

Discussion: A traffic study was performed by Associated Traffic Engineers (ATE) on March 10, 2003.

Review of existing traffic conditions in the study area revealed that that all roadways currently operate in the LOS-A range. The delayed movements at the State Route 46/Airport Road intersection operate in the LOS A-C range during peak hour period.

The project is expected to generate 234 average daily trips (ADT), with 23 trips occurring during the PM Peak Hour. The report concluded that all the study area roads would continue to operate in the LOS A range under existing + project traffic conditions. Similarly, the project will not degrade levels of service at the 46/Airport Road as the delayed movements are forecasted to continue to operate in the LOS C-A range.

Site distance is good in both directions.

The City Engineer has added the following condition regarding the addition of a turn-lane into the project off of Airport Road:

Prior to occupancy, the applicant shall construct improvements to Airport Road, including a left turn pocket, in accordance with plans approved by the City Engineer. The main entrance to the site shall be located as approved by the City Engineer. The improvement plans shall include signs for "No Parking" on Airport Road along the frontage of the project.

b)	Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 16)	☐	☐	☑	☐

Discussion: There would not be any unanticipated impact to the circulation system.

c)	Inadequate emergency access or inadequate access to nearby uses? (Source: 16)	☐	☐	☐	☑

Discussion: The Emergency Services Department has reviewed the project in terms of circulation and access related to the project and had determined that the project as designed is acceptable and there are no concerns regarding emergency access.

d)	Insufficient parking capacity on-site or off-site?	☐	☐	☐	☑

Discussion: The parking provided would meet the standards required by the Zoning Code.

e)	Hazards or barriers for pedestrians or bicyclists?	☐	☐	☐	☑

Discussion: There would not be any hazards to pedestrians or bicyclists.

f)	Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☑

Discussion: There would not be any conflicts with alternative transportation.

g)	Rail, waterborne or air traffic impacts?	☐	☐	☐	☑

Discussion: N/A

VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

a)	Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and	☐	☑	☐	☐

birds)? (Source: 14)

Discussion: A biological assessment was performed by Althouse and Meade on November of 2000. Kit Fox issues were raised. The applicant along with the City communicated with the California Department of Fish and Game, where the applicants and the Fish and Game settled on a mitigation ratio. See the mitigation measures related to Kit Fox within the resolution to approve PD 00-023.

b) Locally designated species (e.g., heritage trees)? (Source: 13) ☐ ☑ ☐ ☐

Discussion: There are large oak trees on the site. The site has bee designed around the critical root zone of the oak trees. An arborist Report was submitted by Steve Alvarez addressing the oak tree impacts. See the mitigation measures regarding oak trees within the resolution to approve PD 00-023.

All oak trees are being preserved, and according to the Arborist, with the suggested mitigation measures, there would not be a significant impact to oak trees.

c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? ☐ ☐ ☐ ☑

Discussion: N/A

d) Wetland habitat (e.g., marsh, riparian and vernal pool)? ☐ ☐ ☐ ☑

Discussion: There is no evidence of wetland habitat on this site.

e) Wildlife dispersal or migration corridors? ☐ ☐ ☐ ☑

Discussion: This site would not be a wildlife dispersal or mitigation corridor.

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

a) Conflict with adopted energy conservation plans? ☐ ☐ ☐ ☑

Discussion: N/A

b) Use non-renewable resource in a wasteful and inefficient manner? ☐ ☐ ☐ ☑

Discussion: N/A

c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? ☐ ☐ ☐ ☑

Discussion: N/A

IX. HAZARDS. Would the proposal involve:

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? ☐ ☐ ☐ ☑

Discussion: N/A

b)	Possible interference with an emergency response plan or emergency evacuation plan?	☐	☐	☐	☑

Discussion: N/A

c)	The creation of any health hazard or potential hazards?	☐	☐	☐	☑

Discussion: N/A

d)	Increased fire hazard in areas with flammable brush, grass, or trees?	☐	☐	☐	☑

Discussion: N/A

X. NOISE. Would the proposal result in:

a)	Increases in existing noise levels? (Source 1, 19)	☐	☐	☑	☐

Discussion: Besides the initial construction of the project,it is anticipated that there will be an increase in the existing noise levels because of the operation of the water park. Currently the site is vacant.

Since the site is zoned for highway commercial uses, it is not anticipated that noise levels would be a significant impact. There are no residential homes located on the surrounding properties.

b)	Exposure of people to severe noise levels? (Source 1)	☐	☐	☑	☐

Discussion: The proposed use is a permitted use under the current general plan and zoning designations, therefore the operation of the water park would be permitted along with the noises created by the use. There are standard provisions that would apply if there were severe noise issues.

XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

a)	Fire protection?	☐	☐	☑	☐

Discussion: The Emergency Services Department has reviewed the development and has provided the necessary conditions of approval to adequately address fire protection concerns.

b)	Police Protection?	☐	☐	☑	☐

Discussion: It is not anticipated that there will be a significant impact to Police Protection. The use is permitted in the zone, the parking areas appear adequate, and the turning movements have been addressed.

A condition has been added, that any special events beyond the normal functions of the water park be reviewed by Planning Staff and the Police and Fire Departments as necessary.

c)	Schools?	☐	☐	☐	☑

Discussion: N/A

d) Maintenance of public facilities, including roads? ☐ ☐ ☐ ☑

Discussion: N/A

e) Other governmental services? ☐ ☐ ☐ ☑

Discussion: N/A

XII.UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

a) Power or natural gas? ☐ ☐ ☐ ☑

Discussion: Southern California Gas Company provides service to the Paso Robles area. The project is not anticipated to interfere with gas services or create an unmet demand.

b) Communication systems? ☐ ☐ ☐ ☑

Discussion: The Pacific Bell Company provides service to the Paso Robles and County areas. The project is not anticipated to interfere with phone/communication services.

c) Local or regional water treatment or distribution facilities? ☐ ☐ ☐ ☑

Discussion: N/A

d) Sewer or septic tanks? (Source: 7) ☐ ☐ ☐ ☑

Discussion: The project will be required to hook up to City sewer services.

e) Storm water drainage? (Source: 6) ☐ ☐ ☐ ☑

Discussion: See Section IVa.

f) Solid waste disposal? ☐ ☐ ☐ ☑

Discussion: A trash enclosure is required for this project and is shown on the site plan. The enclosure shall be constructed out of decorative masonry block and have metal "view obscuring" doors.

g) Local or regional water supplies? ☐ ☐ ☐ ☑

Discussion: N/A

XIII.AESTHETICS. Would the proposal:

a) Affect a scenic vista or scenic highway? (Source: 1,9) ☐ ☐ ☑ ☐

Discussion: The project is located in the area of a scenic vista or scenic highway. The project will be visible from Airport Road and Highway 46 East.

The site drops off drastically from the roadways which helps screen the project from the highways. The project was reviewed by the City's Development Review Committee, where the architecture of the buildings and the views from the

roads were discussed. The project having a negative effect on the scenic Highway was not raised as a concern.

b) Have a demonstrable negative aesthetic effect? (Source: 1,9) ☐ ☐ ☐ ☑

Discussion: Same as above.

c) Create light or glare? (Source: 1,9) ☐ ☐ ☐ ☑

Discussion: A standard condition has been added to the project which requires exterior lights to be adequately shielded. The light standards that have been proposed by the applicants for the building mounted lights as well as the parking lot pole lights appear to be adequately shielded.

XIV.CULTURAL RESOURCES. Would the proposal:

a) Disturb paleontological resources? ☐ ☐ ☐ ☑

Discussion: N/A

b) Disturb archaeological resources? ☐ ☐ ☑ ☐

Discussion: The Paso Robles area has been classified as territory occupied by the Migueleno Salinan and the Obispeno Chumash Native California populations. Past community populations have been evidenced at several sites within the Paso Robles area and unincorporated portions of the surrounding County.

A Cultural Resources Survey was done by C.A.Singer & Associates, Inc. on November 1, 2000. The report concludes that the project at this location should have no direct or measurable indirect impact to cultural resources.

If, during any future construction excavation, any buried or isolated cultural materials are unearthed, work in the affected area should stop until these materials can be examined by a qualified Archeologist and appropriate recommendations made regarding their treatment and/or disposition. Such examination should be conducted under the coordination of the City of Paso Robles.

c) Affect historical resources? ☐ ☐ ☐ ☑

Discussion: See XIV b.

d) Have the potential to cause a physical change which would affect unique ethnic cultural values? ☐ ☐ ☐ ☑

Discussion: N/A.

e) Restrict existing religious or sacred uses within the potential impact area? ☐ ☐ ☐ ☑

Discussion: N/A

XV.RECREATION. Would the proposal:

a) Increase the demand for neighborhood or regional parks or other recreational facilities? ☐ ☐ ☐ ☑

Discussion: N/A.

b) Affect existing recreational opportunities? ☐ ☐ ☐ ☑

Discussion: The addition of this water park would increase the recreational opportunities for the residents of Paso Robles.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? ☐ ☐ ☑ ☐

Discussion: As described in the specific sections of this environmental initial study, there are issues that will need to be mitigated. More specifically, traffic related issues. The property is zoned for amusement park use, it would appear that the project would impact the site to a level of insignificance with the appropriate mitigation measures as identified in this mitigated negative declaration.

b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? ☐ ☐ ☐ ☑

Discussion: N/A

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) ☐ ☐ ☐ ☑

Discussion: This site has development on all sides including a State highway and a City collector street. It would not appear that this project would have a significant incremental impact.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☐ ☑

Discussion: The proposed project would meet the requirements and intent of the Zoning Code and General Plan for development within Highway Commercial designated properties.

EARLIER ANALYSIS AND BACKGROUND MATERIALS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

Reference #	Document Title	Available for Review at:
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	1977 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Sewer Master Plan	Same as above
8	City of Paso Robles Housing Element	Same as above
9	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
10	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
11	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
12	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446
13	Traffic Impact Study by Associated Transportation Engineers (ATE) dated January 30, 2004	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446

14	Cultural Resources Survey by C.A. Singer & Assoc. dated November 1, 2000	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
15	Preliminary Biological Assessment by Althouse and Meade dated November 2000	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
16	Arborist Report by Steve Alvarez dated June 11, 2003 with revised letter dated October 21, 2003	Attached as Attachement 1
17	Letter from the Department of the Army, Corps of Engineers dated February 15, 2003	Attached as Attachment 2

Summary of Mitigation Measures

Description of Impact	Mitigation Measure
Traffic Impacts	Provide left turn lane on Airport Road into the project
Biological – Kit Fox	Provide Kit Fox mitigation, in lieu fee to Nature Conservancy.
Biological – Oak Trees	Initiate oak tree mitigation measures as required by Arborist
Water	Get permits through RWQCB, Comply with Flood Plain Ordinance.
Air Quality	Design and construct project in accordance with the conditions specified by the APCD.

~~Notice~~ of Determination

To: ___Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

_X_ County Clerk
County of San Luis Obispo
1144 Monterey Street, Suite A
San Luis Obispo, CA 93408

From: (Public Agency) City of El Paso de Robles
1000 Spring Street
Paso Robles, CA 93446

RECEIVED
OCT 0 8 2004
Community Development

(ENDORSED)
FILED
OCT 0 7 2004
JULIE L. RODEWALD COUNTY CLERK
By _____ DEPUTY CLERK

Subject:
Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Planned Development 00-023 and Conditional Use Permit 00-020, Brett Butterfield, P.O. Box 1330, Paso Robles, CA 93447 (805) 237-2288
Project Title

	Darren Nash	(805) 237-3970
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

northwest corner of highway 46 east and Airport Road,
Project Location (include county) City of El Paso de Robles, San Luis Obispo County

Project Description:

To develop a water park/amusement park on a 15 acre parcel.

his is to advise that the ~~City Council~~ /Planning Commission has approved the above described project on
☒ Lead Agency ☐ Responsible Agency
April 13, 2004 and has made the following determinations regarding the above described project:
(Date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
5. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available for Public Review at:

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

	October 5, 2004	Associate Planner
Signature (Public Agency)	*Date*	*Title*

Date received for filing at OPR:

H:\...\RESOL\NOTOFDET.BLK

RESOLUTION NO.: 04-043
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 00-023
(Ravine Water Park)

APN: 025-431-023

WHEREAS, Planned Development PD 00-023, the Ravine Waterpark has been filed by Brett Butterfield, John Pehl, and J. Walsh, for the development of a water park / amusement park situated on a 15 acre parcel located on the northwest corner of Highway 46 East and Airport Road, and

WHEREAS, the site is zoned C2,PD, according to Table 21.16.200 of the Zoning Code, amusement parks are permitted in the C2 zone subject to the approval of a Conditional Use Permit, and

WHEREAS, in conjunction with PD 00-023, the applicants have submitted an application for Conditional Use Permit 00-020, and

WHEREAS, this items is a continued open public hearing from the Planning Commission meeting on March 23, 2004, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 13, 2004, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan, and

WHEREAS, a resolution was adopted by the Planning Commission approved a Mitigated Negative Declaration status for this project, and a Mitigated Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act, and

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

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:

    a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;

b. The proposed Ravine project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;

c. The proposed Ravine project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;

d. The Ravine development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 00-023 subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant shall comply with all those conditions which are indicated on "Exhibit A" to this Resolution.

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

EXHIBIT	DESCRIPTION
A	Standard Conditions
B	Title Sheet
C	Perspective Views
D	Site Plan
E	Preliminary Landscape Plan
F	Entry Building/Office – Exterior Elevations
G	Multi-use Building – Exterior Elevations
H	Restrooms – Exterior Elevations
I	Waterslide – Plan & Front Elevation
J	Grading and Drainage Plan
K	Site Cross Sections
L	Sewer Improvement Plan

* Large Scale plans on file in the Community Development Department.

3. Any site specific condition imposed by the Planning Commission in approving this project 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 approval of this project. 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 for this approval.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

4. The approval of Planned Development PD 00-023 in conjunction with Conditional Use Permit 00-020 would allow the construction of a Water Park / Amusement Park on the 9 acre portion of the 15 acre parcel as shown in the above listed Exhibits B-I. The Ravine Water Park will consist of the following activities:

    a. Four approximately 250-foot long "flume" slides
    b. Approximate 700-foot "lazy river"
    c. 8,000 square foot "kiddie pool"
    d. Speed Slide
    e. Batting Cages
    f. 800-foot long Go-Kart track for gasoline powered go-karts
    g. Open Space and Picnic Areas
    h. Permanent Concession Stands
    i. Concession trailer

5. Future signs shall be submitted to the Development Review Committee for review and approval.

6. The light fixtures shall be designed to be fully shielded and subject to planning staff review prior to issuance of construction permits.

7. Any equipment that makes continuous noise such as air compressors, shall be either located inside the building, or enclosed. The enclosure shall be compatible with colors and materials of main building.

8. Any roof mounted equipment shall be located behind the parapet of the building and not be seen from public views.

9. Prior to the issuance of a grading permit or any construction permits a final site plan shall be submitted for review by the DRC indicating how the project can be designed around the Airport Road offer of dedication area. The area may be used for parking and landscaping, as determined to be adequate by the City Attorney. No buildings are permitted within the offer of dedication area.

10. Prior to the issuance of a Building Permit, the final landscape and irrigation plans for the site shall be reviewed by the Development Review Committee and include the following:

a. Site Landscaping
b. Location and screening for transformers, PG&E vaults and any other equipment
c. Detention basin
d. Plans also need to include any details for site fencing.
e. Any Oak Tree Mitigation
f. Parking Lot Landscaping
g. Entry Details/Landscaping

AIR POLLUTION CONTROL DISTRICT CONDITIONS

11. The SLO County Air Pollution Control District (APCD) reviewed the Ravine project and requested that the following measures be added as conditions of approval for the project:

AQ-1 Naturally Occurring Asbestos: If during construction or grading naturally occurring asbestos is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying and Surface Mining Operations. These requirements may include but are not limited to:

a. an Asbestos Dust Mitigation Plan which must be approved by the District before construction begins;

b. an Asbestos Health and Safety Program will also be required for some projects.

AQ-2 Fugitive Dust Emissions: The project will exceed the APCD mitigation threshold for grading of 9.0 acres of continuously worked area. In order to minimize offsite dust transport and potential nuisance impacts, it will be essential that this project closely manage fugitive dust as defined by the APCD Dust Mitigation Measures is attached to this initial study.

AQ-3 Operation Phase Mitigation: By including the following mitigation measures into the project, the District will consider the operational impacts to be less than significant:

Site Design Measures:

a. Provide bike parking at a ratio of one bike parking space for every 10 employee automobile spaces.
b. Provide on-site eating, refrigeration, and food vending facilities to reduce lunch time trips.
c. Increase trees in the parking lot landscaping to provide shade, reducing surface temperatures.

d. Provide shower and locker facilities to encourage employees to bike and/or walk to work, typically one shower and three lockers for every 25 employees;

e. If the project is located on an established transit route, establish a transit stop or if one is already present, make improvements to the stop, such as providing direct pedestrian access between the public transit stop and the project.

f. Increase street tree planting and shade tree planting in parking lots.

Energy Efficiency Measures:

g. Increase building energy efficiency by 10-percent above Title 24 requirements. This can be accomplished in number of ways (increasing attic, wall or floor insulation, etc.)
h. Shade tree planting along southern exposures of buildings to reduce summer cooling needs.
i. Use built-in energy efficient appliances, where applicable.
j. Use double paned windows.
k. Use low energy parking lot and street lights (i.e. sodium).
l. Use energy efficient interior lighting.
m. Install high efficiency or gas space heating.

BIOLOGICAL CONDITIONS (KIT FOX MITIGATION)

12. San Joaquin Kit Fox/Habitat Preservation:

KF-1 Prior to the issuance of permits for grading/construction of the Ravine Waterpark, the applicant shall provide for habitat preservation, in a form acceptable to the CA Fish & Game Department, in an amount equal to nine acres of habitat, or fraction thereof, for each acre of development, or fraction thereof. The applicant shall have the ability to enter into an agreement with CA Fish & Game Department for payment of an in-lieu fee of $2500 per acre to The Nature Conservancy for a total replacement habitat of 18 acres based on the score from the Kit Fox Evaluation Form and Procedure and the CA Fish & Game replacement of 2-acres for each of the 9-acres lost.

KF-2 San Joaquin Kit Fox Protective Measures Before and During Construction**:**

a: Within 30 days prior to initiation of construction, the applicant shall hire a qualified biologist acceptable to the U.S. Fish and Wildlife Service, CA Fish & Game Department, and the Community Development Director or his designee, to conduct a pre-construction survey for active kit fox dens

b: Before any grading or construction activities for the Ravine Waterpark commence, all personnel associated with the project shall attend a worker education program regarding the sensitive biological resources potentially occurring in the project area (i.e., San Joaquin kit fox). This program is to include information on the kit fox, its life histories and careful review of the

mitigation measures to be implemented in order to avoid or reduce impacts. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of the project. The Community Development Department shall be notified of the time that the applicant intends to hold this meeting.

c: To prevent entrapment of the kit fox during the construction phase of the project, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

d: During the construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater that are stored at the project site for one or more overnight periods shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary will be moved only once to remove it from the path of activity, until the kit fox has escaped.

e: All food-related trash items such as wrappers, cans, bottles, and food scraps generated during the construction phase shall be disposed of in closed containers only and regularly removed from the site. Food items may attract kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.

f: Use of pesticides shall be in compliance with all local, state and federal regulations. (This is necessary to prevent primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which kit foxes depend.)

g: Any contractor or employee that inadvertently kills or injures a kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to a supervisor overseeing the project. In the event that such observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and the CA Fish & Game Department by telephone. Formal notification shall also be provided

in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to the CA Fish & Game Department for care, analysis, or disposition.

h: So as not to attract red fox, coyotes, or domestic dogs to the area, all waste products shall be disposed of in a manner that would not attract these animals.

i: If any potential or known San Joaquin kit fox dens are subsequently observed during the required pre-construction survey, the following mitigation measures shall apply:

(i) Fenced exclusion zones shall be established by a qualified biologist around all kit fox dens that can be avoided but may be inadvertently impacted by project activities; exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:
- Potential kit fox den: 50 feet
- Known kit fox den: 100 feet
- Kit fox pupping den: 150 feet

(ii) Only essential vehicle operation on existing roads (if the exclusion zone intersects a road) and simple foot traffic shall be permitted within these exclusion zones. Otherwise, all project activities such as vehicle operation, materials storage, etc., shall be prohibited. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed. If specified exclusion zones cannot be observed for any reason, the U.S. Fish and Wildlife Service and CA Fish & Game Department shall be contacted for guidance prior to ground disturbing activities on or near the subject den or burrow.

(iii) If any known or potential San Joaquin kit fox dens are discovered within the designated project area which shall be unavoidably destroyed by the proposed project, excavation of kit fox dens shall not proceed without authorization from the U.S. Fish and Wildlife Service and CA Fish & Game Department. A copy of any such authorization received shall be provided to the City for its records.

KF-3 The following mitigation measures are required as stated in the Biological Assessment by Althouse and Meade, Inc. dated November 2000:

Mitigation for impacts to San Joaquin kit fox habitat may include:

a. Plant valley oaks (Quercus lobata) and cottonwood (Populas fremontii) along the east bank of the Huerhuero Creek in a band approximately 50-feet wide from the Highway 46 road bank north along the top of the bank for approximately 400-feet. Trees should be planted approximately 20-feet on center with cottonwoods closer to the edge of the bank than the oaks. Plantings do not need to extend further north where the steep bank approaches the sand bottom of the creek. Blue Oaks, willows and cottonwoods are not found along this bank.

b. Hours of operation should be limited to allow 6-hours of quiet during the night. This should be a period of non-activity on the site and reduced lighting.

c. Impacts to valley oak trees, valley oak woodland, and Fremont cottonwood riparian communities will be mitigated by the following recommended actions:

   Plant both valley oak and Fremont cottonwood trees on the project site as part of the landscape plan, and plant valley oak and Fremont cottonwood trees on the east side of the Huerheuro Creek in flat flood plain locations along the top of bank.

BIOLOGICAL (OAK TREE MITIGATION)

13. The following mitigation measures are related to the preservation of the existing oak trees on the Ravine project site:

OAK-1 Damage: In the event that any damage happens to any oak tree during the construction or operation phases of the project, such damage shall be reported to the Planning or Engineering Divisions of the City of Paso Robles

OAK-2 Construction waste & equipment storage: Any petroleum, chemicals, construction materials and equipment shall not be stored under the drip-line of any Oak trees. No paint thinner, paint, plaster or other liquid or solid excess or waste construction material or wastewater shall be dumped on the ground or into any grate between the drip-line and the base of the oak trees. Or uphill from any oak tree where such substance might reach the roots through a leaching process.

OAK-3 Attachments: Wire, signs, nails and other similar attachments shall not be used on any oak trees.

OAK-4 Protection Fencing: Tree protection fencing shall be installed at the critical root zone to prevent compaction and injury to any tree surface roots.

OAK-5 Root Exposure: Where cuts are made in the ground near the roots of any oak tree, appropriate measures shall be taken to prevent exposed roots and soil from drying out and causing damage thereto, all cuts within the drip-line of all oak trees are to be made by hand and with sharp tools and be overseen by the project Arborist.

OAK-6 Maintenance of oak trees: shall comply with the provisions of the City's Oak Tree Preservation Ordinance No. 835 N.S.

OAK-7 The following additional conditions shall apply as stated in the supplemental tree protection report # 2 by Steve Alvarez on December 11, 2003:

a. Note No. 1, trees 17-27 "no grading or fill dirt."
b. Note No. 2, tree 14 "no grading within oak tree canopy."
c. Not No. 3, trees 12&13 "use of raised pier system no grading within canopy."
d. Note No. 4, trees 1,2,7,8,9 "no grading within tree canopy."
e. Note No. 5, trees 10 & 11 "permeable paving system in oak canopy, no grading." Please note that the North West side of the trees drip lines has an old access service road, the developers have planned to use the existing road for a walkway this accounts for 55-percent drip-line impact on the initial tree protection plan spread sheet. The old service road has not impacted the oak trees to date. Therefore it is the Arborist's opinion that the proposed permeable paving system within the drip-line will not negatively impact the oak trees.
f. Note No.6, maintains that the cut/fill and impermeable surfaces shall be outside of the oak tree canopies.

OAK-8 Prior to the final approval of the septic leach field plan, the Arborist shall review the plan and determine that location of leach fields and any plumbing related shall be fields do not significantly impact the oak trees.

ENGINEERING SITE SPECIFIC CONDITIONS

Notice of Violation of Grading Ordinance

The applicants are currently in violation of our grading ordinance. They have complied with all items requested in my letter to them, dated 1-23-04. In the process of compliance with the issues brought forth in my letter, they have demonstrated that they have disturbed in excess of 70,000 square feet. Planning Commission approval is required for any grading in excess of 20,000 square feet. Therefore, in order to resolve the violation, the Planning Commission will have to acknowledge their acceptance of the grading that has been completed to date.

Conditions of Approval of Permits to Resume Grading

Resolution of the grading violation does not permit the applicants to resume grading on the property. In order to proceed with additional grading on the property the applicants must submit plans and an application for a grading permit. Prior to issuance of that permit the following conditions of approval must be addressed. These are in addition to conditions of approval for grading that are listed in other areas of this resolution.

14. Prior to issuance of grading permits for the Ravine Waterpark, the applicant shall enter into an agreement not to protest the formation of an assessment district to participate in the future realignment of Airport Road and improvement of its intersection with State Highway 46, and enter into an agreement in a form to be approved by the City Attorney to participate in the cost of a Project Study Report and related environmental documentation and studies.

15. Prior to issuance of grading permits for the Ravine Waterpark, the applicant shall enter into a license agreement and retain an encroachment permit with the City to allow the applicant's use of the land within the Airport Road offer of dedication for parking. The agreement shall be subject to review and approval by the City Attorney. All buildings and other physical features other than parking and landscaping shall be located out of Airport Road offer of dedication area. If at some point in the future the City Council abandons the subject area of Airport Road offer of dedication the applicants may submit a plan to the City proposing development within the area.

16. Prior to occupancy, the applicant shall construct improvements to Airport Road, including a left turn pocket, in accordance with plans approved by the City Engineer. The main entrance to the site shall be located as approved by the City Engineer. The improvement plans shall include signs for "No Parking" on Airport Road along the frontage of the project.

17. Prior to occupancy, the project shall include storm water retention basins for the purposes of improving the quality of storm water discharging into the Huerhuero.

18. Prior to issuance of building permits, the applicants shall extend an 8-inch water main and place fire hydrants as necessary to provide fire protection as approved by the Director of Emergency Services.

19. The applicant shall enter into an agreement not to protest the formation of an assessment district to participate in the future extension of sanitary sewer to the area.

20. Prior to issuance of a building permit for any structures or installation of any equipment on the subject property, the applicant shall submit all plans and specifications applicable to equipment or structures proposed to be installed to the Building Official for review of all adopted codes by the City of Paso Robles.

21. Prior to the issuance of a Building Permit, the applicants shall provide the City with a letter from the Regional Water Quality Control Board, acknowledging that all necessary

permits have been issued or that the necessary information has been provided, and that the Board acknowledges that construction of the Ravine project can commence.

PASSED AND ADOPTED THIS 13th day of April 2004, by the following Roll Call Vote:

AYES: Mattke, Steinbeck, Flynn, Johnson, Ferravanti, Hamon

NOES: None

ABSENT: Kemper

ABSTAIN: None

_____
CHAIRMAN TOM FLYNN

ATTEST:

_____
ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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RESOLUTION NO.: 04-044
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 00-020
(Ravine Water Park)

APN: 025-431-023

WHEREAS, Planned Development PD 00-023, the Ravine Waterpark has been filed by Brett Butterfield, John Pehl, and Jay Walsh, for the development of a water park / amusement park situated on a 15 acre parcel located on the northwest corner of Highway 46 East and Airport Road, and

WHEREAS, the site is zoned C2,PD, according to Table 21.16.200 of the Zoning Code, amusement parks are permitted in the C2 zone subject to the approval of a Conditional Use Permit, and

WHEREAS, in conjunction with PD 00-023, the applicants have submitted an application for Conditional Use Permit 00-020, and

WHEREAS, this items is a continued open public hearing from the Planning Commission meeting on March 23, 2004, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 13, 2004 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this project proposal, and

WHEREAS, based upon the facts and analysis presented, and public testimony received, the Planning Commission finds that, subject to the conditions of approval listed below, that the establishment, maintenance and operation for the requested use 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 00-020 subject to the following conditions:

SITE SPECIFIC CONDITIONS

1. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 00-023 and its exhibits.

2. The approval of Planned Development PD 00-023 in conjunction with Conditional Use Permit 00-020 would allow the construction of a Water Park / Amusement Park on the 9 acre portion of the 15 acre parcel as shown in the above listed Exhibits B-L. The Ravine Water Park will consist of the following activities:

    a. Four approximately 250-foot long "flume" slides
    b. Approximate 700-foot "lazy river"
    c. 8,000 square foot "kiddie pool"
    d. Speed Slide
    e. Batting Cages
    f. 800-foot long Go-Kart track for gasoline powered go-karts
    g. Open Space and Picnic Areas
    h. Permanent Concession Stands
    i. Concession trailer

3. Any site specific condition imposed by the Planning Commission in approving this project (sign) 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 approval of this project. 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 for this approval.

4. The Ravine Waterpark would be open seasonally from May to October. The hours of operation would be from 10:30am to 8:00pm. There may be some occasional special events that require the park to open earlier or close later than the normal scheduling, but no later than 11:00 pm.

5. Special events shall be review by the Planning Division along with the Police and Emergency Services Departments. Additional conditions may be required depending on type of activity and number of participants.

PASSED AND ADOPTED THIS 13th day of April, 2004 by the following roll call vote:

AYES: Mattke, Steinbeck, Flynn, Johnson, Ferravanti, Hamon
NOES: None
ABSENT: Kemper
ABSTAIN: None

_____
CHAIRMAN TOM FLYNN

ATTEST:

_____
ROBERT A. LATA, PLANNING COMMISSION SECRETARY

darren/pd00-023/ravine/CUP Res

Site Specific Conditions of Approval – AMD25-02 (P25-0124)

Planning Division Conditions:

1. The applicant/developer shall comply with the checked standard Conditions of Approval, "Exhibit B".

   NOTE: In the event of conflict or duplication between standard conditions in Exhibit B and site-specific conditions in this Exhibit A, the site-specific condition **of** this Exhibit A shall supersede the standard conditions of Exhibit B.

2. The project shall be constructed in substantial conformance with the Conditions of Approval and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Project Plans

3. Amendment 25-02 shall allow for the construction of a new pool area within pre-disturbed area of the Ravine Waterpark. Amendment 25-02 consists of a 1,825 sq. ft. pool, 153 sq. ft. spa, and thirteen 144 sq. ft. cabanas.

4. Approval of the project is valid for a period of two (2) years from the date of approval. Unless construction permits have been issued and site work has begun, the approval of Amendment 25-02 shall expire on February 10th, 2028. The Planning Commission may extend the expiration date if a time extension(s) application has been filed with the City along with the required fee before the expiration date.

5. Any condition imposed by the Planning Commission in approving 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 Planning Commission makes the same findings for the modification as were made for the original approval and 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.

6. The existing oak trees reflected on the site plan shall be proteted during all phases of construction pursuant to PRMC Section 10.01.080. An arborist report prepared by a Certified arborist approved by the City of Paso Robles shall be provided to City saff prior to issuance of the building permit for the proposed cabanas located within the critical root zone of the oak trees as reflected on the site plan (Exhibit C).

7. Each parking lot planter shall be planted and maintain one 15-gal crape myrtle tree and six 1-gal Indian Hawthron shrubs. Landscaping and irrigation plan to be provided prior to issuance of the building permit.

8. All outstanding or ongoing condition and mitigation measures outlined in Resolution PC 04-042, PC 04-043, PC 04-044 still apply.

Engineering Division Conditions:

General Engineering Requirements

9. General code, engineering, and utility compliance
   For each phase of the project, the applicant/developer shall design, permit, and construct all required public and private improvements, in accordance with the city of paso robles municipal code, adopted ordinances, city standard details and specifications, the approved exhibits, all engineering conditions of approval, and all other applicable local, state and federal regulations.

10. City standards
    All improvements, both public and private, shall be consistent with the latest edition of the city standard details and specifications except where the applicant/developer has requested and been granted a formal design exception by the city engineer. Design exceptions shall be submitted, as required by the city engineering standard details and specifications, and shall be accompanied by the required application and review fee. The applicant/developer shall summarize the need for the request, alternatives, and may be asked to propose final construction details, specifications, and minimum construction tolerances/testing for review and approval by the city engineer in support of the request. The request shall be approved by the city engineer prior to submittal of complete improvement plans.

11. Substantial conformance
    The project shall be constructed in substantial conformance with these conditions of approval, and the ravine waterpark design development plans dated 01/06/26.

Drainage & Stormwater Control Requirements

12. Direct and indirect stormwater discharge
    The Applicant shall either eliminate all new connections to the storm drain outfall to Huer Huero Creek, or provide evidence from the Central Coast Regional Water Quality Board that an NPDES permit is not required for the stormwater discharge as shown on the plans. If an NPDES permit is required, the Applicant shall apply for and obtain coverage under that program, prior to issuance of a building or grading permit.

13. Stormwater control plan and npdes compliance
    All drainage and stormwater improvements shall comply with applicable npdes, swppp, swcp, erosion control, and stormwater quality requirements of the city of paso robles and the regional water quality control board. Stormwater quality best management practices and retention features shall be designed, installed, and maintained to meet city standards and permit requirements.
    The applicant/developer shall prepare a stormwater control plan (swcp) that meets post-construction requirements per https://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/hydromod_lid_docs/2013_0032resolution_signed.pdf that incorporates appropriate post construction best management practices (bmps), maximizes pervious surfaces, and includes

infiltration into the design of the project. The plan shall be submitted in compliance with the engineering standard details and specifications. An approved swcp is required prior to building or grading permit issuance.

Flood Control Requirements

14. Certification

For a building within a special flood hazard area as indicated on a flood insurance rate map (firm), the applicant shall provide certification from a registered civil engineer or architect that the nonresidential floodproofed structure meets the floodproofing criteria in section 21.80.080 of the municipal code.

CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

☒ Conditional Use Permit	☐ Development Plan Review
☐ Tentative Parcel Map	☐ Tentative Tract Map
Approval Body: Planning Commission	Date of Approval: February 10, 2026
Applicant: Damien Mavis, Covelop	Location: 2301 Airport Road
	APN: 025-433-012

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS – PD/CUP:

☒ 1. This project approval shall expire on February 10th, 2028, unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.

☒ 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the development review process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.

☒ 3. The applicant shall defend, indemnify, and hold harmless the City of El Paso de Robles and its officers, employees, and agents from and against any claim, action, or proceeding against the City of El Paso de Robles, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City of El Paso de Robles concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, Development Review Committee, Community Development Director, or City Planner. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. Applicant understands and acknowledges that City is under no

obligation to defend any legal actions challenging the City's actions with respect to the project.

☒ 4. Any site-specific condition imposed by the Review Authority in approving this project **(AMD25-02/P25-0124)** may be amended 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 approval of this project. No such modification shall be made unless the Review Authority finds that such amendment 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 for this approval.

☒ 5. 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.

☐ 6. All signs shall be subject to review and approval as required by Paso Robles Municipal Code Chapter 21.52 and shall require a separate application and approval prior to installation of any sign.

☒ 7. Prior to the issuance of a Building Permit, a landscape and irrigation plan consistent with Paso Robles Municipal Code Chapter 21.45 and Chapter 21.56, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.

☐ 8. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to building occupancy. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).

☒ 9. All outdoor storage shall be screened from public view by landscaping and walls or fences consistent with Paso Robles Municipal Code Section 21.69.170.

☒ 10. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for garbage, recycling, and green waste bins. The enclosure shall be consistent with Paso Robles Municipal Code 21.51 and shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Size and closure details subject to approval of the City Solid Waste Manager.

☒ 11. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping consistent with Paso Robles Municipal

Code Chapter 21.47 and subject to approval by the Community Development Director or their designee. Details shall be included in the building plans.

☒ 12. All existing and/or new roof-mounted appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view consistent with Paso Robles Municipal Code Chapter 21.47. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or their designee. Details shall be included in the building plans.

☒ 13. All new lighting shall be dark-sky compliant consistent with Paso Robles Municipal Code Chapter 21.82.

☒ 14. Existing lighting shall be brought into conformance with the standards of Chapter 21.82 as specified in Paso Robles Municipal Code Paragraph 21.82.010.B.2 unless otherwise stated in this resolution. The style, location, and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or their designee.

☒ 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.

☒ 16. It is the property owner's responsibility to ensure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and ensure compliance by the owner's agents.

☒ 17. Any existing oak trees located on the project site shall be protected and preserved consistent with Paso Robles Municipal Code Chapter 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An oak tree inventory shall be prepared listing the oak trees, their disposition, and the proposed location of any replacement trees required. In the event an oak tree is designated for removal, an approved oak Tree Removal Permit must be obtained from the City, prior to removal.

☒ 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.

☐ 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or their designee.

☐ 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

☐ 21. Prior to the issuance of building permits, the

☐ Development Review Committee shall approve the following:
☐ Planning Division Staff shall approve the following:

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

☐ 1. In accordance with Government Code Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.

☐ 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.

☐ 3. The owner shall petition to annex residential Tract (or Parcel Map) _____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.

☐ 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.

☐ 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

_____

****

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

All conditions marked are applicable to the above referenced project for the phase indicated.

C. PRIOR TO ANY PLAN CHECK:

☒ 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

☐ 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the

application. The requirement may be waived if compliance with the City's Floodplain Ordinance is demonstrated to the City Engineer's satisfaction.

☒ 2. Any existing oak trees located on the project site shall be protected and preserved as required in Paso Robles Municipal Code Chapter 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An oak tree inventory shall be prepared listing the oak trees, their disposition, and the proposed location of any replacement trees required. In the event an oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.

☒ 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.

☐ 4. A Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.

☐ 5. A Storm Water Pollution Prevention Plan per the State General Permit for Strom Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

☐ 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.

☐ 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.

☐ 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.

☐ 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development

of the surrounding area.

☒ 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.

☐ 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.

☐ 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.

☐ 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
Performance Bond.....100% of improvement costs.
Labor and Materials Bond.....50% of performance bond.

☐ 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

☐ 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

☐ 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.

☐ 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.

☐ 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:

☐ a. Public Utilities Easement;
☐ b. Water Line Easement;

☐ c. Sewer Facilities Easement;
☐ d. Landscape Easement;
☐ e. Storm Drain Easement.

☐ 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:

☐ a. Street lights;
☐ b. Parkway/open space landscaping;
☐ c. Wall maintenance in conjunction with landscaping;
☐ d. Graffiti abatement;
☐ e. Maintenance of open space areas.

☐ 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.

☐ 12. All final property corners shall be installed prior to final occupancy.

☒ 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.

☒ 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

☐ 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

****

PASO ROBLES FIRE AND EMERGENCY SERVICES (PRFES) - The applicant shall contact the Department, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

☐ 1. **Prior to the start of construction:**

☐ Plans shall be reviewed, approved, and permit issued by PRFES for Underground Fire Line (underground fire line shown on any civil set is for reference only and shall indicate so on each civil page).

☐ Applicant shall provide documentation to PRFES that required fire flows can be provided to meet project demands. Refer to California Fire Code (CFC) Appendix B.

☐ 2. **Prior to delivery of combustible materials:**

- ☐ Fire hydrants shall be installed and operative to current, adopted edition of the CFC. Refer to CFC Appendix C & CC.
- ☐ Fire Department Connections (FDC) shall be located on the addressed side of the building and within 150 feet of a fire hydrant, and must not block collector or arterial roadways. Refer to Paso Robles Municipal Code (PRMC).
- ☐ An all-weather access road sufficient to support fire apparatus weighing up to 75,000 lbs. shall be constructed and maintained for the duration of the construction phase of the project. Refer to CFC Appendix D.
- ☐ Access roads shall be at least 20' in width with at least 13' 6" of vertical clearance. All driveway and access roads shall be 10% or less in slope unless approved by PRFES. Refer to CFC Appendix D.
- ☐ Truck access road shall be minimum 26' in width with at least 13' 6" of vertical clearance. Minimum set-back 15', maximum 30'. Refer to CFC Appendix D.
- ☐ Provide temporary turn-around for phased construction streets that exceed 150' in length. Refer to Paso Robles Standard Details and Specifications.
- ☐ Project shall provide a secondary access fire road approved by PRFES. Refer to CFC Appendix D.

☐ 3. **Provide on address side of building if applicable:**

- ☐ Fire alarm annunciator panel location to be approved by PRFES.
- ☐ Knox Box key entry box or system.
- ☐ FDC location and access path must be approved by PRFES.
- ☐ Minimum 6" high, contrasting background address numbers with location, size, and contrast to be approved by PRFES.
- ☐ For buildings or group of buildings (five units or more) served by an alley or interior driveway, the numbers or alphabetical designation shall be displayed on a directory or annunciator board, approved by the Fire Marshal, at each driveway or alley entrance. Senior housing, retirement villas, hotel and motel annunciator boards shall be of a Graphic type. The property owner, Homeowner's Association or individual in charge of the property shall be responsible for maintaining the directory.

☐ 4. Provide a central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in the current, adopted edition of

the CBC, CFC, and PRMC. Plans shall be reviewed, approved, and permits issued by PRFES for the installation of fire sprinkler and alarm systems.

☐ 5. Provide class 1 standpipe system(s) with 2 ½" hose connections to supply water for use by fire department personnel at each floor in accordance to NFPA 14 for all residential, commercial and industrial buildings that are or exceed three (3) stories in height or above 30'. Location shall be at the entrance/exit way of the stairway system. Travel distance greater than 200' will compel additional standpipe system(s) in each stairwell.

☐ 6. Motorized Gates blocking fire access require a separate PRFES permit, must include PRFES Knox Key Switch access (not CALFIRE), and meet CFC requirements. Refer to CFC Appendix D.

☐ 7. Provide permanent turn-around for driveway/access roads that exceed 150' in length. See Paso Robles Standard Details and Specification Standard.

☐ 8. Fire extinguisher placement shall be approved by PRFES.

☐ 9. Landscape plant selections shall be fire resistive within 30' of structures.

☐ 10. Landscape trees (including potential crown at maturity) must not project into required vertical clearance of the fire access lanes.

☐ 11. Project shall comply with all requirements in current, adopted edition of CFC and PRMC.

☐ 12. **Prior to the issuance of Certificate of Occupancy:**

- ☐ Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
- ☐ A site pre-fire plan shall be submitted and approved by the Fire Marshal. Contact the Paso Robles Fire Prevention Office for the exact requirements.
- ☐ A Final Fire Walk-through inspection shall be completed on all buildings.

RESOLUTION NO. PC 26-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES APPROVING AMD25-02 TO AMEND CUP00-020/PD00-023 FOR THE RAVINE WATERPARK
2301 AIRPORT ROAD, APN: 025-433-012

APPLICANT – THE RAVINE WATERPARK, LLC & COVELOP INC.

WHEREAS, Ravine Waterpark, LLC has applied for AMD25-02/P25-0124, a request for approval for construction of a new recreational pool area within a pre-disturbed area of the site; and

WHEREAS, the 16-acre site is located at 2301 Airport Road (See Vicinity Map, Attachment 1); and

WHEREAS, the site has a General Plan land use designation of CS (Commercial Service) and is in the C2-PD (Highway Commercial, Plan Development Overlay) zoning district, where Outdoor Commercial Recreation Facility is conditionally allowed use; and

WHEREAS, the proposed recreational pool area is consistent with General Plan policies and will not affect views from Highway 46E due to site topography; and

WHEREAS, the existing 9-acre water park at 2301 Airport Road was approved by the Planning Commission on April 13th, 2004, via resolution 04-044 for CUP00-020, resolution 04-043 for PD 00-023, and resolution 04-042 for the Mitigated Negative Declaration; and

WHEREAS, the proposed amendment was reviewed by the Development Review Committee on January 12th, 2026. The Development Review Committee recommended the project to Planning Commission for approval; and

WHEREAS, in compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (Planning Commission Resolution 04-042) was prepared as part of the original approval of CUP00-020 and PD00-023. Staff recommends the Planning Commission find the proposed amendment is consistent with the approved environmental documents and does not require additional review pursuant to CEQA Guidelines 15162, because no substantial changes to the project or to the circumstances under which the project was undertaken are proposed, and there are no new significant environmental effect or a substantial increase in the severity of previously identified significant effects under the existing MND; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on February 10th, 2026, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this request for a development plan.

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

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings set forth in this Resolution, the Planning Commission approves Development Plan 25-15 as depicted and conditioned by the following exhibits:

EXHIBIT	DESCRIPTION
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Project Plans

Section 3. Based on the entire record before the Planning Commission and all written and oral evidence presented, the Planning Commission makes the following findings:

Conditional Use Permit Findings (Section 21.19.050)

1. The proposed used is consistent with the General Plan and any applicable specific plan as the Commercial Service General Plan land use designation, Commercial Highway zoning, and Airport safety zone #3 and #5 permit waterparks. In addition, the new recreational pool area is not visible from highway 46 E, compatible with General Plan Conservation goal C-5 and Land Use Element policy LU-2B , action item 2.
2. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity; The proposed recreational pool area is located within the 9-acre footprint of the existing Ravine Water Park. The proposed recreational pool area is designed to blend in with the existing site design and utilize existing facilities and service. In addition, CUP00-020 and AMD25-02 is conditioned to maintain neighborhood compatibility. “Outdoor Recreation Facilities” is permitted in the adjacent parcels zoned C2-PD, C3-PD, POS. A vacant parcel located to the West, is zoned RA-PD and does not have any proposed conflicting use at this time. Therefore, the proposed recreational pool area does not influence any current or future land uses in the vicinity.
3. The site is physically suitable in terms of
    a. its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, site improvements, loading, and parking: The proposed recreational pool area is situated within the 9 acre footprint of the existing Ravine Water Park. The new recreational pool area shall utilize existing facilities and services of the site. The proposed recreational pool area is intended to be a new amenity for reoccurring guests therefore not creating a significant increase in visitors, that would influence occupancy, traffic patterns, or parking.
    b. Streets and highways adequate to accommodate public and emergency vehicles (such as fire and medical) access: 2301 Airport Road (APN 025-433-012) is located off Highway 46E and Airport Road with adequate ingress and egress to the site via a paved parking lot off of Airport Road.
    c. Public protection services (such as fire protection, police protection, etc: There are no proposed changes to the layout of the existing on-site parking lot or site ingress/egress ensuring adequate access for fire and emergency services personnel and vehicles. The approval of CUP00-020 was conditioned to ensure ongoing compliance with the Uniform Fire Code including hydrants, water supply, fire apparatus access, and run book mapping.
    d. The provision of utilities (such as potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.): The stormwater and the engineering departments reviewed the proposed amendment and

have conditioned the project to protect the Huerhuero River and ensure adequate stormwater and drainage system (Exhibit A, condition 12 through 14).

Based on these findings, the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.

Planned Development Findings (Section 21.16.010.c)

1. The design and intensity (density) of the proposed project is consistent with the following:
    a. The goals and policies established by the General Plan: The Commercial Service (CS) General Plan land use designation is intended to provide commercial services. The proposed recreational pool area is consistent with Conservation Element Goal C-5 and Land Use Element Policy LU-2B, Action Item 2, as the project site is not visible from Highway 46E. Therefore, does not diminish from a designated scenic gateway to the City due to the site's topography.
    b. The policies and development standards established by any applicable Specific Plan, Special Planned Development, or Master Development Plan: The site is located within the Airport Safety zone #3 and #5 that allow waterparks.
    c. The Zoning Code, including the purpose and intent of the zoning districts in which a development project is located as well as applicable design and development standards: The property is zoned Commercial Highway (C2) with a Planned Development overlay (PD). The Zoning Code Land Use Matrix (Table 21.32-1) permits the operation of outdoor recreation areas in the C2 zone, with the approval of a conditional use permit. The proposed amendment was reviewed by the Planning Department for standards applicable to all zoning districts and conditioned to ensure dark sky compliant lighting, parking lot landscaping, and oak tree preservation (Exhibit A).
    d. All other adopted codes, policies, standards, and plans of the City, including design guidelines adopted by resolution by the planning commission: The application is fully compliant with all other adopted codes, policies, standards, and plans, including design guidelines.
2. The proposed project will not be detrimental to the public health, safety, or welfare, or be injurious to property or other improvements in the vicinity: The proposed recreational pool area is located within the 9 acre pre disturbed area of the Ravine Water Park. The project shall comply with all applicable Building and Fire codes to ensure public health and safety. The site is accessible to the public and public protection services via an existing paved parking lot off of Airport Road.
3. The proposed project accommodates the aesthetic quality of the City as a whole, especially where development will be visible from gateways to the City and scenic corridors and contributes to the orderly development of the City as a whole: The project site located adjacent to Highway 46E, a gateway to the City, The existing Ravine water park is visible from highway 46 E. However, the proposed recreational pool area is not visible from pubic right of way. In addition, the project is conditioned to landscape the on-site parking lot to provide shade and comfort to visitors. No other changes that could influence the aesthetic quality of the City due to the proximity to Highway 46E are proposed.
4. The proposed project is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (such as privacy) impacts: The proposed recreational pool area is not visible from public right of way and would not influence the visual appearance of the site. In addition, Conditional Use Permit 00-020 and Planned Development Permit 00-023 was approved

with a mitigated negative declaration. Conditions associated with the Mitigated Negative Declaration remain in effect to reduce the environmental impact of the site.

5. The proposed Development Plan is compatible with existing scenic and environmental resources such as hillsides, stream courses, oak trees, vistas, historic buildings and structures: The proposed recreational pool area is located within the 9-acre footprint of the existing Ravine Water Park and is not visible from the public right of way. In addition, the proposed amendment does not go beyond the area previously analyzed in the mitigated negative declaration. CUP 00-020, PD00-023, and AMD 25-02 are conditioned to mitigate any environmental impact of the site, protect the on-site oak trees, and ensure stormwater and drainage compliance given the proximity to the Huerhuero River.

Site Specific Modifications (Resolution No. 04-044)

1. Pursuant to Site Specific Condition 3 of Resolution No. 04-044, approving Conditional Use Permit 00-020, the Planning Commission finds that modifications or additions to the project's site specific conditions are necessary to protect the public interest and neighboring properties.

Site Specific Modifications (Resolution No. 04-043)

1. Pursuant to Standard Condition 3 of Resolution No. 04-043, approving Planned Development PC 00-023, the Planning Commission finds that modifications or additions to the project's site specific conditions are necessary to protect the public interest and neighboring properties.

Section 4. The Planning Commission finds that the proposed Planned Development Amendment AMD25-02 is consistent with the environmental documents previously approved for the project site and does not require additional review under CEQA pursuant to CEQA Guidelines 15162. An Initial Study and Mitigated Negative Declaration (IS/MND) (Planning Commission Resolution 04-042) was prepared in conjunction with CUP00-020 and PD00-023 approved by Planning Commission April 13th, 2004. The environmental initial study analyzed the potential impacts associated with the development of a water park within a 9 acre portion of the 15-acre site. The associated Mitigated Negative Declaration conditioned the project approval to include Oak Tree Protection, San Joaquin Kit Fox Protection, Air Pollution Control District Mitigation Measures. The proposed amendment, AMD25-02, to construct a new recreation pool area occurs within the 9-acre pre-disturbed area and does not increase the environmental impact beyond what was previously analyzed. The mitigation measures included in the original MND shall remain in effect with the proposed amendment. There are no substantial changes to the character of the site. No substantial changes to the project or to the circumstances under which the project was undertaken are proposed, and there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects under the existing MND.

Section 5. This Resolution shall become effective fifteen (15) days following its adoption.

APPROVED this 10th Day of February, 2026, by the following roll-call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ROB COVARRUBIAS, CHAIRPERSON

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

AFFIDAVIT

OF MAIL NOTICES

PLANNING COMMISSION NOTICING

I, Marci Reynoso , employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for February 10, 2026 public hearing for P25-0124 / AMD25-02 / CUP00-020 / PD00-023 on this 28th day of January in the year 2026.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Marci Reynoso
Marci Reynoso

New Times

1010 Marsh St., San Luis Obispo, CA 93401
(805) 546-8208 • FAX (805) 546-8641

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA,
County of San Luis Obispo,

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party interested in the above entitled matter. I am the principal clerk of the printer of the **New Times**, a newspaper of general circulation, printed and published weekly in the City of San Luis Obispo, County of San Luis Obispo, and which has been adjudged a newspaper of general circulation by the Superior Court of the County of San Luis Obispo, State of California, under the date of February 5, 1993, Case number CV72789; that notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

January 29

in the year 2026.

I certify (or declare) under the the penalty of perjury that the foregoing is true and correct.

Dated at San Luis Obispo, California, this day 29 of January, 2026.

Patricia Horton

Patricia Horton, New Times Legals

Proof of Publication of

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Paso Robles **Planning Commission** will hold a Public Hearing to consider the following project:

Project Description: Amendment to Conditional Use Permit (CUP) 00-020 and Planned Development (PD) 00-023 for the Ravine Water Park at 2301 Airport Road. The Amendment (AMD25-02/P25-0124) includes construction of a recreational pool, spa, and cabanas within a pre-disturbed portion of the site.

Applicant: Damien Mavis, CoVelop Inc. & Ian McCarville, Kirk Consulting

Location: 2301 Airport Road (APN 025-433-012)

CEQA Determination: In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (PC Resolution 04-042) was prepared as part of the original approval of CUP00-020 and PD00-023. Staff recommends the Planning Commission find the proposed amendment is consistent with the approved environmental documents and does not require additional review pursuant to CEQA Guidelines 15162, because no substantial changes to the project or to the circumstances under which the project was undertaken are proposed, and there are no new significant environmental effect or a substantial increase in the severity of previously identified significant effects under the existing MMD.

Hearing Date: The Planning Commission will hold a Public Hearing on February 10, 2026, at 6:30 p.m. at the Norris Room, Centennial Park, 600 Nickerson Drive, Paso Robles, CA 93446.

The public has the option to attend the meeting in person or to participate remotely. To participate remotely, residents can livestream the meeting at **www.prcity.com/youtube**, and call (805)865-7276 to provide live public comment via telephone. The phone line will open just prior to the start of the meeting.

Written public comments can be submitted via email to **planning@prcity.com** or US Mail (submit early) to the City Clerk, 1000 Spring Street, Paso Robles, CA 93446 provided that the comments are received prior to the time of the public hearing. Comments received prior to 12:00 noon on the day of the meeting will be posted as an addendum to the agenda. If submitting written comments, please note the agenda item by number or name. Comments on the proposed application must be received prior to the time of the hearing to be considered by the Planning Commission.

Challenge to the application in court will be limited to issues raised at the public hearings or in written correspondence delivered to the Planning Commission and/or City Council at, or prior to, the public hearings.

Copies of the project staff report will be available for review on the City's website (**www.prcity.com/meetings**) on the Friday preceding the hearing. If you have any questions, please contact the Community Development Department at (805) 237-3970.

January 29, 2026

Admin & Personal/+NTMG Admin/NTMG Office/BUSINESS/Public Notices/Proof of Pub

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

AFFIDAVIT OF SITE NOTICES

FOR PLANNING COMMISSION HEARING

I, Piper Smith, employee of the City of El Paso de Robles, California, do hereby certify that site notices at least 11 inches x 17 inches in size have been posted in a prominent place on the subject property site for the February 10th, 2026 Planning Commission hearing Conditional Use Permit 00-020 and Planned Development 00-023 Amendment (AMD25-02/P25-0124) on this 27th day of January 2026.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Piper Smith
Piper Smith

List of Appeal Items and Exhibits for the Appeal of Planning Commission approval of AMD25-02 to Amend CUP00-020/PD00-023 for the Ravine WaterPark

1. Incorrect and Incomplete Project Description. Approved project area acreage incorrect.
   The Staff Report for the PC meeting on 02-10-2026 states under Facts #1 that the project will be located in a "pre-disturbed area of the site". The Staff Report states in Fact #2 that the project is a "16" acre site. **Exhibit A.**
   Kirk Consulting Project Description of January 2026 sites a "16.16" acre site.
   Original approvals of 2004 were based on a 9 acre project site area within a "15" acre parcel. The Environmental Documentation for the Ravine Waterpark therefore fails to provide a stable Project Description (CEQA Guidelines §15378)
   Exhibit B shows substantial expansion of the project site area over the years. Significant cumulative impacts would require additional CEQA compliances.
   Kirk Consulting Project Description, page 5, states the project includes "a modest expansion of the existing aquatic recreation offerings".
   Total disturbed project site acreage of the Ravine WaterPark is not stated, failure to provide biological analysis and adequate mitigation for kit fox impacts.

2. Off Site Improvements were not required.
   Project further extends the substantial expansion of the 2004 approved project site. Cumulative ongoing expansion should require comprehensive updated traffic study, evaluation of circulation impacts and necessary adjacent road improvements.

3. Drainage conflicts with Resolution 04-042 Negative Mitigated Declaration.
   Resolution 04-042 Environmental Checklist Item VI.a mentions pervious pathways required to allow water to percolate into ground. **Exhibit C.** Current project description states new pool and cabanas are being developed in an existing grass area. Most open ground is now covered in concrete with more to be installed; evaluation needed for permeable surfaces not included.
   The WaterPark has a 12" culvert that flows directly into the Huero Huero River. **Exhibit D.**
   How is runoff being contained to comply with VI.a when more pervious surfaces are being replaced with concrete?
   The majority of the paved parking lot drains onto Airport Road via a culvert at the North end of the Ravine parking lot causing erosion to Airport Road and my adjacent parcel in violation of Regional Water Quality Control Board requirements.

4. Updated Traffic Study must be required and impacts evaluated in a current EIR.
   Applicant stated at the 02-10-2026 PC Hearing that the current number of daily visitors is approximately 2,500-3,000. No updated study was required.

The size of the project site has increased dramatically since the 2004 approval that was based on a Traffic Study dated March 2003, reflecting an estimated trips per day of 234 cars. **Exhibit E.**
Approved parking of 171 spaces was increased by an additional 200 spaces by approvals of Resolution PC 18-027 & 20-053.
Traffic flow also changed since the 2003 study with 200 of the 371 vehicles using Union Road.
Increased visitation is anticipated as reflected in Kirk Consulting Project Description page 2 sites "The proposed improvements are intended to reinvigorate the park experience and attract renewed interest from both returning and new visitors."

5. Addition of Kiddie Pool with Slides and Quadzilla/Thunder Run Slides.
   Kirk Consulting footnote on page 2 states "Other planned site improvements include a children's pool and slide area, as well as additional slides at the Quadzilla and Thunder Run towers."
   Kiddie area has undergone unpermitted substantial changes since 2004. **Exhibit F.**
   WaterPark is advertising a new additional Kiddie structure including 8 thrilling slides.
   Additional expansion, change of drainage, and increased occupancy use with these additions. **Exhibit G.**
   What provisions are being evaluated for parent vehicles drop off and pick up, security, etc.?

6. Airport Flight Zone 3 compatibility not addressed.
   Project is in conflict of Airport Zone 3 occupancy limit of 60 people per gross acre.
   Airport Land Use Commission approval not shown.

7. Unpermitted Buildings are shown on site plan that are within 100 ft of Huero Huero River.
   Resolution 04-042 Environmental Neg Dec Checklist Item IV.c states there should be no buildings within 100 ft of the Huero Huero River. Photos reflect multiple buildings along the riverbank. **Exhibit H**.

8. Parking and Park access off Paso Robles Boulevard not addressed.
   Site plan was approved reflecting a Huero Huero River crossing walkway to the parking lot on Paso Robles Boulevard. Site plan included an entrance and ticket booth access from Huero Huero River.
   Post Hearing, the Waterpark has provided a letter of discontinuance of use and has removed the River Crossing, concrete river ramp access, and parking lot bumpers.
   Waterpark has submitted a letter to the City of Paso Robles stating they will no longer use this parking area and access. **Exhibit I**.
   Appellant would like non-use of Paso Robles Boulevard parking lot, Huero Huero River crossing and entrance to be of record in City's resolution.

Planning Commission Agenda Report

From: Piper Smith, Assistant Planner

Subject: Request to amend Conditional Use Permit (CUP) 00-020 and Planned Development (PD) 00-023 for the Ravine Water Park at 2301 Airport Road. The Amendment (AMD25-02/P25-0124) includes construction of a recreational pool, spa, and cabanas within a pre-disturbe

CEQA: In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (Planning Commission Resolution 04-042) was prepared as part of the original approval of CUP00-020 and PD00-023. Staff recommends the Planning Commission find the proposed amendment is consistent with the approved environmental documents and does not require additional review under CEQA pursuant to CEQA Guidelines 15162, because no substantial changes to the project or to the circumstances under which the project was undertaken are proposed, and there are no new significant environmental effect or a substantial increase in the severity of previously identified significant effects under the existing MND.

Location: 2301 Airport Road (APN 025-433-012)

Date: February 10, 2026

Facts

1. Ravine Waterpark, LLC has applied for AMD25-02/P25-0124, a request for approval for construction of a new recreational pool area including a spa and cabanas within a pre-disturbed area of the site.
2. The 16-acre site is located at 2301 Airport Road, APN: 025-433-012 (See Vicinity Map, Attachment 1)
3. The site has a General Plan land use designation of CS (Commercial Service) and is in the C2-PD (Highway Commercial, Plan Development Overlay) zoning district, where Outdoor Commercial Recreation Facility is conditionally allowed use.
4. The proposed recreational pool area is consistent with General Plan policies and will not affect views from Highway 46E, a gateway into the City, due to site topography.
5. The existing 9-acre water park at 2301 Airport Road was approved by the Planning Commission on April 13th, 2004 via resolution 04-042 for CUP00-020, resolution 04-043 for PD 00-023, and resolution 04-044 for the mitigated negative declaration.
6. The proposed amendment was reviewed by the Development Review Committee on January 12th, 2026. The Development Review Committee recommended the project to Planning Commission for approval.
7. In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (Planning Commission Resolution 04-042) was prepared as part of the original approval of CUP00-020 and PD00-023. Staff recommends the Planning Commission find the proposed amendment is consistent with the approved environmental documents and does not require additional review pursuant to CEQA Guidelines 15162, because no substantial changes to the project or to the circumstances under which the project was undertaken are proposed, and

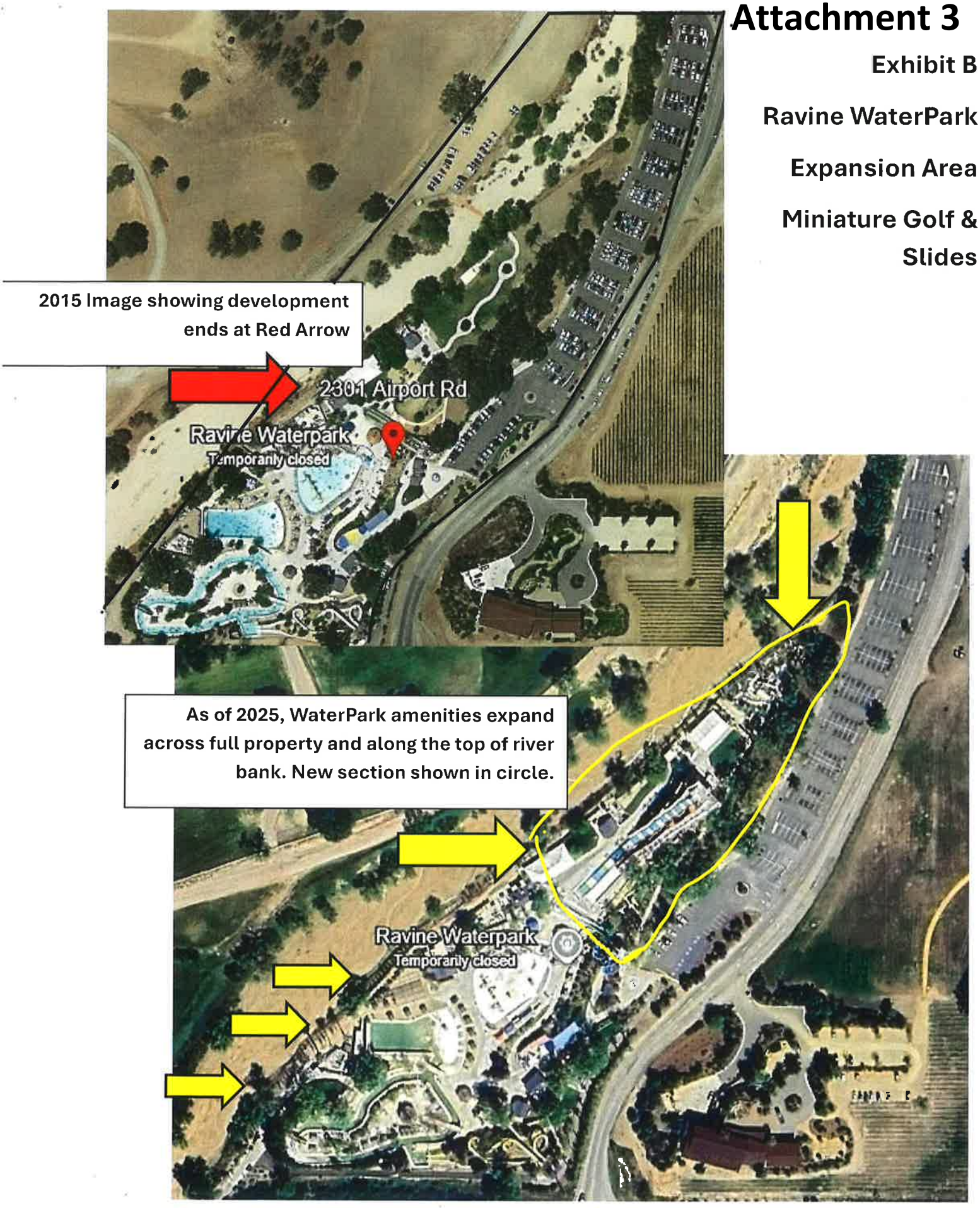
Attachment 3

Exhibit B

Ravine WaterPark

Expansion Area

Miniature Golf & Slides



IV. WATER. Would the proposal result in:

a)	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Source: 6,9, 20)	☐	☐	☑	☐

Discussion: It is a standard condition that the developer mitigates additional storm drain run-off generated by their project. Appropriate drainage facilities shall be designed in accordance with current City Standards, and design plans shall be reviewed and approved by the City Engineer.

The grading and drainage plans do address historical drainage on the site as well as treating the increased run off from the project. Detention basin(s) have been designed into the project. Final location and design will be handled with the final construction plans and be reviewed by the City Engineer.

The water used in the water slides will be re-circulated through a filter system and reused for the slides and pools. Besides the parking lot area, most of the rest of the site will be pervious and allow for absorption and the retainment of the existing drainage patterns.

b)	Exposure of people or property to water related hazards such as flooding?	☐	☑	☐	☐

Discussion: The project is located adjacent to Huerhuero Creek. Portions of the project would be located within the 100 year flood area.

A condition of approval has been added that would require the applicant's to comply with the City's Flood Plain Ordinance

c)	Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen, turbidity)?	☐	☑	☐	☐

Discussion: Staff has had discussions with Tom Kukol of the Regional Water Quality Control Board, where he indicated that the Ravine project had been reviewed. He indicated that since there are no buildings within 100-feet of the Huerhuero Creek, the project seemed adequate. Mr. Kukol indicated that they would review the construction and improvement plan for the project to determine if any permits are necessary. The following condition has been added to the project:

Prior to the issuance of a Building Permit, the applicants shall provide the City with a letter from the Regional Water Quality Control Board, acknowledging that all necessary permits have been issued or that the necessary information has been provided, and that the Board acknowledges that construction of the Ravine project can commence.

d)	Changes in the amount of surface water in any water body?	☐	☐	☑	☐

Discussion: See Sec. IV a, discussion

e)	Changes in currents, or the course or direction of water movement?	☐	☐	☑	☐

Discussion: N/A

f)	Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer	☐	☐	☐	☑

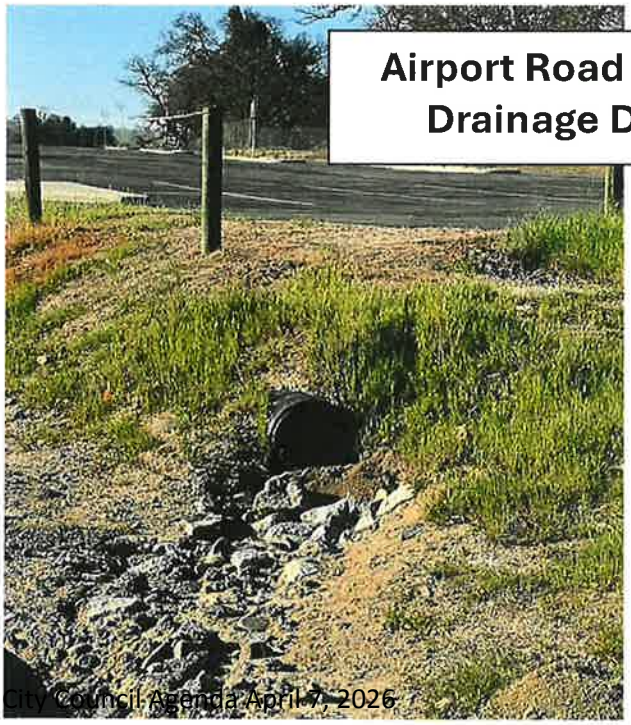
Attachment 3

Exhibit D
Ravine WaterPark Appeal
Huero Huero River Culvert
Airport Road Culvert



Discharge Drain directly into Huero Huero River





Airport Road Culvert & Drainage Damage



by cuts or excavations or through substantial loss of groundwater recharge capability?

Discussion: N/A

g) Altered direction or rate of flow of groundwater? ☐ ☐ ☐ ☑

Discussion: N/A

h) Impacts to groundwater quality? ☐ ☐ ☐ ☑

Discussion: N/A

i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? ☐ ☐ ☐ ☑

Discussion: N/A

V. AIR QUALITY. Would the proposal:

a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Source: 10) ☐ ☑ ☐ ☐

Discussion: The San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions which would cause local and state standards to be exceeded. The potential for future project development to create adverse air quality impacts falls generally into two categories: Short term and Long term impacts.

Short term impacts are associated with the grading and development portion of a project where earth work generates dust, but the impact ends when construction is complete. Long term impacts are related to the ongoing operational characteristics of a project and are generally related to vehicular trip generation and the level of offensiveness of the onsite activity being developed.

The Air Pollution Control district suggested some site design measure to help with energy efficiency. See mitigation measures within the Resolution to approve PD 00-023.

b) Expose sensitive receptors to pollutants? (Source: 10,13) ☐ ☐ ☐ ☑

Discussion: N/A

c) Alter air movement, moisture, or temperature? (Source: 10,13) ☐ ☐ ☐ ☑

Discussion: N/A.

d) Create objectionable odors? (Source: 10) ☐ ☐ ☐ ☑

Discussion: N/A

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

a) Increased vehicle trips or traffic congestion? (Source: 13) ☐ ☑ ☐ ☐

Discussion: A traffic study was performed by Associated Traffic Engineers (ATE) on March 10, 2003.

Review of existing traffic conditions in the study area revealed that that all roadways currently operate in the LOS-A range. The delayed movements at the State Route 46/Airport Road intersection operate in the LOS A-C range during peak hour period.

The project is expected to generate 234 average daily trips (ADT), with 23 trips occurring during the PM Peak Hour. The report concluded that all the study area roads would continue to operate in the LOS A range under existing + project traffic conditions. Similarly, the project will not degrade levels of service at the 46/Airport Road as the delayed movements are forecasted to continue to operate in the LOS C-A range.

Site distance is good in both directions.

The City Engineer has added the following condition regarding the addition of a turn-lane into the project off of Airport Road:

Prior to occupancy, the applicant shall construct improvements to Airport Road, including a left turn pocket, in accordance with plans approved by the City Engineer. The main entrance to the site shall be located as approved by the City Engineer. The improvement plans shall include signs for "No Parking" on Airport Road along the frontage of the project.

b)	Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 16)	☐	☐	☑	☐

Discussion: There would not be any unanticipated impact to the circulation system.

c)	Inadequate emergency access or inadequate access to nearby uses? (Source: 16)	☐	☐	☐	☑

Discussion: The Emergency Services Department has reviewed the project in terms of circulation and access related to the project and had determined that the project as designed is acceptable and there are no concerns regarding emergency access.

d)	Insufficient parking capacity on-site or off-site?	☐	☐	☐	☑

Discussion: The parking provided would meet the standards required by the Zoning Code.

e)	Hazards or barriers for pedestrians or bicyclists?	☐	☐	☐	☑

Discussion: There would not be any hazards to pedestrians or bicyclists.

f)	Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☑

Discussion: There would not be any conflicts with alternative transportation.

g)	Rail, waterborne or air traffic impacts?	☐	☐	☐	☑

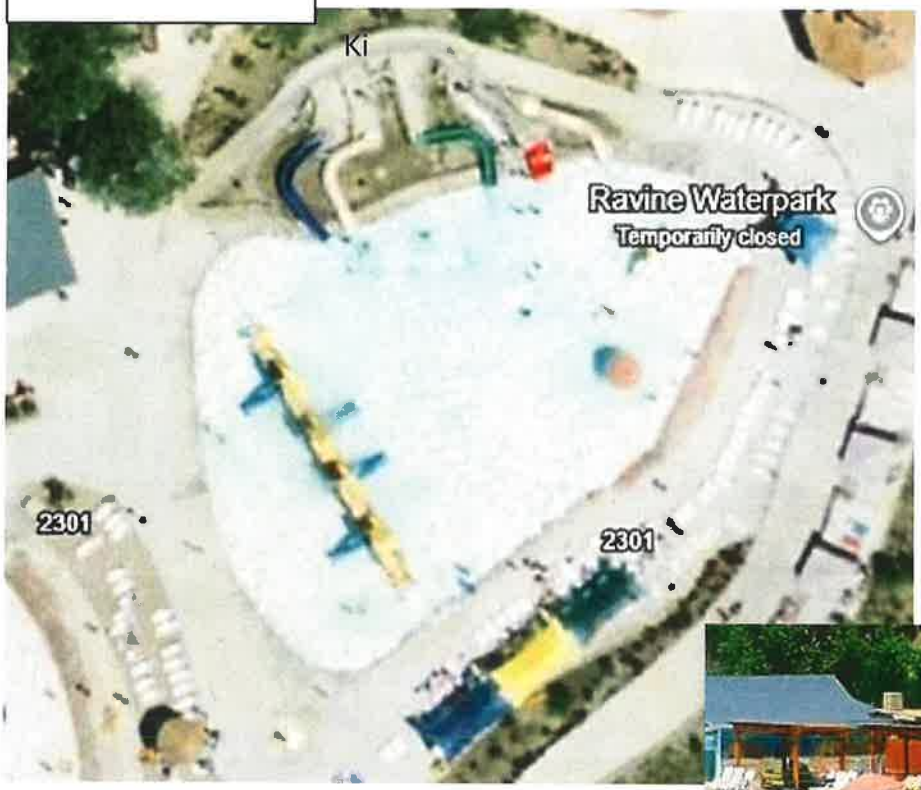
Discussion: N/A

VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

a)	Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and	☐	☑	☐	☐

Exhibit F
Ravine WaterPark Appeal
Kiddie Pool Changes

2004 Photo





2025 Photos



Exhibit G
Ravine WaterPark Appeal
2026 Structure to be added
with New Kiddie Pool
per Kirk Consulting

5:02 5GW 39

The Ravine Water Park
Sponsored ·

BIG NEWS!
Get ready for a splashing good time at Ravine Waterpark's newest addition - Splash Lagoon!
• 8 thrilling slides
• 2 massive tipping buckets
The ultimate playground for the next gen of adventurers! #RavineWaterpark #20YearsOfFun



ravinewaterpark.com
NEW YEAR, NEW SPLASHES!
Ravine Waterpark's Splash Lagoon is...
Shop now

Attachment 3

Exhibit H
Ravine WaterPark Appeal
Buildings within 100 ft of Huero Huero



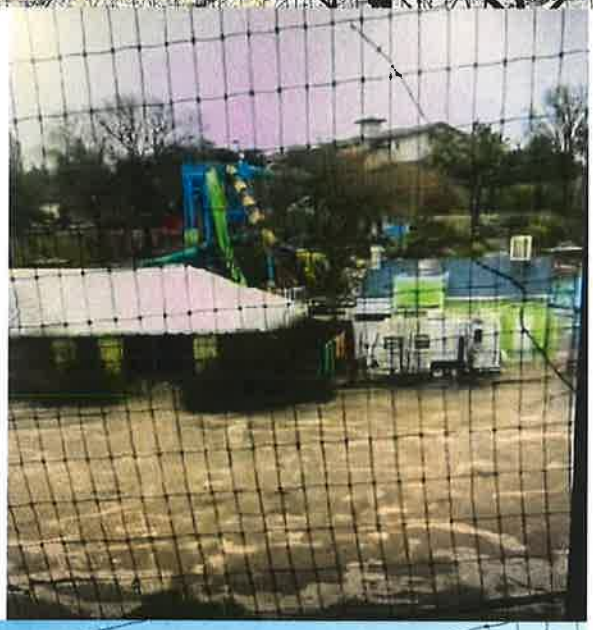












Exhibit I
Ravine WaterPark Appeal
Butterfield Letter 02-17-26

Feb 17, 2026

Good Afternoon Warren,

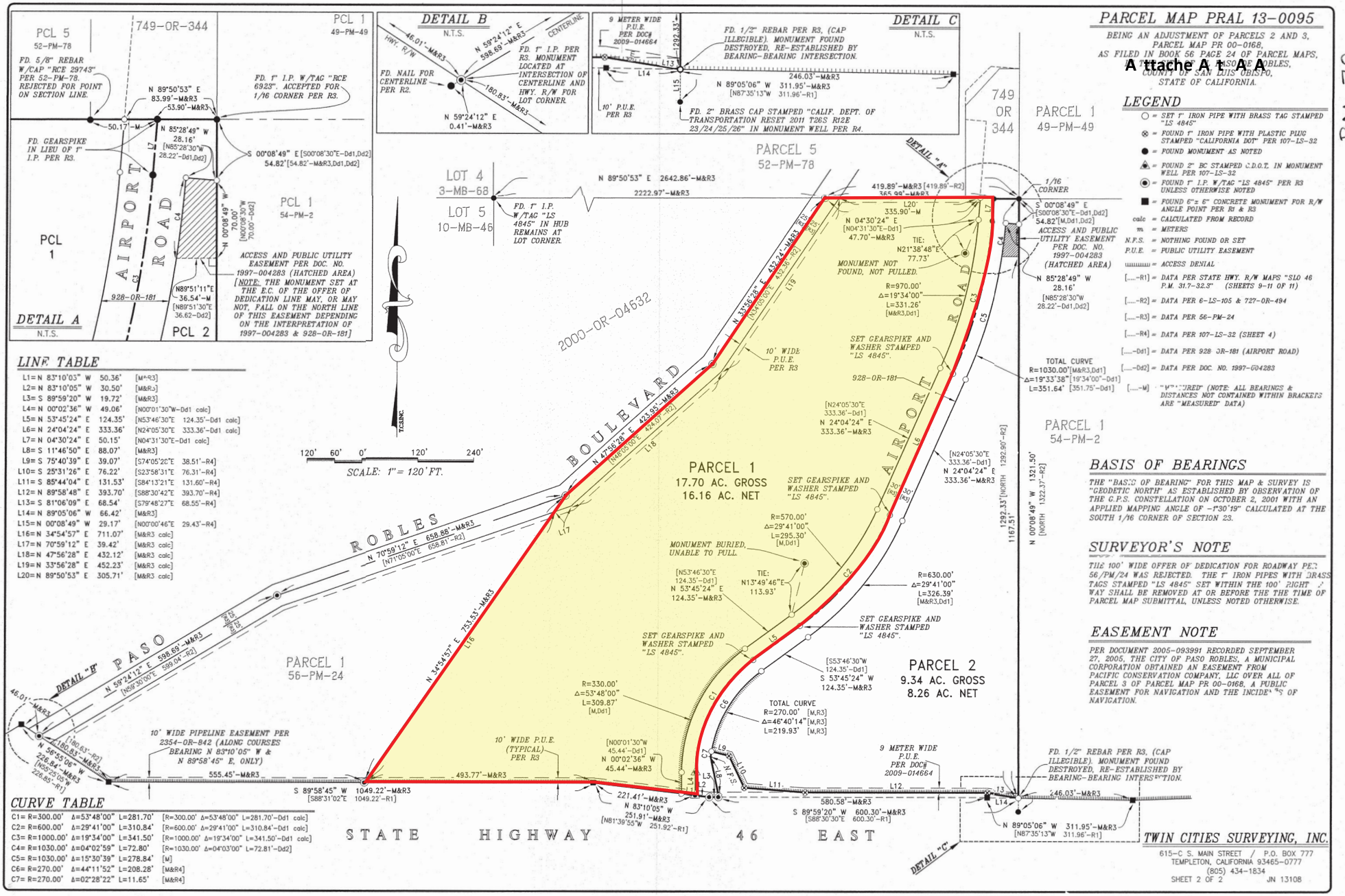
Based on concerns from the last Planning Commission Meeting, I will be removing the parking area improvements, the large gate, and the pathway across the river as I will not be using this lot for customer parking in the future.

I hope this keeps everything in the Paso Robles Blvd. area moving forward in a positive direction.

Thank You,

Brett Butterfield

RECEIVED
2/17/2026
City of Paso Robles
Community Development Dept.


PARCEL MAP PRAL 13-0095
BEING AN ADJUSTMENT OF PARCELS 2 AND 3, PARCEL MAP PR 00-0168, AS FILED IN BOOK 56 PAGE 24 OF PARCEL MAPS, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.
LEGEND
BASIS OF BEARINGS
SURVEYOR'S NOTE
EASEMENT NOTE
LINE TABLE
CURVE TABLE
DETAIL A
DETAIL B
DETAIL C
PARCEL 1
17.70 AC. GROSS
16.16 AC. NET
PARCEL 2
9.34 AC. GROSS
8.26 AC. NET
PARCEL 1
56-PM-24
PARCEL 1
54-PM-2
PARCEL 5
52-PM-78
LOT 4
3-MB-68
LOT 5
10-MB-46
PCL 5
52-PM-78
PCL 1
49-PM-49
PCL 1
54-PM-2
PCL 2
PCL 1
749-OR-344
928-OR-181
2000-OR-04632
AIRPORT ROAD
DOLORES BOULEVARD
PASO ROBLES
STATE HIGHWAY 46 EAST
SCALE: 1" = 120' FT.
TWIN CITIES SURVEYING, INC.
615-C S. MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1834
SHEET 2 OF 2
JN 13108

Kirk Consulting

To: Mayor Hamon and Councilmembers
cc: Piper Smith, Community Development Department
From: Ian McCarville, Kirk Consulting
Date: March 23, 2026

Subject: **Ravine Waterpark CUP Amendment (P25-0124/AMD25-02) - Response to Appeal**

Dear Mayor Hamon and Councilmembers,

On **February 9, 2026,** the Planning Commission unanimously approved a Conditional Use Permit ("CUP") Amendment for the Ravine Waterpark ("Waterpark"), project number P25-0124/AMD25-02 ("Project"), to allow for the construction of a new recreational pool area within an approved, and improved, public use area. The Project area is currently improved with irrigated turf (lawn) and a concrete recreation area. A portion of the existing lawn and concrete will be removed to accommodate the new improvements. The improvements include an 1,825 sq. ft. pool, a 153 sq. ft. spa, and thirteen (13) 144 sq. ft. cabanas, 3,850 sq. ft. in total, with a total repurposed area of 9,060 sq. ft.

On **February 24, 2026**, John Erskine on behalf of Ranch & Coast Properties ("Appellant") appealed the project's approval to City Council. The Appellant claims that the Project approval is flawed due to an alleged incorrect project description, lack of adequate environmental review and updated studies, drainage and circulation concerns, inconsistencies with prior approvals and resolutions, and potential conflicts with airport land use compatibility standards. The appeal also raises concerns related to existing and baseline site conditions and operations at the Waterpark, including prior expansions, parking, and improvements within proximity to the Huer Huero River. While many of these concerns pertain to existing and baseline conditions and are not directly related to the Project, this Appeal Response addresses each individual comment raised.

Appeal Issue #1 – Incorrect and Incomplete Project Description

The Approved project area acreage incorrect. The Staff Report for the PC meeting on 02-10-2026 states under Facts #1 that the project will be located in a "pre-disturbed area of the site". The Staff Report states in Fact #2 that the project is a "16" acre site. Exhibit A.

Kirk Consulting Project Description of January 2026 sites a "16.16" acre site.

Original approvals of 2004 were based on a 9 acre project site area within a "15" acre parcel. The Environmental Documentation for the Ravine Waterpark therefore fails to provide a stable Project Description (CEQA Guidelines §15378).

Exhibit B shows substantial expansion of the project site area over the years. Significant cumulative impacts would require additional CEQA compliances.

Kirk Consulting Project Description, page 5, states the project includes "a modest expansion of the existing aquatic recreation offerings".

Total disturbed project site acreage of the Ravine Waterpark is not stated, failure to provide biological analysis and adequate mitigation for kit fox impacts.

Appeal Issue #1 – Response

The Appellant's assertion that the project description is inconsistent or unstable is incorrect. The subject parcel is 16.16 net acres, as established by Parcel Map PRAL 13-0095 (78/PM/32, attached) and reflected in the County Assessor's records. The Planning Commission Staff Report referenced the site as approximately 16 acres for simplicity; this does not represent a discrepancy or change in parcel size.

The Waterpark has historically operated within this 16.16-acre parcel, and the Project is located entirely within the existing Waterpark footprint in a previously disturbed and developed portion of the site. There has been no expansion of the Waterpark boundary as part of this approval.

The Project will result in a total disturbance area of approximately 0.2 acres, as identified in the Project Description (Kirk Consulting, January 2026), which was included as an attachment in the Planning Commission Staff Report. References to prior development or perceived expansion of the overall Waterpark are unrelated to the scope of the current Project and were addressed under separate entitlements and environmental review processes.

Accordingly, the Project Description is consistent, clearly defined, and compliant with CEQA Guidelines Section 15378.

With respect to biological resources, including San Joaquin kit fox, impacts were evaluated as part of the original project approvals, and applicable mitigation requirements, including payment of required mitigation fees, were satisfied for the entire site, inclusive of the Project area.

Appeal Issue #2 – Offsite Improvements were not Required

The Project further extends the substantial expansion of the 2004 approved project site. Cumulative ongoing expansion should require comprehensive updated traffic study, evaluation of circulation impacts and necessary adjacent road improvements.

Appeal Issue #2 – Response

The 2004 approval contemplated development of the water park as a whole, with improvements constructed in phases over time as funding allowed and each phase properly permitted. The current Project does not expand the project boundary or alter the approved use.

The Project is located within an existing developed portion of the Waterpark that has historically functioned as an active use area, including lawn and concrete picnic areas within the park's operational footprint. This area has supported a variety of activities, including daily recreational use, private events, and seasonal gatherings.

Notably, this area was originally identified as a "grassy area" in the approved 2004 Site Plan and was constructed consistent with that plan, as evidenced by aerial imagery from 2007, the year the original Waterpark construction was completed. While the area has been reconfigured over time as the Waterpark has been built out, it has remained consistent with the original approval, continuously functioning as a lawn or "grassy" active use area.

Refer to Figures 1 and 2, which include aerials and photographs dating back to Summer 2021 showing the continued active use of this area. Refer to Figures 3 and 4 for a comparison of the approved 2004 Site Plan and 2007 aerial imagery, respectively, illustrating how the project area was constructed in accordance with the original approval.

Figure 1: Existing Conditions – Active Use Area

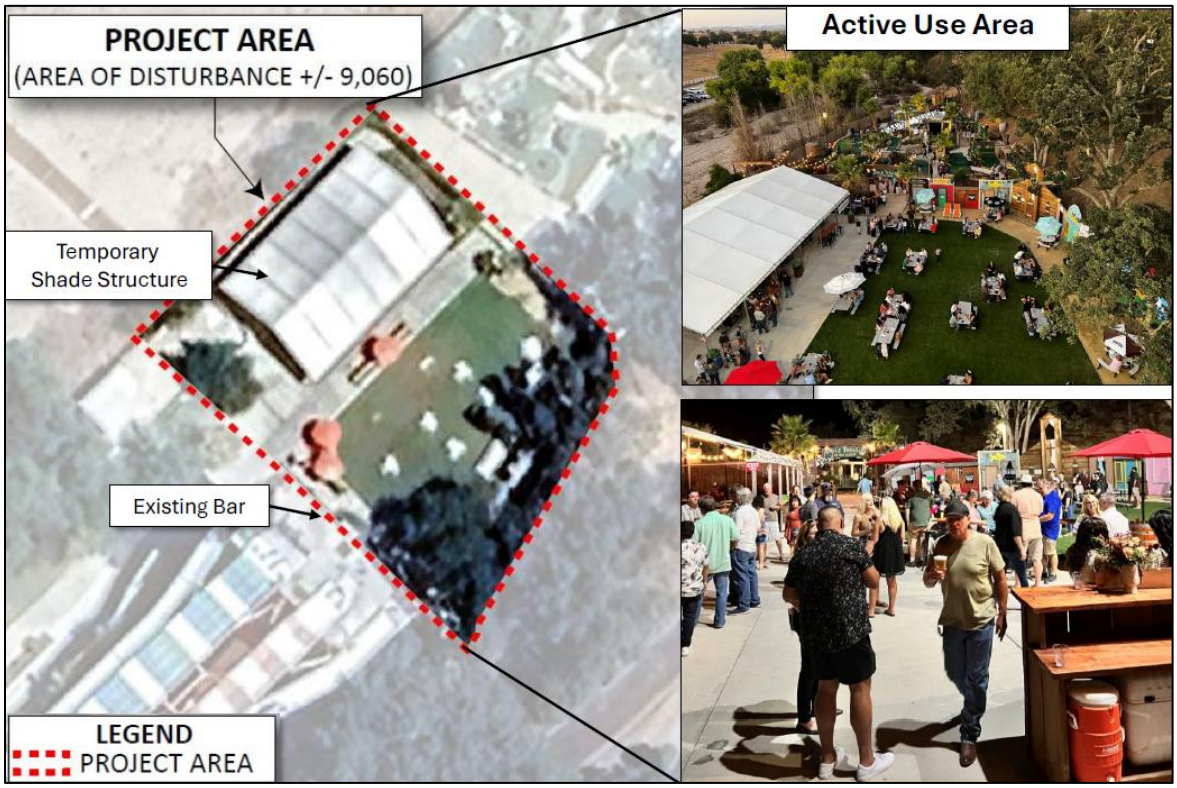


Figure 2: Existing Conditions – Active Use Area Photos



Figure 3: Approved 2004 Site Plan

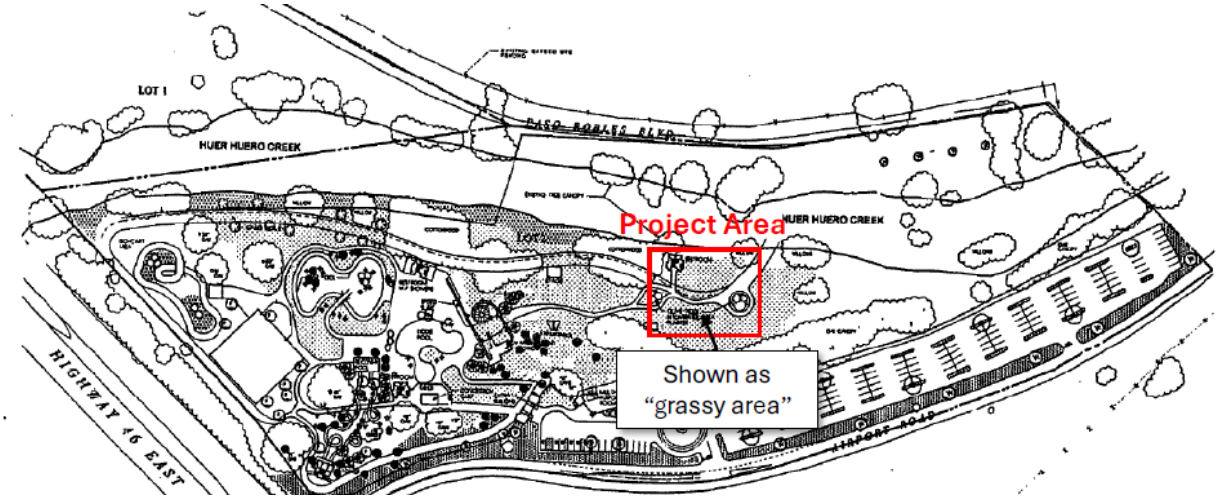
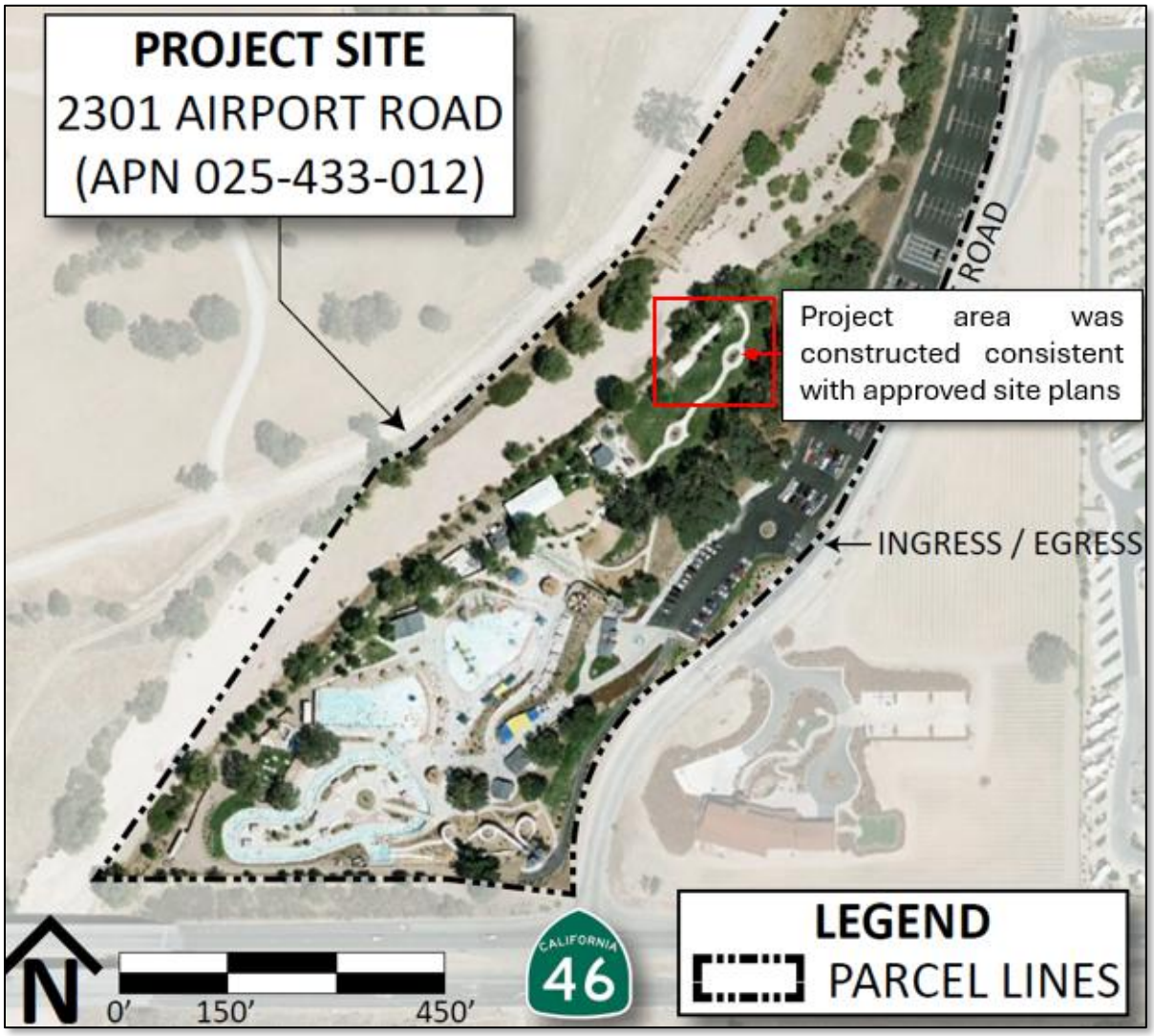


Figure 4: 2007 Aerial Imagery



The Project represents a reconfiguration and enhancement of existing amenities intended to serve visitors already utilizing the Waterpark, rather than an expansion of overall capacity. Importantly, the Project will not increase the Waterpark's capacity; in fact, under the occupant load allowances set forth in California Building Code Section 1004, it will marginally reduce overall capacity. This reduction results from the pool's lower allowable occupancy compared to the existing use of the lawn and concrete recreation areas for gatherings and events[1]. Because the Project occurs entirely within the established facility and does not increase capacity or generate additional trips, it does not create a nexus for off-site roadway improvements or require updated traffic analysis.

[1] Per the Occupant Load for Egress table in California Building Code § 1004.5. The existing unconcentrated Assembly area has a load factor of 1 person per 15 square feet net. The swimming pool deck has 1 person per 15 square feet gross. The pool itself has a 1 person per 50 square feet gross.

Additionally, parking conditions along Airport Road remain unchanged from their original construction, and traffic impacts associated with the Union Road parking area were evaluated and addressed at the time that facility was permitted.

Appeal Issue #3 - Drainage conflicts with Resolution 04-042 Negative Mitigated Declaration

Resolution 04-042 Environmental Checklist Item VI.a mentions pervious pathways required to allow water to percolate into ground. Exhibit C. Current project description states new pool and cabanas are being developed in an existing grass area. Most open ground is now covered in concrete with more to be installed; evaluation needed for permeable surfaces not included.

The Waterpark has a 12" culvert that flows directly into the Huer Huero River. How is runoff being contained to comply with VI.a when more pervious surfaces are being replaced with concrete?

The majority of the paved parking lot drains onto Airport Road via a culvert at the North end of the Ravine parking lot causing erosion to Airport Road and my adjacent parcel in violation of Regional Water Quality Control Board requirements.

Appeal Issue #3 – Response

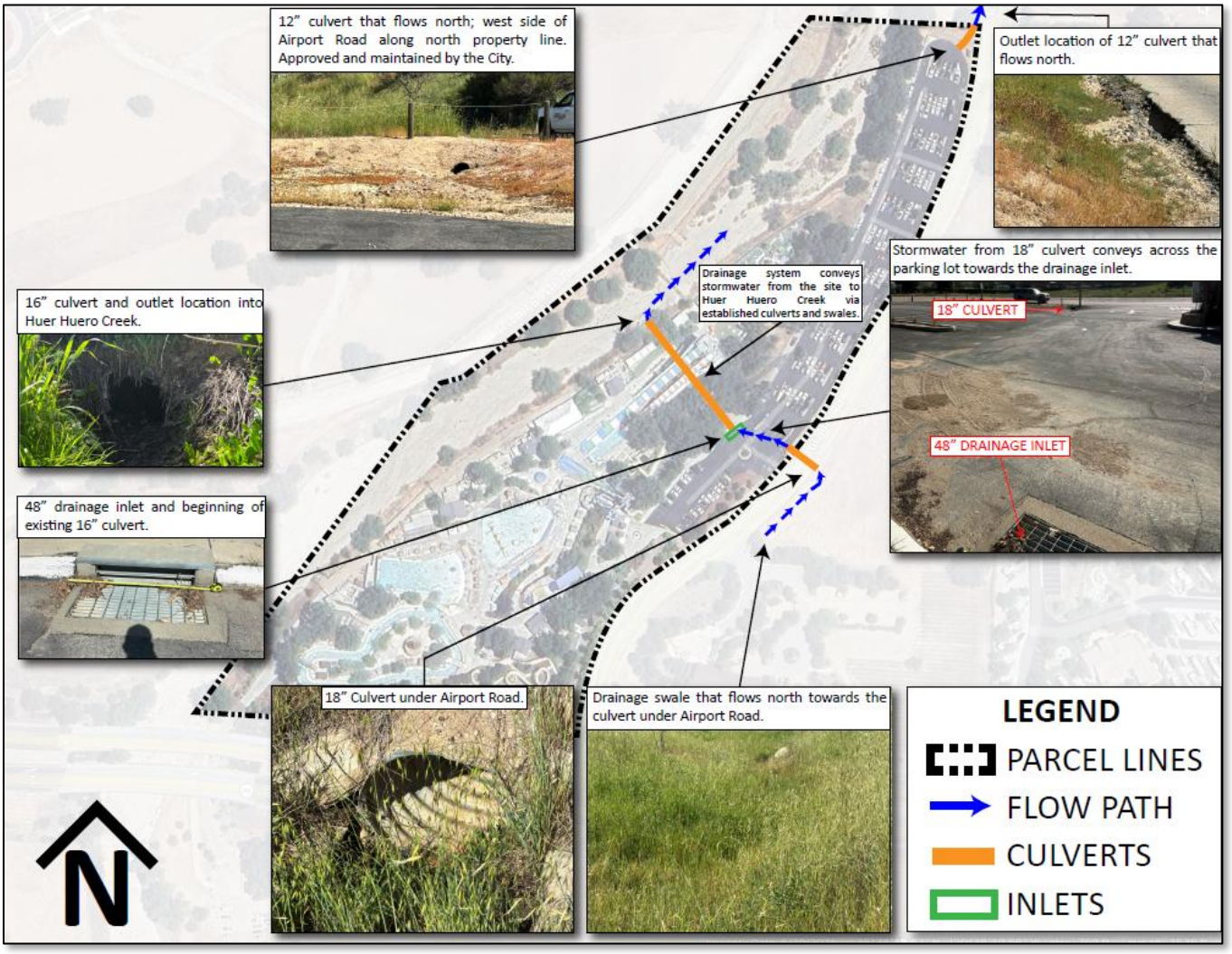
The existing 16-inch stormwater culvert that drains to Huer Huero Creek predates construction of the waterpark and historically conveyed drainage from Airport Road and surrounding areas. **The proposed project does not connect to this culvert.**

Instead, project-related stormwater from the new pool deck will be directed to a bubbler outlet, a low-profile discharge feature that allows stormwater to exit the pipe slowly and disperse as shallow sheet flow across a landscaped area for on-site percolation. The bubbler outlet will be located within the existing lawn area and outside the oak tree critical root zone, an approach that was presented to and supported by the City of Paso Robles. Refer to the attached Stormwater Control Plan (Wallace Group, March 2026) for more details.

Additionally, the project is conditioned to prohibit connection to the existing storm drain system unless an NPDES permit is obtained from the Central Coast RWQCB, or the RWQCB confirms that a permit is not required. Because the proposed project does not tie into the existing culvert, no NPDES permit is required.

With respect to the culvert at the north end of the Airport Road parking area, that drainage improvement was previously approved as part of the original project. Portions located within the City right-of-way are maintained by the City of Paso Robles, and the City has directed that maintenance activities in this area be coordinated through the City. Refer to Figure 5 for more details.

Figure 5: Existing Drainage Conveyance Systems



<u>Appeal Issue #4 - Updated Traffic Study must be required and impacts evaluated in a current EIR.</u>

Applicant stated at the 02-10-2026 PC Hearing that the current number of daily visitors is approximately 2,500-3,000. No updated study was required.

The size of the project site has increased dramatically since the 2004 approval that was based on a Traffic Study dated March 2003, reflecting an estimated trips per day of 234 cars. Exhibit E. Approved parking of 171 spaces was increased by an additional 200 spaces by approvals of Resolution PC 18-027 & 20-053.

Traffic flow also changed since the 2003 study with 200 of the 371 vehicles using Union Road. Increased visitation is anticipated as reflected in Kirk Consulting Project Description page 2 sites "The proposed improvements are intended to reinvigorate the park experience and attract renewed interest from both returning and new visitors."

Appeal Issue #4 – Response

The visitor estimates referenced during the February 10, 2026 Planning Commission hearing were provided informally. Based on operational records, average daily attendance is approximately 1,400 visitors, with peak weekend days averaging around 2,000 visitors, and occasional special events (typically one to two times per year) reaching approximately 2,500 visitors. The Waterpark averages approximately 3.5 visitors per vehicle. Importantly, the Project does not increase attendance beyond levels previously experienced or accommodated.

The original approvals relied on the Airport Road parking lot, which has not been expanded since its construction. A separate overflow parking area accessed from Union Road was permitted in January 2018, establishing 96 new overflow parking spaces, and again in July 2020, establishing an additional 200 overflow parking spaces. Traffic impacts associated with these facilities were evaluated at the time of approval. The existing parking supply and circulation system are already designed to accommodate peak visitation levels.

The Project will not expand the project boundary or increase the overall capacity of the Waterpark. Rather, the Project introduces a 'replacement' amenity within the existing operational footprint to serve current visitors. As such, the Project does not result in an increase in trip generation beyond existing conditions.

Because the Project does not increase capacity or generate new traffic impacts, there is no basis to require an updated traffic study or preparation of an Environmental Impact Report. Additionally, peak visitation typically occurs on weekends when nearby Airport Road businesses are closed, reducing background traffic and further limiting the potential for traffic conflicts.

Appeal Issue #5 - Addition of Kiddie Pool with Slides and Quadzilla/Thunder Run Slides.

Kirk Consulting footnote on page 2 states "Other planned site improvements include a children's pool and slide area, as well as additional slides at the Quadzilla and Thunder Run towers."
Kiddie area has undergone unpermitted substantial changes since 2004. Exhibit F. Waterpark is advertising a new additional Kiddie structure including 8 thrilling slides. Additional expansion, change of drainage, and increased occupancy use with these additions. Exhibit G.

What provisions are being evaluated for parent vehicles drop off and pick up, security, etc.?

Appeal Issue #5 - Response

All existing attractions within the Waterpark have been permitted through the City of Paso Robles. Over time, certain features have been replaced or updated due to normal wear and tear and to better serve the intended age groups for specific areas of the park. These updates do not constitute an expansion of the facility, and the overall site and attraction footprint remain unchanged.

With respect to the Kiddie Pool area, the City has issued a permit (Permit No. B26-0033) to

replace an existing play structure. This represents a like-for-like replacement and modernization of an existing feature, not the introduction of a new or expanded attraction. As such, the improvement does not result in increased capacity, additional drainage impacts, or new operational demands. Additionally, because the replacement occurs within an existing, established activity area and does not increase attendance or intensity of use, it does not generate additional demand related to parking, vehicle drop-off/pick-up, or security beyond current conditions.

This concern is not related to the scope of the current Project, which is limited to the proposed pool and spa improvements within an existing disturbed and developed active use area of the Waterpark.

Appeal Issue #6 - Airport Flight Zone 3 compatibility not addressed

Project is in conflict of Airport Zone 3 occupancy limit of 60 people per gross acre. Airport Land Use Commission approval not shown.

Appeal Issue #6 – Response

The Project is consistent with the Airport Land Use Plan (ALUP) and does not conflict with Zone 3 occupancy standards. As detailed in the attached analysis prepared by Brownstein Hyatt Farber Schreck, LLP, the Waterpark is an existing, previously approved land use, and the Project consists of minor improvements within an already developed and actively used portion of the site. The Project does not increase the size, intensity, or capacity of the Waterpark.

Under the current ALUP, the Airport Land Use Commission's authority applies to new development or expansions of existing uses. Because the Project does not expand the Waterpark or introduce a new or more intensive use, the ALUP provisions cited by the Appellant, including Zone 3 occupancy limits, are not applicable to this Project. Accordingly, no separate Airport Land Use Commission approval is required. Refer to the attached memorandum for a detailed legal and policy analysis supporting this conclusion.

Appeal Issue #7 - Unpermitted Buildings are within 100 ft of Huer Huero River

Resolution 04-042 Environmental Neg Dec Checklist Item IV.c states there should be no buildings within 100 ft of the Huer Huero River. Photos reflect multiple buildings along the riverbank. Exhibit H.

Appeal Issue #7 - Response

All existing structures and improvements within the Waterpark were permitted by the City of Paso Robles, as confirmed by City staff during the February 2026 Planning Commission hearing. The Appellant's interpretation of Resolution 04-042 and the associated environmental document is incorrect. As reflected in the adopted Mitigated Negative Declaration, there is no prohibition on structures within 100 feet of the Huer Huero River. Rather, the document reflects

coordination with the Regional Water Quality Control Board, which indicated that no buildings were proposed within 100 feet of the creek at the time and that the project appeared adequate. The Water Board further noted that construction and improvement plans would be reviewed to determine if any permits were required.

Consistent with this, a condition of approval required the applicant to provide the City with written confirmation from the Regional Water Quality Control Board that all necessary permits had been obtained prior to issuance of building permits. This condition was satisfied. Importantly, neither the MND nor the Waterboard imposed a restriction on development within 100 feet of the river.

Accordingly, all existing improvements were lawfully permitted and constructed in compliance with applicable approvals and regulatory requirements. The concerns raised regarding structures near the river are unrelated to the scope of the current Project.

Appeal Issue #8 - Parking and Park access off Paso Robles Boulevard not addressed.

Site plan was approved reflecting a Huer Huero River crossing walkway to the parking lot on Paso Robles Boulevard. Site plan included an entrance and ticket booth access from Huer Huero River.

Post Hearing, the Waterpark has provided a letter of discontinuance of use and has removed the River Crossing, concrete river ramp access, and parking lot bumpers. Waterpark has submitted a letter to the City of Paso Robles stating they will no longer use this parking area and access. Exhibit I.

Appellant would like non-use of Paso Robles Boulevard parking lot, Huer Huero River crossing and entrance to be of record in City's resolution.

Appeal Issue #8 – Response

The Applicant has taken steps to address the Appellant's concerns regarding access from Paso Robles Boulevard. The previously constructed river crossing, river access gate, telephone pole parking bumpers, and associated improvements were removed on/around February 17, 2026, effectively eliminating potential use of the Paso Robles Boulevard parking lot and access point The Applicant has provided correspondence to the City indicating that the Paso Robles Boulevard parking area and access will not be utilized.

Additionally, in 2018, following the approval and construction of the overflow parking lot, the Applicant installed signage along Paso Robles Boulevard stating "No Ravine Parking" to discourage use of this access point. The Applicant also installed a gate to restrict access to the rear parking area; however, despite providing the Appellant with access rights to operate the gate as needed, the gate remains open.

The current Project does not propose using the Paso Robles Boulevard access and, therefore, this issue is not relevant to the scope of the Project under consideration. Refer to Figures 6-9, which

illustrates the existing conditions and recent modifications to the Paso Robles Boulevard access and parking area, as described above.

Figure 6: Existing Conditions – Overall Site Context Map

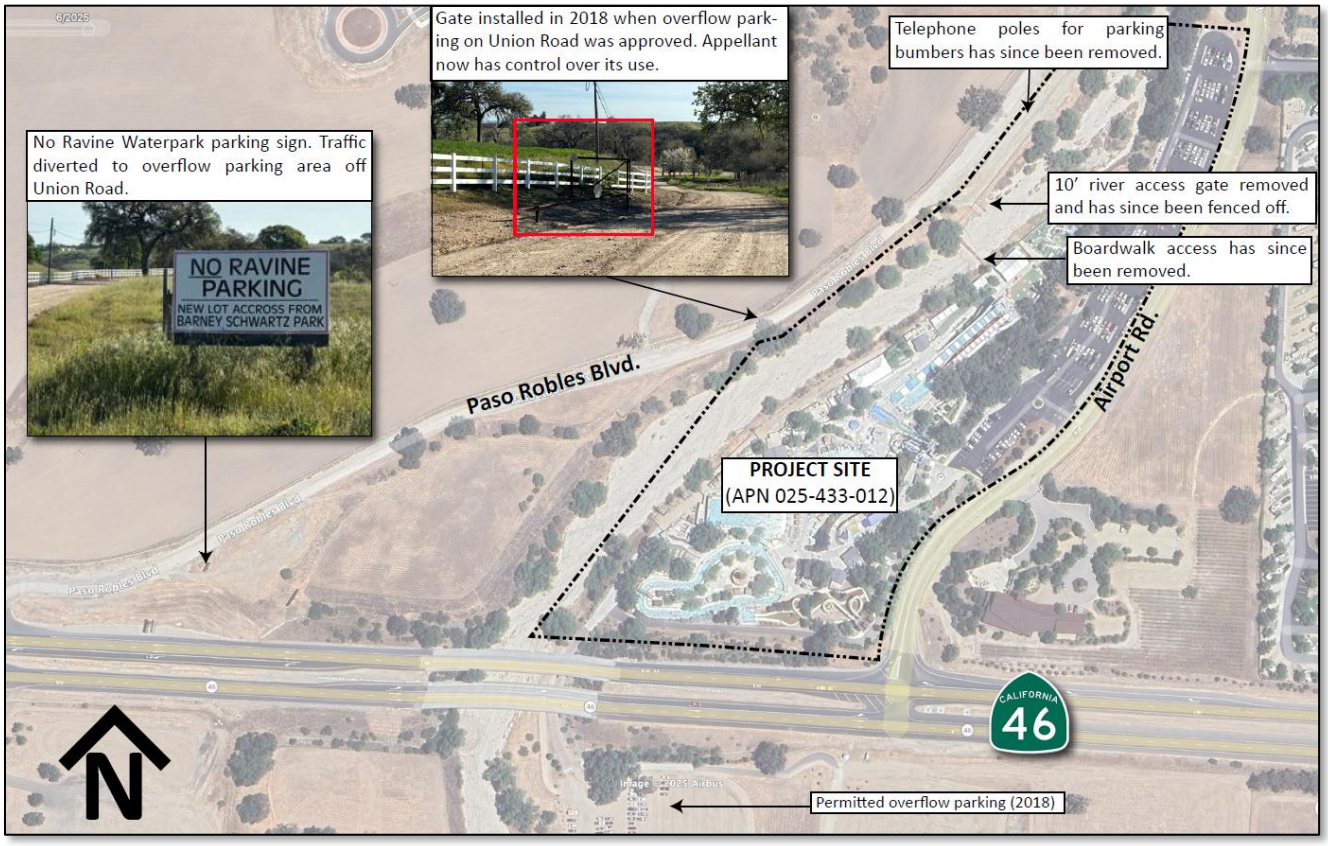


Figure 7: Existing Conditions – Paso Robles Blvd. Access and Parking Area

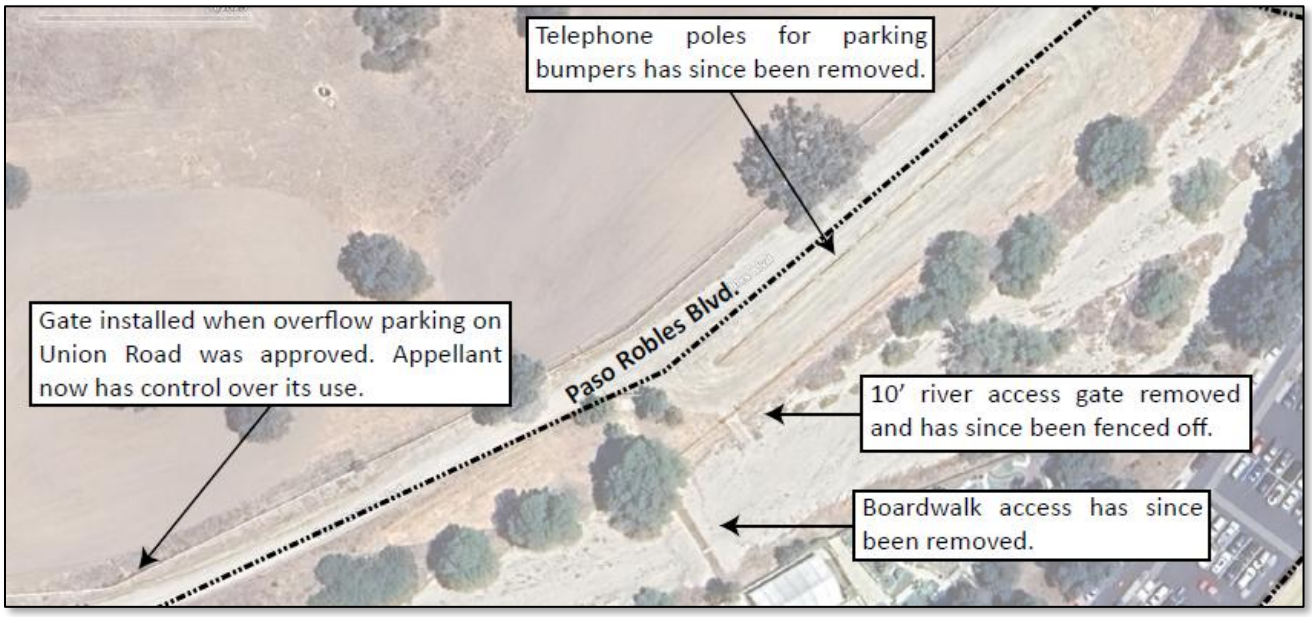


Figure 8: Existing Conditions – Paso Robles Blvd. Parking Lot



Figure 9: River Access Gate & Crossing



Conclusion

The Appellant's claims are not supported by the record and largely pertain to existing conditions or prior approvals that are unrelated to the current Project. As demonstrated herein, the Project is consistent with all applicable regulations, does not expand the Waterpark's capacity or operational footprint, and will not result in new or increased environmental impacts. The Project represents a minor improvement within an existing, developed area and has been properly reviewed and permitted by the City. Accordingly, the appeal should be denied and the Planning Commission's approval upheld.

Respectfully,
Ian McCarville and Jamie Jones
Kirk Consulting

Attachments:

1. Public Appeal Letter (Ranch & Coast Properties, February 2026)
2. CEQA Exemptions and ALUP Consistency Analysis (Brownstein Hyatt Farber Schreck, LLP, February 2026)
3. Parcel Map PRAL 13-0095 (November 2015)
4. Stormwater Control Plan (Wallace Group, March 2026)

ATTACHMENT 1
PUBLIC APPEAL LETTER
FEBRUARY 2026

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPLICATION FORM

1000 SPRING STREET
PASO ROBLES, CA. 93446
PHONE: (805) 237-3970
FAX: (805) 237-3904
PLANNING@PRCITY.COM

GENERAL INFORMATION REQUIRED

Applicant: Ranch & Coast Properties Phone: 805-878-2224 Fax # 805-239-5656

Mailing/Billing Address: PO Box 510, Paso Robles, CA 93447 Email: tom@countryrealestate.com

Representative: John Erskine, Attny at Law, Nossaman LLP Phone: 949-833-7800 Fax _____

Mailing Address: 18101 Von Karman, #1800, Irvine, CA 92612 Email: jerskine@Nossaman.com

Property Owner: Ranch & Coast Properties Phone: 805-878-2224 Fax #805-239-5656

Owner's Address: PO Box 510, Paso Robles, CA 93447 Email: tom@countryrealestate.com

PROJECT DESCRIPTION

Assessor's Parcel Number(s) 025-433-012

Project Location: 2301 Airport Road, Paso Robles, CA

Project Description: Appeal of Planning Commission approval of AMD25-02 to Amend CUP00-020/PD00-023 for the Ravine Waterpark based on the items shown in the attached List of Appeal Issues & Exhibits.

OWNER / APPLICANT AUTHORIZATION

APPLICANT / REPRESENTATIVE: I have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my knowledge. ~~I am submitting the project description, site plan, and elevations (as applicable to the project) in the City-specified graphics/illustrations in PDF or JPEG format.~~ I understand the city might not approve what I am applying for or might set conditions of approval.

Signed John Erskine, Attny 2/24/26 Date

PROPERTY OWNER / AUTHORIZED AGENT: I certify that I am presently the legal owner of the above described property. Further, I acknowledge the filing of this application and certify that all of the above information is true and accurate. I understand that I am responsible for ensuring compliance with conditions of approval. (If the undersigned is different from the legal property owner, a letter of authorization must accompany this form). I hereby authorize the City of Paso Robles and/or its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements, including compliance with applicable City code requirements.

By signing this application, I certify that I have reviewed this completed application and the attached material and consent to its filing. I agree to allow the Community Development Department to duplicate and distribute plans to interested persons as it determines is necessary for the processing of the application.

Not applicable

Signed Date

BELOW AREA FOR OFFICE USE ONLY

Notes to File / Staff Notes:

Action / Body / Date:

THIS AREA FOR OFFICE USE ONLY

PLANNING DEPOSIT APPLICATIONS

☐ General Plan Amend.	_____
☐ Rezone	_____
☐ Conditional Use Permit	_____
☐ Development Plan	_____
☐ Tentative Tract Map	_____
☐ Tentative Parcel Map	_____
☐ Lot Line Adjustment	_____
☐ Site Plan Rev. Major	_____
☐ Site Plan Rev. Minor	_____
Total Deposit Paid (G.L. # 406-23046)	

PLANNING FEE APPLICATIONS

☐ Sign Review ($20)	_____
Total Deposit Paid (G.L. # 100-47040)	_____

Application Received By:_____ Date:_____

AGREEMENT TO PAY ALL DEVELOPMENT APPLICATION FEES

If I am applying for an appeal of a Planning Commission action, I understand that the total costs of processing an appeal (preparation of a staff report, printing, and public notices) may be substantially more than the amount of deposit, particularly if the appeal addresses several issues.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual time spent processing this application will be paid to the City of El Paso de Robles.

Deposit Paid: $ 248.00

Applicant's Signature _____ Date: 02-24-2026

Applicant's Name RANCH & COAST PROPERTIES
(Please Print)

List of Appeal Items and Exhibits for the Appeal of Planning Commission approval of AMD25-02 to Amend CUP00-020/PD00-023 for the Ravine WaterPark

1. Incorrect and Incomplete Project Description. Approved project area acreage incorrect.
   The Staff Report for the PC meeting on 02-10-2026 states under Facts #1 that the project will be located in a "pre-disturbed area of the site". The Staff Report states in Fact #2 that the project is a "16" acre site. **Exhibit A.**
   Kirk Consulting Project Description of January 2026 sites a "16.16" acre site.
   Original approvals of 2004 were based on a 9 acre project site area within a "15" acre parcel. The Environmental Documentation for the Ravine Waterpark therefore fails to provide a stable Project Description (CEQA Guidelines §15378)
   Exhibit B shows substantial expansion of the project site area over the years. Significant cumulative impacts would require additional CEQA compliances.
   Kirk Consulting Project Description, page 5, states the project includes "a modest expansion of the existing aquatic recreation offerings".
   Total disturbed project site acreage of the Ravine WaterPark is not stated, failure to provide biological analysis and adequate mitigation for kit fox impacts.

2. Off Site Improvements were not required.
   Project further extends the substantial expansion of the 2004 approved project site. Cumulative ongoing expansion should require comprehensive updated traffic study, evaluation of circulation impacts and necessary adjacent road improvements.

3. Drainage conflicts with Resolution 04-042 Negative Mitigated Declaration.
   Resolution 04-042 Environmental Checklist Item VI.a mentions pervious pathways required to allow water to percolate into ground. **Exhibit C.** Current project description states new pool and cabanas are being developed in an existing grass area. Most open ground is now covered in concrete with more to be installed; evaluation needed for permeable surfaces not included.
   The WaterPark has a 12" culvert that flows directly into the Huero Huero River. **Exhibit D.**
   How is runoff being contained to comply with VI.a when more pervious surfaces are being replaced with concrete?
   The majority of the paved parking lot drains onto Airport Road via a culvert at the North end of the Ravine parking lot causing erosion to Airport Road and my adjacent parcel in violation of Regional Water Quality Control Board requirements.

4. Updated Traffic Study must be required and impacts evaluated in a current EIR.
   Applicant stated at the 02-10-2026 PC Hearing that the current number of daily visitors is approximately 2,500-3,000. No updated study was required.

The size of the project site has increased dramatically since the 2004 approval that was based on a Traffic Study dated March 2003, reflecting an estimated trips per day of 234 cars. **Exhibit E.**
Approved parking of 171 spaces was increased by an additional 200 spaces by approvals of Resolution PC 18-027 & 20-053.
Traffic flow also changed since the 2003 study with 200 of the 371 vehicles using Union Road.
Increased visitation is anticipated as reflected in Kirk Consulting Project Description page 2 sites "The proposed improvements are intended to reinvigorate the park experience and attract renewed interest from both returning and new visitors."

5. Addition of Kiddie Pool with Slides and Quadzilla/Thunder Run Slides.
   Kirk Consulting footnote on page 2 states "Other planned site improvements include a children's pool and slide area, as well as additional slides at the Quadzilla and Thunder Run towers."
   Kiddie area has undergone unpermitted substantial changes since 2004. **Exhibit F.**
   WaterPark is advertising a new additional Kiddie structure including 8 thrilling slides.
   Additional expansion, change of drainage, and increased occupancy use with these additions. **Exhibit G.**
   What provisions are being evaluated for parent vehicles drop off and pick up, security, etc.?

6. Airport Flight Zone 3 compatibility not addressed.
   Project is in conflict of Airport Zone 3 occupancy limit of 60 people per gross acre.
   Airport Land Use Commission approval not shown.

7. Unpermitted Buildings are shown on site plan that are within 100 ft of Huero Huero River.
   Resolution 04-042 Environmental Neg Dec Checklist Item IV.c states there should be no buildings within 100 ft of the Huero Huero River. Photos reflect multiple buildings along the riverbank. **Exhibit H**.

8. Parking and Park access off Paso Robles Boulevard not addressed.
   Site plan was approved reflecting a Huero Huero River crossing walkway to the parking lot on Paso Robles Boulevard. Site plan included an entrance and ticket booth access from Huero Huero River.
   Post Hearing, the Waterpark has provided a letter of discontinuance of use and has removed the River Crossing, concrete river ramp access, and parking lot bumpers.
   Waterpark has submitted a letter to the City of Paso Robles stating they will no longer use this parking area and access. **Exhibit I**.
   Appellant would like non-use of Paso Robles Boulevard parking lot, Huero Huero River crossing and entrance to be of record in City's resolution.

Planning Commission Agenda Report

From: Piper Smith, Assistant Planner

Subject: Request to amend Conditional Use Permit (CUP) 00-020 and Planned Development (PD) 00-023 for the Ravine Water Park at 2301 Airport Road. The Amendment (AMD25-02/P25-0124) includes construction of a recreational pool, spa, and cabanas within a pre-disturbe

CEQA: In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (Planning Commission Resolution 04-042) was prepared as part of the original approval of CUP00-020 and PD00-023. Staff recommends the Planning Commission find the proposed amendment is consistent with the approved environmental documents and does not require additional review under CEQA pursuant to CEQA Guidelines 15162, because no substantial changes to the project or to the circumstances under which the project was undertaken are proposed, and there are no new significant environmental effect or a substantial increase in the severity of previously identified significant effects under the existing MND.

Location: 2301 Airport Road (APN 025-433-012)

Date: February 10, 2026

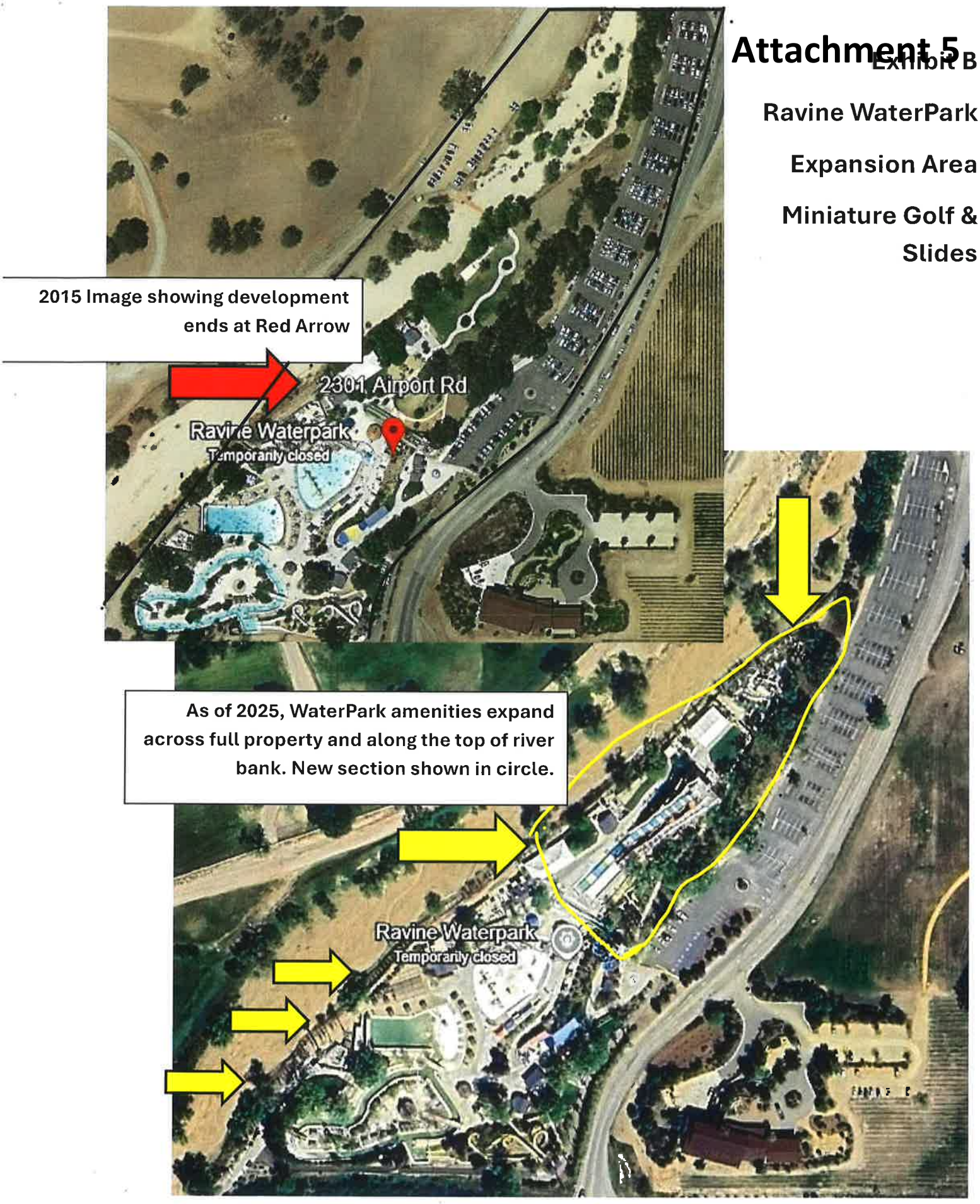
Facts

1. Ravine Waterpark, LLC has applied for AMD25-02/P25-0124, a request for approval for construction of a new recreational pool area including a spa and cabanas within a pre-disturbed area of the site.
2. The 16-acre site is located at 2301 Airport Road, APN: 025-433-012 (See Vicinity Map, Attachment 1)
3. The site has a General Plan land use designation of CS (Commercial Service) and is in the C2-PD (Highway Commercial, Plan Development Overlay) zoning district, where Outdoor Commercial Recreation Facility is conditionally allowed use.
4. The proposed recreational pool area is consistent with General Plan policies and will not affect views from Highway 46E, a gateway into the City, due to site topography.
5. The existing 9-acre water park at 2301 Airport Road was approved by the Planning Commission on April 13th, 2004 via resolution 04-042 for CUP00-020, resolution 04-043 for PD 00-023, and resolution 04-044 for the mitigated negative declaration.
6. The proposed amendment was reviewed by the Development Review Committee on January 12th, 2026. The Development Review Committee recommended the project to Planning Commission for approval.
7. In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (Planning Commission Resolution 04-042) was prepared as part of the original approval of CUP00-020 and PD00-023. Staff recommends the Planning Commission find the proposed amendment is consistent with the approved environmental documents and does not require additional review pursuant to CEQA Guidelines 15162, because no substantial changes to the project or to the circumstances under which the project was undertaken are proposed, and

Exhibit B

Ravine WaterPark Expansion Area

Miniature Golf & Slides



IV. WATER. Would the proposal result in:

a)	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Source: 6,9, 20)	☐	☐	☑	☐

Discussion: It is a standard condition that the developer mitigates additional storm drain run-off generated by their project. Appropriate drainage facilities shall be designed in accordance with current City Standards, and design plans shall be reviewed and approved by the City Engineer.

The grading and drainage plans do address historical drainage on the site as well as treating the increased run off from the project. Detention basin(s) have been designed into the project. Final location and design will be handled with the final construction plans and be reviewed by the City Engineer.

The water used in the water slides will be re-circulated through a filter system and reused for the slides and pools. Besides the parking lot area, most of the rest of the site will be pervious and allow for absorption and the retainment of the existing drainage patterns.

b)	Exposure of people or property to water related hazards such as flooding?	☐	☑	☐	☐

Discussion: The project is located adjacent to Huerhuero Creek. Portions of the project would be located within the 100 year flood area.

A condition of approval has been added that would require the applicant's to comply with the City's Flood Plain Ordinance

c)	Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen, turbidity)?	☐	☑	☐	☐

Discussion: Staff has had discussions with Tom Kukol of the Regional Water Quality Control Board, where he indicated that the Ravine project had been reviewed. He indicated that since there are no buildings within 100-feet of the Huerhuero Creek, the project seemed adequate. Mr. Kukol indicated that they would review the construction and improvement plan for the project to determine if any permits are necessary. The following condition has been added to the project:

Prior to the issuance of a Building Permit, the applicants shall provide the City with a letter from the Regional Water Quality Control Board, acknowledging that all necessary permits have been issued or that the necessary information has been provided, and that the Board acknowledges that construction of the Ravine project can commence.

d)	Changes in the amount of surface water in any water body?	☐	☐	☑	☐

Discussion: See Sec. IV a, discussion

e)	Changes in currents, or the course or direction of water movement?	☐	☐	☑	☐

Discussion: N/A

f)	Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer	☐	☐	☐	☑

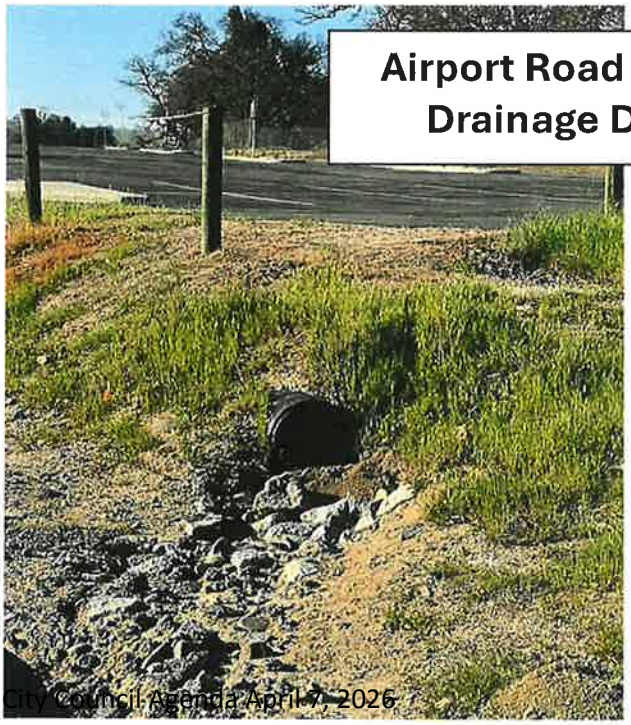
Attachment 5

Exhibit D
Ravine WaterPark Appeal
Huero Huero River Culvert
Airport Road Culvert



Discharge Drain directly into Huero Huero River





Airport Road Culvert & Drainage Damage



by cuts or excavations or through substantial loss of groundwater recharge capability?

Discussion: N/A

g)	Altered direction or rate of flow of groundwater?	☐	☐	☐	☑
	Discussion: N/A				
h)	Impacts to groundwater quality?	☐	☐	☐	☑
	Discussion: N/A				
i)	Substantial reduction in the amount of groundwater otherwise available for public water supplies?	☐	☐	☐	☑
	Discussion: N/A				

V. AIR QUALITY. Would the proposal:

a)	Violate any air quality standard or contribute to an existing or projected air quality violation? (Source: 10)	☐	☑	☐	☐

Discussion: The San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions which would cause local and state standards to be exceeded. The potential for future project development to create adverse air quality impacts falls generally into two categories: Short term and Long term impacts.

Short term impacts are associated with the grading and development portion of a project where earth work generates dust, but the impact ends when construction is complete. Long term impacts are related to the ongoing operational characteristics of a project and are generally related to vehicular trip generation and the level of offensiveness of the onsite activity being developed.

The Air Pollution Control district suggested some site design measure to help with energy efficiency. See mitigation measures within the Resolution to approve PD 00-023.

b)	Expose sensitive receptors to pollutants? (Source: 10,13)	☐	☐	☐	☑
	Discussion: N/A				
c)	Alter air movement, moisture, or temperature? (Source: 10,13)	☐	☐	☐	☑
	Discussion: N/A.				
d)	Create objectionable odors? (Source: 10)	☐	☐	☐	☑
	Discussion: N/A				

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

a)	Increased vehicle trips or traffic congestion? (Source: 13)	☐	☑	☐	☐

Discussion: A traffic study was performed by Associated Traffic Engineers (ATE) on March 10, 2003.

Review of existing traffic conditions in the study area revealed that that all roadways currently operate in the LOS-A range. The delayed movements at the State Route 46/Airport Road intersection operate in the LOS A-C range during peak hour period.

The project is expected to generate 234 average daily trips (ADT), with 23 trips occurring during the PM Peak Hour. The report concluded that all the study area roads would continue to operate in the LOS A range under existing + project traffic conditions. Similarly, the project will not degrade levels of service at the 46/Airport Road as the delayed movements are forecasted to continue to operate in the LOS C-A range.

Site distance is good in both directions.

The City Engineer has added the following condition regarding the addition of a turn-lane into the project off of Airport Road:

Prior to occupancy, the applicant shall construct improvements to Airport Road, including a left turn pocket, in accordance with plans approved by the City Engineer. The main entrance to the site shall be located as approved by the City Engineer. The improvement plans shall include signs for "No Parking" on Airport Road along the frontage of the project.

b)	Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 16)	☐	☐	☑	☐

Discussion: There would not be any unanticipated impact to the circulation system.

c)	Inadequate emergency access or inadequate access to nearby uses? (Source: 16)	☐	☐	☐	☑

Discussion: The Emergency Services Department has reviewed the project in terms of circulation and access related to the project and had determined that the project as designed is acceptable and there are no concerns regarding emergency access.

d)	Insufficient parking capacity on-site or off-site?	☐	☐	☐	☑

Discussion: The parking provided would meet the standards required by the Zoning Code.

e)	Hazards or barriers for pedestrians or bicyclists?	☐	☐	☐	☑

Discussion: There would not be any hazards to pedestrians or bicyclists.

f)	Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☑

Discussion: There would not be any conflicts with alternative transportation.

g)	Rail, waterborne or air traffic impacts?	☐	☐	☐	☑

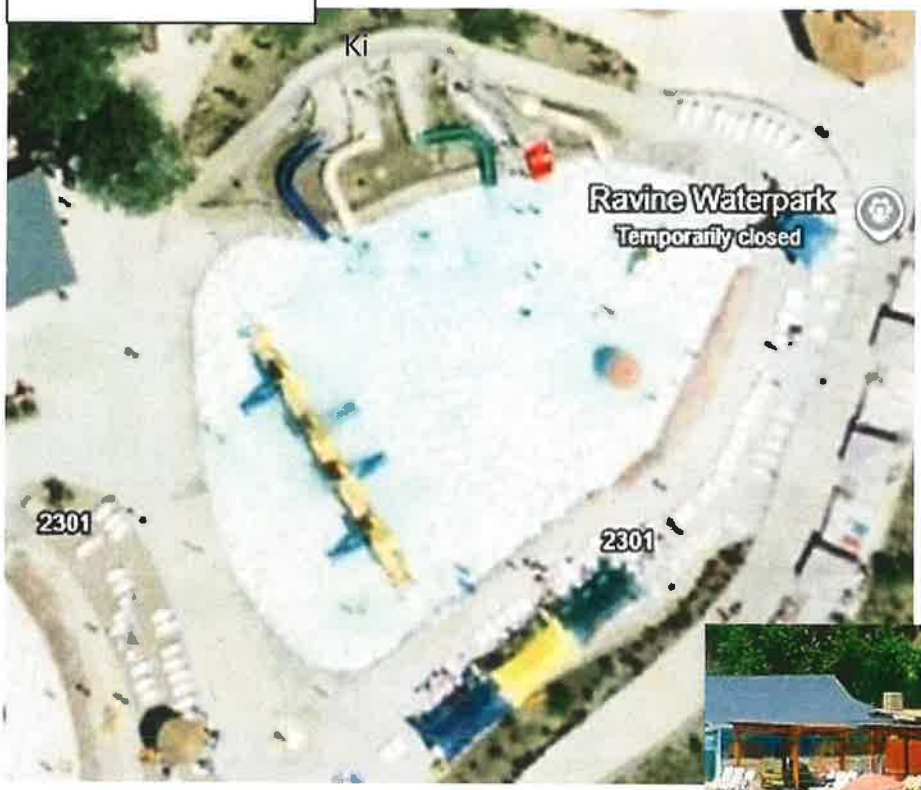
Discussion: N/A

VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

a)	Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and	☐	☑	☐	☐

Attachment 5
Exhibit F
Ravine WaterPark Appeal
Kiddie Pool Changes

2004 Photo





2025 Photos



Ravine WaterPark Appeal
2026 Structure to be added
with New Kiddie Pool
per Kirk Consulting

5:02 5G 39

The Ravine Water Park
Sponsored ·

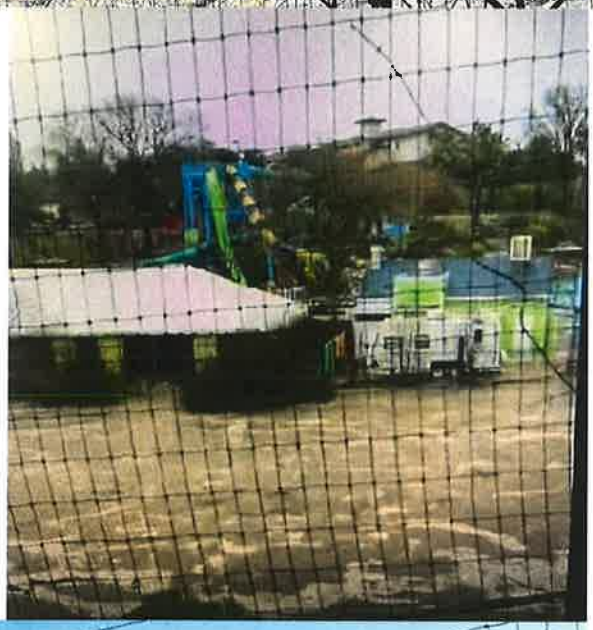
BIG NEWS!
Get ready for a splashing good time at Ravine Waterpark's newest addition - Splash Lagoon!
• 8 thrilling slides
• 2 massive tipping buckets
The ultimate playground for the next gen of adventurers! #RavineWaterpark #20YearsOfFun



ravinewaterpark.com
NEW YEAR, NEW SPLASHES!
Ravine Waterpark's Splash Lagoon is...
Shop now

Ravine WaterPark Appeal
Buildings within 100 ft of Huero Huero















Feb 17, 2026

Good Afternoon Warren,

Based on concerns from the last Planning Commission Meeting, I will be removing the parking area improvements, the large gate, and the pathway across the river as I will not be using this lot for customer parking in the future.

I hope this keeps everything in the Paso Robles Blvd. area moving forward in a positive direction.

Thank You,

Brett Butterfield

RECEIVED
2/17/2026
City of Paso Robles
Community Development Dept.

ATTACHMENT 2
CEQA EXEMPTIONS AND ALUP CONSISTENCY ANALYSIS
FEBRUARY 2026

Brownstein

Brownstein Hyatt Farber Schreck, LLP
805.963.7000 main
1020 State Street
Santa Barbara, California 93101

March 23, 2026

Christopher R. Guillen
Attorney At Law
805.882.1452 direct
cguillen@bhfs.com

Elizabeth Hull
City Attorney
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
elizabeth.hull@bbklaw.com

RE: Ravine Waterpark—CEQA Exemptions and ALUP Consistency Analysis

Dear Ms. Hull:

I write on behalf of the Ravine Waterpark ("Waterpark") in response to the appeal filed by Ranch & Coast Properties of the Planning Commission's approval of an amendment to the Conditional Use Permit for the Waterpark. This letter addresses the appeal's assertion that the Ravine Waterpark Swimming Pool Addition Project ("Project"), defined further below, violates the California Environmental Quality Act ("CEQA") and the Paso Robles Airport Land Use Plan ("ALUP"). As explained herein, both assertions are meritless and the City is legally justified in denying the appeal.

The Waterpark ("Waterpark") was originally approved by the City of Paso Robles in 2004. The Waterpark was constructed from 2004 to 2007 in phases and now the Waterpark occupies nine (9) acres of a 16.6-acre site at 2301 Airport Road. The Project (CUP Amendment P25—124/AMD25-02) involves the construction of a new recreational pool area within an approved, and improved, public use area of the Waterpark. The Project area is currently improved with irrigated turf (lawn) and a concrete recreation area. A portion of the existing lawn and concrete will be removed to accommodate the new improvements. The improvements include an 1,825 square feet pool, a 153 square feet spa, and thirteen (13) 144 square feet cabanas, 3,850 square feet in total, with a total repurposed area of 9,060 square feet. The Project will not increase the Waterpark's capacity; in fact, under the occupant load allowances set forth in California Building Code Section 1004, it will marginally reduce overall capacity. This reduction results from the pool's lower allowable occupancy compared to the existing use of the lawn and concrete recreation areas for gatherings and events.[1]

The Project Fits Within Multiple Categorical Exemptions to CEQA

The City undertakes its environmental review by considering the potential environmental impacts of the Project as compared to the physical environmental conditions that exist at the time environmental analysis is commenced (i.e., baseline). (CEQA Guidelines §15125(a)(1).) This is important as "CEQA generally applies prospectively to activities to be carried out in the future and

[1] Per the Occupant Load for Egress table in California Building Code § 1004.5. The existing unconcentrated Assembly area has a load factor of 1 person per 15 square feet net. The swimming pool deck has 1 person per 15 square feet gross. The pool itself has a 1 person per 50 square feet gross.

not retrospectively to work already completed." (*Bottini v. City of San Diego* (2018) 27 Cal.App.5th 281, 303.) Any allegations relating to past unpermitted activities is left to the code enforcement agency; **environmental review is based on existing site characteristics**. (*Riverwatch v. County of San Diego* (1999) 76 Cal.App.4th 1428, 1453 [upholding CEQA baseline based on existing environment and which did not account for past alleged illegal activity on the site].) The CEQA baseline condition for the Project is the existing Waterpark, and specific to the Project, an area developed with irrigated landscaping and hardscape that is routinely used by Waterpark guests for high density gatherings and group activities.

Pursuant to CEQA Guidelines section 15300, projects that fall within one of the listed categories are exempt from additional CEQA review. In reviewing the Project for compliance with CEQA, the Project fits within the following Categorical Exemptions to CEQA and none of the exceptions to the exemptions apply. The City may assert CEQA exemptions at any time, including during litigation and despite having relied on a different environmental document during the administrative process. (*IBC Business Owners for Sensible Development v. City of Irvine* (2023) 88 Cal.App.5th 100, 131 fn 8.)

- **Class 1—Existing Facilities (CEQA Guidelines § 15301)**

A Class 1 categorical exemption covers "the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use." (CEQA Guidelines § 15301.) Specifically noted are additions to existing structures with an increase of less than 10,000 square feet so long as the project is in an area where public services and facilities are available and is not environmentally sensitive. (*Id.* at § 15301(e)(2).) "The key consideration is whether the project involves negligible or no expansion of use." (*Id.*)

Here, the Project is repurposing existing facilities within the Ravine Waterpark and fits within the outlined expansions of section 15301(e). Specifically: (1) the total area that will be modified is less than 10,000 square feet; (2) there are existing public services, including City water service, that will continue to serve the Waterpark and the Project; (3) there are no environmentally sensitive areas within the disturbed lawn and concrete areas; and, (4) the Project will not increase the capacity of the existing Ravine Waterpark.

- **Class 3—New Construction of Small Structures (CEQA Guidelines Section 15303)**

A Class 3 categorical exemption applies to "construction and location of limited numbers of new, small facilities or structures" including "[a]ccessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences." (CEQA Guidelines § 15303.) The Project is developing a pool and small accessory facilities, such as the cabanas. This type of project is explicitly described as an example of something that fits within the Class 3 categorical exemption.

- **Class 11—Accessory Minor Structures (CEQA Guidelines Section 15311)**

A Class 11 categorical exemption applies to "construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities." (CEQA Guidelines § 15311.) The Ravine Waterpark is an existing commercial facility, and the Project proposes the construction of minor structures that are accessory to that existing use. The Project features are located in an area that is currently utilized by Waterpark guests. The Project is limited to repurposing an existing use area with minor accessory structures. Although pools and associated

structures are not explicitly referenced in the exception, the use of the categorical exemption is not limited to those examples. Furthermore, a pool with associated hardscape includes analogous levels of development to a small parking lot, which is listed as an example of a Class 11 categorical exemption. (See CEQA Guidelines § 15311(b).)

Therefore, the Project fits within at least one, if not three, categorical exemptions, and the City may approve it on that basis.

- **None of the Exceptions to the Exemptions Apply**

The Project applicant also reviewed the exceptions to exemptions outlined in CEQA Guidelines section 15003.2. None of the exceptions apply.

- There are no location exemptions applicable to the Project. The location exception outlined in CEQA Guidelines § 15003.2(a) applies to the Class 3 and Class 11 categorical exemptions. It requires that the Project not be located on "an environmental resource of hazardous or critical concern" that has been designated, mapped, and adopted by any agencies. The Project is located on an existing developed site that is currently improved with turf, decompressed granite, concrete walkways, and shade covers. Further, the grading permit for the Project includes an erosion control plan to ensure construction related sediment is contained on the property.
- There are no anticipated cumulative impacts from projects of the same type in the same area over time. (CEQA Guidelines § 15003.2(b).) The Project applicant is not aware of any additional similar projects in the same area, and therefore there are no projects that might create a combined cumulative impact.
- There is no "reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." (CEQA Guidelines § 15003.2(c).) "Unusual circumstances" are those that show the project has some feature that distinguishes it from others in the exempt class, such as its size of location. (*Citizens for Environmental Responsibility v. State ex. Rel. 14th Dist. Ag. Assn.* (2015) 242 Cal.App.4th 555, 576.) In assessing whether the Project raises unusual circumstances, the Project is compared to other normal operations at the Ravine Waterpark. (*Id.* at 576-588 [event at fairground was not an unusual circumstance when considered in light of other activities at fairground].)

  First, there is nothing unusual about the Project relative to projects typically included in the Class 1, 3, and 11 categorical exemptions, particularly in light of the existing facilities at the Ravine Waterpark, where swimming pools and cabanas already exist. This type of repurposing of an approved use area of an existing facility is explicitly called out by the Class 1 categorical exemption, and the Project is squarely within the parameters of that use. Similarly, pools are a listed example of accessory structures under the Class 3 categorical exemption. And, in consideration of the other categories of construction of small structures listed in Class 3 such as single-family residences, multi-family residences, stores, motels, and restaurants, a small pool with accessory facilities is hardly unusual. Finally, related to the Class 11 categorical exemption, there is nothing to indicate something unusual about this Project's characterization as a minor renovation of an existing commercial and recreational use area within an approved facility.

Second, even if there was an unusual circumstance surrounding this Project, there is no evidence that the Project will result in any potentially significant impacts of any kind, let alone a significant impact that is a direct result of some unusual circumstance. The Project occurs within an already developed waterpark which is an already disturbed area and there are no anticipated changes from existing baseline activity levels.

- The Project will not impact resources within a scenic highway, as Highway 46 is not a State designated Scenic Highway and the Project will not impact scenic views, as it is solely repurposing of an existing developed area. (CEQA Guidelines § 15003.2(d).)
- The Project is not located on a property included on any lists for hazard wastes sites. (CEQA Guidelines § 15003.2(e).)
- The Project will not cause a substantial adverse change in the significance of a historical resource as there are no historical resources within the footprint of the Project. (CEQA Guidelines § 15003.2(f).)

Therefore, no exceptions to categorical exemption apply, and it would be appropriate for the City to use the Class 1, 3, or 11 categorical exemptions for its approval of this Project.

The Airport Land Use Plan Does Not Apply to the Project

When the Waterpark was approved in 2004, the City found that the Waterpark was consistent with the version of the Airport Land Use Plan ("ALUP") in effect at that time. (See April 13, 2004 City Staff Report to Planning Commission re Planned Development 00-023 and Conditional Use Permit 00-020 – The Ravine Project.) The ALUP has since been amended three times with the current iteration adopted in 2025.

The current ALUP states that it "applies only to new development within the Planning Area, and the ALUC has no authority over existing land use." (ALUP, p. 2-5.) "Existing land uses that are 'incompatible' . . . will be considered 'non-conforming' uses and will be allowed to remain, but shall not expand more than 10 percent beyond the permitted project size at the time of the adoption of this amendment." (ALUP, p. 2-5.) "The limitation on ALUC authority over existing land uses is not applicable when expansion, redevelopment or land use conversion is proposed." (ALUP, p. 2-6.)

The Waterpark is an existing land use and the Project only entails repurposing a small portion of the existing Waterpark site. The Project does not expand the Project size, nor does it propose a new use or a change in use, density, or intensity. Accordingly, the current ALUP regulation do not apply to the Project.

Sincerely,

Christopher R. Guillen

Copy to: Sarah Owsowitz, Best Best & Krieger, sarah.owsowitz@bbklaw.com

ATTACHMENT 3
PARCEL MAP PRAL 13-0095
NOVEMBER 2015

PARCEL MAP PRAL 13-0095

BEING AN ADJUSTMENT OF PARCELS 2 AND 3,
PARCEL MAP PR 00-0168,
AS FILED IN BOOK 56 PAGE 24 OF PARCEL MAPS,
IN THE CITY OF EL PASO DE ROBLES,
COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA.

OWNERS' STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL RECORDHOLDERS OF SECURITY INTEREST IN, AND ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT EACH OF US DO HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

JOHN PEHL, MEMBER
RAVINE WATERPARK, LLC

OMAR PERCICH, CHIEF FINANCIAL OFFICER
FOLEY FAMILY WINES, INC.

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO } SS

ON July 29, 2015, BEFORE ME, Diane G. Kubat NOTARY PUBLIC, PERSONALLY APPEARED JOHN PEHL, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITIES UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE — Diane G. Kubat PRINTED NAME

COUNTY OF COMMISSION: San Luis Obispo

COMMISSION NO: 2105250 EXP. DATE: 03-30-19

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO } SS

ON 9 Sept, 2015, BEFORE ME, Melissa Cornett NOTARY PUBLIC, PERSONALLY APPEARED OMAR PERCICH, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITIES UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

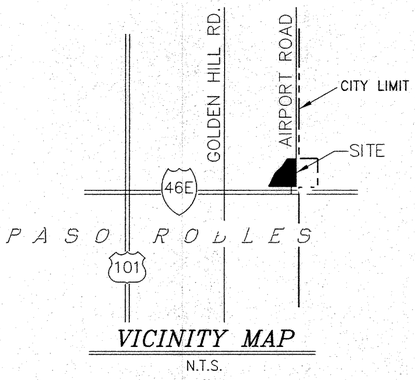
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE — Melissa Cornett PRINTED NAME

COUNTY OF COMMISSION: Sonoma

COMMISSION NO: 2083868 EXP. DATE: Sep 29, 2018



VICINITY MAP
N.T.S.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOHN PEHL IN JULY OF 2014. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Wm. E. Touchon 07-15-2015
WM. E. TOUCHON L.S. 4845

LICENSED LAND SURVEYOR * WM. EDWARD TOUCHON * EXP. 9/30/2016 L.S. 4845 * STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP, ENTITLED PARCEL MAP PRAL 13-0095, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

10-14-15
JOHN R. FALKENSTIEN, CITY ENGINEER DATE
CITY OF EL PASO DE ROBLES
R.C.E. 33760 (EXP. 6-30-2016)

REGISTERED PROFESSIONAL ENGINEER * JOHN R. FALKENSTIEN * No. C33760 Exp. 6/30/16 * CIVIL * STATE OF CALIFORNIA

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED PARCEL MAP PRAL 13-0095, THAT SAID MAP SUBSTANTIALLY CONFORMS TO THE ACTION TAKEN BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF EL PASO DE ROBLES ON APRIL 16, 2014.

10/14/15
WARREN FRACE DATE
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF EL PASO DE ROBLES

SIGNATURE OMISSIONS NOTE

THE SIGNATURES OF THE OWNERS OF THE UNDERLYING DEED HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (a-3-A) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

SOUTHERN CALIFORNIA GAS COMPANY, AS A PUBLIC UTILITY EASEMENT HOLDER PER DEED RECORDED SEPTEMBER 11, 1981 AS INSTRUMENT NO. 42156 IN BOOK 2354, PAGE 842 OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY.

HARVEY KEITH MUNDEE, ET AL., AS TRUSTEES OF THE MUNDEE FAMILY REVOCABLE TRUST DATED DECEMBER 21, 1990, AND AS TRUSTEES OF THE HARVEY K. & BEVERLY M. MUNDEE IRREVOCABLE TRUST DATED DECEMBER 16, 1992; AS AN ACCESS, UTILITY, AND COMMERCIAL DRIVEWAY EASEMENT HOLDER PER DEED RECORDED JANUARY 28, 1997 AS INSTRUMENT NO. 1997-004283 OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY.

CITY OF PASO ROBLES, AS A AVIGATION EASEMENT HOLDER PER DEED RECORDED NOVEMBER 7, 2005 AS INSTRUMENT NO. 2005-093991 OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY.

PACIFIC BELL TELEPHONE COMPANY, AS A PUBLIC UTILITY EASEMENT HOLDER PER DEED RECORDED MATCH 26, 2009 AS INSTRUMENT NO. 2009-014665 OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY.

RECORDER'S STATEMENT

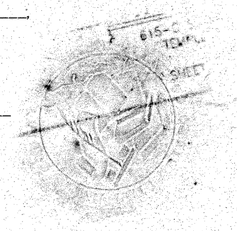
FILED THIS 16th DAY OF NOV, 2015, AT 8:05 AM.

IN BOOK 78 OF PARCEL MAPS AT PAGES 32-33,

AT THE REQUEST OF WM. E. TOUCHON.

DOC. NO.: 2015058300 FEE: $10.00

TOMMY GONG ~~JULIE L. RODEWALD~~ BY: JLO
COUNTY RECORDER DEPUTY



TWIN CITIES SURVEYING, INC.
615-C S. MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1834
SHEET 1 OF 2 JN 13108

PM 78

FIRST AMERICAN TITLE COMPANY: 4001-4475278 (L.

PARCEL MAP PRAL 13-0095

BEING AN ADJUSTMENT OF PARCELS 2 AND 3, PARCEL MAP PR 00-0168, AS FILED IN BOOK 56 PAGE 24 OF PARCEL MAPS, IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

PM 78

LEGEND

- ○ = SET 1" IRON PIPE WITH BRASS TAG STAMPED "LS 4845"
- ⊗ = FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED "CALIFORNIA DOT" PER 107-LS-32
- ● = FOUND MONUMENT AS NOTED
- ▲ = FOUND 2" BC STAMPED C.D.O.T. IN MONUMENT WELL PER 107-LS-32
- ◉ = FOUND 1" I.P. W/TAG "LS 4845" PER R3 UNLESS OTHERWISE NOTED
- ■ = FOUND 6"x 6" CONCRETE MONUMENT FOR R/W ANGLE POINT PER R1 & R3
- calc = CALCULATED FROM RECORD
- m = METERS
- N.F.S. = NOTHING FOUND OR SET
- P.U.E. = PUBLIC UTILITY EASEMENT
- ɯɯɯɯ = ACCESS DENIAL
- [.....-R1] = DATA PER STATE HWY. R/W MAPS "SLO 46 P.M. 31.7-32.3" (SHEETS 9-11 OF 11)
- [.....-R2] = DATA PER 6-LS-105 & 727-OR-494
- [.....-R3] = DATA PER 56-PM-24
- [.....-R4] = DATA PER 107-LS-32 (SHEET 4)
- [.....-Dd1] = DATA PER 928-OR-181 (AIRPORT ROAD)
- [.....-Dd2] = DATA PER DOC. NO. 1997-004283
- [.....-M] = "MEASURED" (NOTE: ALL BEARINGS & DISTANCES NOT CONTAINED WITHIN BRACKETS ARE "MEASURED" DATA)

DETAIL A

N.T.S.

PCL 5, 52-PM-78. PCL 1, 49-PM-49. PCL 1, 54-PM-2. PCL 2. 749-OR-344. 928-OR-181.

FD. 5/8" REBAR W/CAP "RCE 29743" PER 52-PM-78. REJECTED FOR POINT ON SECTION LINE.

FD. 1" I.P. W/TAG "RCE 69.23". ACCEPTED FOR 1/16 CORNER PER R3.

N 89°50'53" E 83.99'-M&R3 53.90'-M&R3

50.17'-M-

N 85°28'49" W 28.16' [N85°28'30"W 28.22'-Dd1,Dd2]

FD. GEARSPIKE IN LIEU OF 1" I.P. PER R3.

S 00°08'49" E [S00°08'30"E-Dd1,Dd2] 54.82'[54.82'-M&R3,Dd1,Dd2]

N 00°08'49" W 70.00' [N00°08'30"W 70.00'-Dd2]

N89°51'11"E 36.54'-M [N89°51'30"E 36.62'-Dd2]

ACCESS AND PUBLIC UTILITY EASEMENT PER DOC. NO. 1997-004283 (HATCHED AREA) [NOTE: THE MONUMENT SET AT THE E.C. OF THE OFFER OF DEDICATION LINE MAY, OR MAY NOT, FALL ON THE NORTH LINE OF THIS EASEMENT DEPENDING ON THE INTERPRETATION OF 1997-004283 & 928-OR-181]

DETAIL B

N.T.S.

HWY. R/W. 46.01'-M&R3. N 59°24'12" E 598.69'-M&R3. CENTERLINE. FD. 1" I.P. PER R3. MONUMENT LOCATED AT INTERSECTION OF CENTERLINE AND HWY. R/W FOR LOT CORNER. FD. NAIL FOR CENTERLINE PER R2. 180.83'-M&R3. N 59°24'12" E 0.41'-M&R3

DETAIL C

N.T.S.

9 METER WIDE P.U.E. PER DOC# 2009-014664. 10' P.U.E. PER R3. 1292.33'. L13. L14. L15. FD. 1/2" REBAR PER R3, (CAP ILLEGIBLE). MONUMENT FOUND DESTROYED, RE-ESTABLISHED BY BEARING-BEARING INTERSECTION. 246.03'-M&R3. N 89°05'06" W 311.95'-M&R3 [N87°35'13"W 311.96'-R1]. FD. 2" BRASS CAP STAMPED "CALIF. DEPT. OF TRANSPORTATION RESET 2011 T26S R12E 23/24/25/26" IN MONUMENT WELL PER R4.

LINE TABLE

L1=	N 83°10'05" W	50.36'	[M&R3]
L2=	N 83°10'05" W	30.50'	[M&R3]
L3=	S 89°59'20" W	19.72'	[M&R3]
L4=	N 00°02'36" W	49.06'	[N00°01'30"W-Dd1 calc]
L5=	N 53°45'24" E	124.35'	[N53°46'30"E 124.35'-Dd1 calc]
L6=	N 24°04'24" E	333.36'	[N24°05'30"E 333.36'-Dd1 calc]
L7=	N 04°30'24" E	50.15'	[N04°31'30"E-Dd1 calc]
L8=	S 11°46'50" E	88.07'	[M&R3]
L9=	S 75°40'39" E	39.07'	[S74°05'22"E 38.51'-R4]
L10=	S 25°31'26" E	76.22'	[S23°58'31"E 76.31'-R4]
L11=	S 85°44'04" E	131.53'	[S84°13'21"E 131.60'-R4]
L12=	N 89°58'48" E	393.70'	[S88°30'42"E 393.70'-R4]
L13=	S 81°06'09" E	68.54'	[S79°48'27"E 68.55'-R4]
L14=	N 89°05'06" W	66.42'	[M&R3]
L15=	N 00°08'49" W	29.17'	[N00°00'46"E 29.43'-R4]
L16=	N 34°54'57" E	711.07'	[M&R3 calc]
L17=	N 70°59'12" E	39.42'	[M&R3 calc]
L18=	N 47°56'28" E	432.12'	[M&R3 calc]
L19=	N 33°56'28" E	452.23'	[M&R3 calc]
L20=	N 89°50'53" E	305.71'	[M&R3 calc]

CURVE TABLE

C1=	R=300.00' Δ=53°48'00" L=281.70'	[R=300.00' Δ=53°48'00" L=281.70'-Dd1 calc]
C2=	R=600.00' Δ=29°41'00" L=310.84'	[R=600.00' Δ=29°41'00" L=310.84'-Dd1 calc]
C3=	R=1000.00' Δ=19°34'00" L=341.50'	[R=1000.00' Δ=19°34'00" L=341.50'-Dd1 calc]
C4=	R=1030.00' Δ=04°02'59" L=72.80'	[R=1030.00' Δ=04°03'00" L=72.81'-Dd2]
C5=	R=1030.00' Δ=15°30'39" L=278.84'	[M]
C6=	R=270.00' Δ=44°11'52" L=208.28'	[M&R4]
C7=	R=270.00' Δ=02°28'22" L=11.65'	[M&R4]

120' 60' 0' 120' 240'

SCALE: 1"= 120' FT.

PARCEL 1, 17.70 AC. GROSS, 16.16 AC. NET

PARCEL 1, 56-PM-24

PARCEL 2, 9.34 AC. GROSS, 8.26 AC. NET

PARCEL 5, 52-PM-78

LOT 4, 3-MB-68. LOT 5, 10-MB-46. FD. 1" I.P. W/TAG "LS 4845" IN HUB REMAINS AT LOT CORNER.

N 89°50'53" E 2642.86'-M&R3. 2222.97'-M&R3

2009-OR-04532

749 OR 344

PARCEL 1, 49-PM-49

1/16 CORNER

S 00°08'49" E [S00°08'30"E-Dd1,Dd2] 54.82'[M,Dd1,Dd2]

ACCESS AND PUBLIC UTILITY EASEMENT PER DOC. NO. 1997-004283 (HATCHED AREA)

N 85°28'49" W 28.16' [N85°28'30"W 28.22'-Dd1,Dd2]

419.89'-M&R3 [419.89'-R2] 365.99'-M&R3

L20: 335.90'-M

N 04°30'24" E [N04°31'30"E-Dd1] 47.70'-M&R3

TIE: N21°38'48"E 77.73'

MONUMENT NOT FOUND, NOT PULLED.

R=970.00' Δ=19°34'00" L=331.26' [M&R3,Dd1]

DETAIL "A"

10' WIDE P.U.E. PER R3

N 33°56'28" E 432.24'-M&R3 [N34°05'00"E 432.36'-R2]

N 47°56'28" E 423.95'-M&R3 [N48°05'00"E 424.07'-R2]

SET GEARSPIKE AND WASHER STAMPED "LS 4845".

928-OR-181

[N24°05'30"E 333.36'-Dd1] N 24°04'24" E 333.36'-M&R3

TOTAL CURVE R=1030.00'[M&R3,Dd1] Δ=19°33'38"[19°34'00"-Dd1] L=351.64' [351.75'-Dd1]

PARCEL 1, 54-PM-2

N 00°08'49" W 1321.50' [NORTH 1322.37'-R2]

1292.33'[NORTH 1292.90'-R2] 1167.51'

BASIS OF BEARINGS

THE "BASIS OF BEARING" FOR THIS MAP & SURVEY IS "GEODETIC NORTH" AS ESTABLISHED BY OBSERVATION OF THE G.P.S. CONSTELLATION ON OCTOBER 2, 2001 WITH AN APPLIED MAPPING ANGLE OF -1°30'19" CALCULATED AT THE SOUTH 1/16 CORNER OF SECTION 23.

SURVEYOR'S NOTE

THE 100' WIDE OFFER OF DEDICATION FOR ROADWAY PER 56/PM/24 WAS REJECTED. THE 1" IRON PIPES WITH BRASS TAGS STAMPED "LS 4845" SET WITHIN THE 100' RIGHT OF WAY SHALL BE REMOVED AT OR BEFORE THE TIME OF PARCEL MAP SUBMITTAL, UNLESS NOTED OTHERWISE.

EASEMENT NOTE

PER DOCUMENT 2005-093991 RECORDED SEPTEMBER 27, 2005, THE CITY OF PASO ROBLES, A MUNICIPAL CORPORATION OBTAINED AN EASEMENT FROM PACIFIC CONSERVATION COMPANY, LLC OVER ALL OF PARCEL 3 OF PARCEL MAP PR 00-0168, A PUBLIC EASEMENT FOR NAVIGATION AND THE INCIDENTS OF NAVIGATION.

DETAIL "B"

46.01'-M&R3. [180.63'-R2] 180.83'-M&R3. N 56°55'06" W 226.84'-M&R3 [N55°25'05"W 226.85'-R1]

10' WIDE PIPELINE EASEMENT PER 2354-OR-842 (ALONG COURSES BEARING N 83°10'05" W & N 89°58'45" E, ONLY)

555.45'-M&R3

S 89°58'45" W 1049.22'-M&R3 [S88°31'02"E 1049.22'-R1]

10' WIDE P.U.E. (TYPICAL) PER R3

493.77'-M&R3

[N00°01'30"W 45.44'-Dd1] N 00°02'36" W 45.44'-M&R3

221.41'-M&R3 N 83°10'05" W 251.91'-M&R3 [N81°39'55"W 251.92'-R1]

N 59°24'12" E 598.69'-M&R3 [N59°30'00"E 599.04'-R2]

25' [R3] 25' [R3]

N 70°59'12" E 658.88'-M&R3 [N71°05'00"E 658.81'-R2]

N 34°54'57" E 753.53'-M&R3

L16. L17

R=330.00' Δ=53°48'00" L=309.87' [M,Dd1]

R=570.00' Δ=29°41'00" L=295.30' [M,Dd1]

MONUMENT BURIED, UNABLE TO PULL.

[N53°46'30"E 124.35'-Dd1] N 53°45'24" E 124.35'-M&R3

TIE: N13°49'46"E 113.93'

R=630.00' Δ=29°41'00" L=326.39' [M&R3,Dd1]

SET GEARSPIKE AND WASHER STAMPED "LS 4845".

[S53°46'30"W 124.35'-Dd1] S 53°45'24" W 124.35'-M&R3

TOTAL CURVE R=270.00' [M,R3] Δ=46°40'14"[M,R3] L=219.93' [M,R3]

9 METER WIDE P.U.E. PER DOC# 2009-014664

N.F.S.

580.58'-M&R3

S 89°59'20" W 600.30'-M&R3 [S88°30'30"E 600.30'-R1]

FD. 1/2" REBAR PER R3, (CAP ILLEGIBLE). MONUMENT FOUND DESTROYED, RE-ESTABLISHED BY BEARING-BEARING INTERSECTION.

246.03'-M&R3

N 89°05'06" W 311.95'-M&R3 [N87°35'13"W 311.96'-R1]

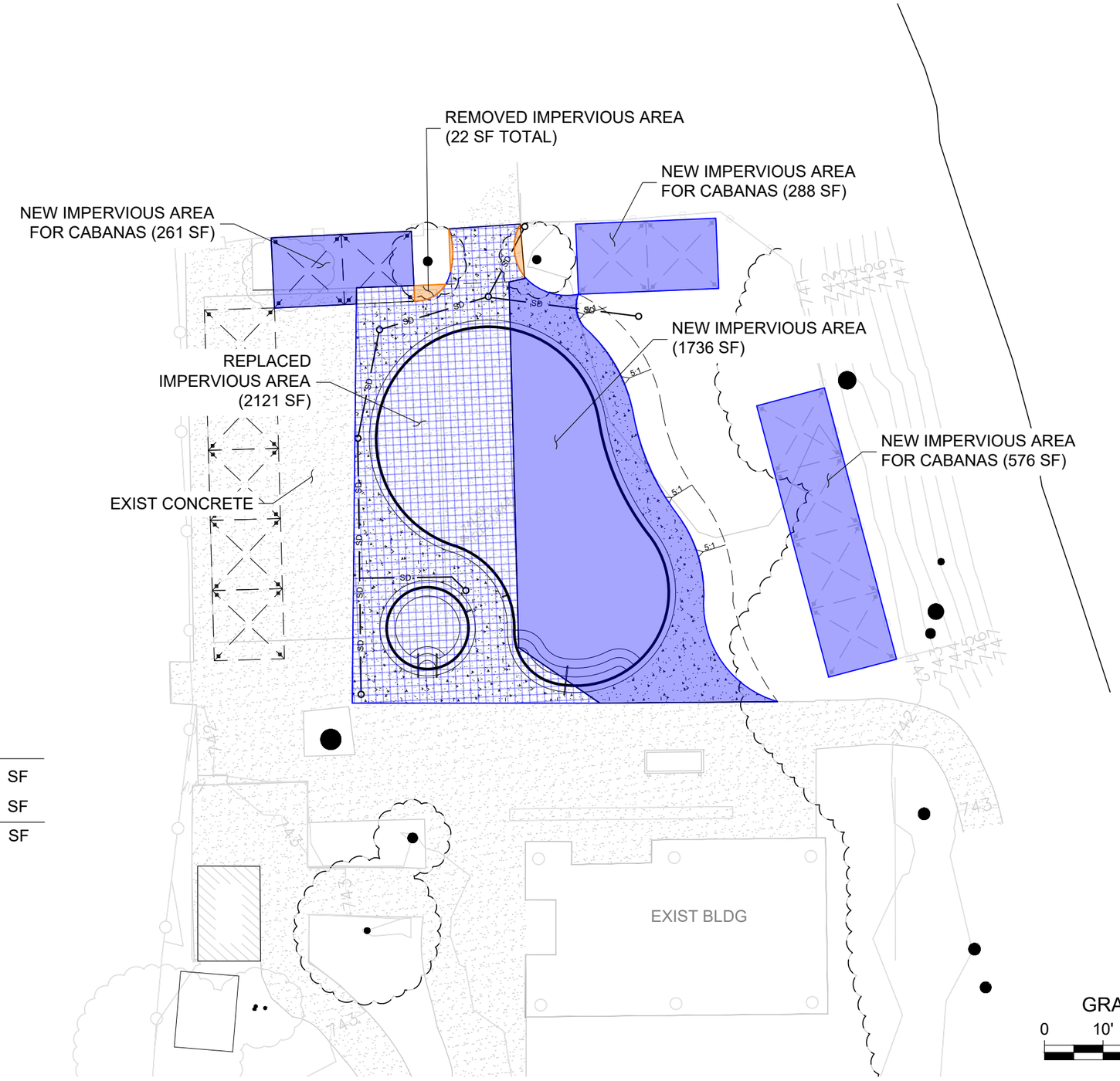
DETAIL "C"

STATE HIGHWAY 46 EAST

TWIN CITIES SURVEYING, INC.
615-C S. MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1834

SHEET 2 OF 2 JN 13108

ATTACHMENT 4
STORMWATER CONTROL PLAN
MARCH 2026



AREA SUMMARY

NEW IMPERVIOUS AREA	2,861	SF
REPLACED IMPERVIOUS AREA	2,121	SF
TOTAL NEW IMPERVIOUS AREA	4,982	SF

N

GRAPHIC SCALE

0 10' 20' 40'

(IN FEET)
1 IN = 20 FT

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RAVINE WATER PARK
SOUTH PARK EXPANSION

EXISTING IMPERVIOUS AREA EXHIBIT

JOB No. :	1336-01
DRAWING :	1336-01-T1-SWMAP2
DRAWN BY:	CPK
DATE :	3/3/2026
SCALE :	1" = 20'

STORMWATER DESIGN SUMMARY

IMPERVIOUS AREAS DRAINING TO LANDSCAPE MEET OR EXCEED 2:1 RATIO.

IMPERVIOUS AREAS COLLECTED BY THE STORM DRAIN SYSTEM WILL DRAIN TO LANDSCAPE AREAS

RUNOFF DIRECTLY ENTERING POOLS WILL BE INCORPORATED INTO THE ONSITE WATER RECOVERY SYSTEM WHICH INCLUDES ON AND OFFSITE USE OF WATER (AFTER STORAGE) FOR DUST CONTROL AND COMPACTION.

AREA SUMMARY

IMPERVIOUS AREA DRAINING TO LANDSCAPE (OVERLAND)	1,416 SF
IMPERVIOUS AREA DRAINING TO LANDSCAPE (SD NETWORK)	1,272 SF
IMPERVIOUS AREA CAPTURED FOR RE-USE	2,294 SF
TOTAL NEW IMPERVIOUS AREA	4,982 SF



GRAPHIC SCALE

0 10' 20' 40'

(IN FEET)
1 IN = 20 FT

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RAVINE WATER PARK
SOUTH PARK EXPANSION
DRAINAGE MANAGEMENT AREAS

JOB No. :	1336-01
DRAWING :	1336-01-T1-SWMAP2
DRAWN BY:	CPK
DATE :	3/3/2026
SCALE :	1" = 20'

Attachment 6

RESOLUTION 26-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES TO, PURSUANT TO AN ADOPTED INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND, IN THE ALTERNATIVE, CATEGORICAL EXEMPTIONS FROM CEQA, TO APPROVE AMD25-02 TO AMEND CUP00-020/PD0-023 FOR THE RAVINE WATER PARK

2301 AIRPORT ROAD, APN: 025-433-012

WHEREAS, Ravine Waterpark, LLC has applied for AMD25-02/P25-0124, a request for approval for construction of a new recreational pool area within a pre-disturbed area of the site; and

WHEREAS, the 16.16 net acre site is located at 2301 Airport Road (See Vicinity Map, Attachment 1); and

WHEREAS, the site has a General Plan land use designation of CS (Commercial Service) and is in the C2-PD (Highway Commercial, Plan Development Overlay) zoning district, where Outdoor Commercial Recreation Facility is conditionally allowed use; and

WHEREAS, the proposed recreational pool area is consistent with General Plan policies and will not affect views from Highway 46E due to site topography; and

WHEREAS, the existing approximate 9-acre water park/amusement park at 2301 Airport Road was approved by the Planning Commission on April 13, 2005[4] via resolution 04-042 for CUP00-020, resolution 04-043 for PD 00-023, and resolution 04-044 regarding the adopted Initial Study/Mitigated Negative Declaration (IS/MND); and

WHEREAS, the proposed amendment was reviewed by the Development Review Committee on January 12th, 2026. The Development Review Committee recommended the project to Planning Commission for approval; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on February 10th, 2026, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this request for a development plan.

WHEREAS, Proceeding the public hearing on February 10th, 2026, by a vote of 7-0, the Planning Commission approved an amendment to the Conditional Use Permit and Planned Development for the Ravine Water Park pursuant to a finding of consistency with IS/MND via Resolution PC 22-017 ; and;

WHEREAS, Ranch and Coast Properties, represented by John Erskine, Attorney at Law, Noossaman LLP filed appeal (APL26-01/P26-022) to request the City Council appeal Planning Commissions decision to approve the project

WHEREAS, A hearing for the appeal was scheduled and duly noticed for the April 7th, 2026 City Council meeting.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Based on the information contained in the staff report entitled Ravine Waterpark CUP Amendment Appeal, dated April 7th, 2026), testimony presented during the public hearing, and responses thereto, the City Council hereby finds and determines that:

Conditional Use Permit Findings (Chapter 21.19.050)

1. The proposed used is consistent with the General Plan and any applicable specific plan as the Commercial Service General Plan land use designation, Commercial Highway zoning, and Airport safety zone #3 and #5 permit waterparks. In addition, the new recreational pool area is not visible from highway 46 E, compatible with General Plan Conservation goal C-5 and Land Use Element policy LU-2B, action item 2.
2. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity; The proposed recreational pool area is located within the 9-acre footprint of the existing Ravine Water Park. The proposed recreational pool area is designed to blend in with the existing site design and utilize existing facilities and service. In addition, CUP00-020 and AMD25-02 is conditioned to maintain neighborhood compatibility. "Outdoor Recreation Facilities" is permitted in the adjacent parcels zoned C2-PD, C3-PD, POS. A vacant parcel located to the West, is zoned RA-PD and does not have any proposed conflicting use at this time. Therefore, the proposed recreational pool area does not influence any current or future land uses in the vicinity.
3. The site is physically suitable in terms of
    a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, site improvements, loading, and parking: The proposed recreational pool area is situated within the 9 acre footprint of the existing Ravine Water Park. The new recreational pool area shall utilize existing facilities and services of the site. The proposed recreational pool area is intended to be a new amenity for reoccurring guests therefore not creating a significant increase in visitors, that would influence occupancy, traffic patterns, or parking.
    b. Streets and highways adequate to accommodate public and emergency vehicles (such as fire and medical) access: 2301 Airport Road (APN 025-433-012) is located off Highway 46E and Airport Road with adequate ingress and egress to the site via a paved parking lot off of Airport Road.
    c. Public protection services (such as fire protection, police protection, etc: There are no proposed changes to the layout of the existing on-site parking lot or site ingress/egress ensuring adequate access for fire and emergency services personnel and vehicles. The approval of CUP00-020 was conditioned to ensure ongoing compliance with the Uniform Fire Code including hydrants, water supply, fire apparatus access, and run book mapping.
    d. The provision of utilities (such as potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.): The stormwater and the engineering departments reviewed the proposed amendment and have conditioned the project to protect the Huer Huero River and ensure adequate stormwater and drainage system (Exhibit A, condition 12 through 14)

Based on these findings, the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located

Attachment 6

Planned Development Findings (Section 21.16.010.c)

1. The design and intensity (density) of the proposed project is consistent with the following:
    a. The goals and policies established by the General Plan: The Commercial Service (CS) General Plan land use designation is intended to provide commercial services. The proposed recreational pool area is consistent with Conservation Element Goal C-5 and Land Use Element Policy LU-2B, Action Item 2, as the project site is not visible from Highway 46E. Therefore, does not diminish from a designated scenic gateway to the City due to the site's topography.
    b. The policies and development standards established by any applicable Specific Plan, Special Planned Development, or Master Development Plan: The site is located within the Airport Safety zone #3 and #5 that allow waterparks.
    c. The Zoning Code, including the purpose and intent of the zoning districts in which a development project is located as well as applicable design and development standards: The property is zoned Commercial Highway (C2) with a Planned Development overlay (PD). The Zoning Code Land Use Matrix (Table 21.32-1) permits the operation of outdoor recreation areas in the C2 zone, with the approval of a conditional use permit. The proposed amendment was reviewed by the Planning Department for standards applicable to all zoning districts and conditioned to ensure dark sky compliant lighting, parking lot landscaping, and oak tree preservation (Exhibit A).
    d. All other adopted codes, policies, standards, and plans of the City, including design guidelines adopted by resolution by the planning commission: The application is fully compliant with all other adopted codes, policies, standards, and plans, including design guidelines
2. The proposed project will not be detrimental to the public health, safety, or welfare, or be injurious to property or other improvements in the vicinity: The proposed recreational pool area is located within the 9 acre pre disturbed area of the Ravine Water Park. The project shall comply with all applicable Building and Fire codes to ensure public health and safety. The site is accessible to the public and public protection services via an existing paved parking lot off of Airport Road.
3. The proposed project accommodates the aesthetic quality of the City as a whole, especially where development will be visible from gateways to the City and scenic corridors and contributes to the orderly development of the City as a whole: The project site located adjacent to Highway 46E, a gateway to the City, The existing Ravine water park is visible from highway 46 E. However, the proposed recreational pool area is not visible from pubic right of way. In addition, the project is conditioned to landscape the on-site parking lot to provide shade and comfort to visitors. No other changes that could influence the aesthetic quality of the City due to the proximity to Highway 46E are proposed.
4. The proposed project is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (such as privacy) impacts: The proposed recreational pool area is not visible from public right of way and would not influence the visual appearance of the site. In addition, Conditional Use Permit 00-020 and Planned Development Permit 00-023 was approved with a mitigated negative declaration. Conditions associated with the Mitigated Negative Declaration remain in effect to reduce the environmental impact of the site.

Site Specific Modifications (Resolution No. 04-044)

1. Pursuant to Site Specific Condition 3 of Resolution No. 04-044, approving Conditional Use Permit 00-020, the Planning Commission finds that modifications or additions to the project's site specific conditions are necessary to protect the public interest and neighboring properties.

Site Specific Modifications (Resolution No. 04-043)

1. Pursuant to Standard Condition 3 of Resolution No. 04-043, approving Planned Development PC 00-023, the Planning Commission finds that modifications or additions to the project's site specific conditions are necessary to protect the public interest and neighboring properties.

Section 3. The City Council determines that the Amended Conditional Use Permit and Planned Development to construct a new recreation pool area within the 9-acre pre-disturbed area would not increase the environmental impact beyond what was previously analyzed in the IS/MND. Further the previously adopted mitigation measures will continued to remain in effect with regard to the Amended Conditional Use Permit and Planned Development. The City Council further finds that no substantial changes to the Ravine Water Park or to the circumstances under which Ravine Water Park was undertaken are proposed, and there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects under the existing IS/MND. The City Council also finds that the Amended Conditional Use Permit and Amended Planned Development are consistent with the adopted IS/MND and do not require additional review under CEQA pursuant to CEQA Guidelines 15162.

Section 4. In the alternative the City Council determines, based on the information contained in the staff report entitled Ravine Waterpark CUP Amendment Appeal, dated April 7th, 2026, that the Amended Conditional Use Permit and Planned Development is exempt from CEQA pursuant to CEQA Guidelines section 15301, 15303 and 15311 and that none of the exceptions in CEQA Guidelines section 15300.2 to the use of these exemptions have application here.

Section 5. The City Council directs staff to file and post a Notice of Determination as to the City's findings regarding the Amended Conditional Use Permit and Planned Development's consistency with the adopted IS/MND and to file and post a Notice of Exemption as to the City's findings regarding the Amended Conditional Use Permit and Planned Development categorical exemption from CEQA under CEQA Guidelines section 15301, 15303, and 15311.

Section 6. The City Council hereby approves AMD25-02 attached hereto as Exhibit A, B, and C and incorporated herein by reference.

Exhibit A – Site Specific Conditions of Approval

Exhibit B – Standard Conditions of Approval

Exhibit C – Project Plans

Section 7. This approval shall become effective immediately. Pursuant to Section 21.25.030 of the Paso Robles Municipal Code (PRMC), the determination and order of the City Council, is final and conclusive upon the applicant.

APPROVED this 7th day of April, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibits:

Exhibit A – Site Specific Conditions of Approval
Exhibit B – Standard Conditions of Approval
Exhibit C – Project Plans

Exhibit A

Site Specific Conditions of Approval – AMD25-02 (P25-0124)

Planning Division Conditions:

1. The applicant/developer shall comply with the checked standard Conditions of Approval, "Exhibit B".

   NOTE: In the event of conflict or duplication between standard conditions in Exhibit B and site-specific conditions in this Exhibit A, the site-specific condition **of** this Exhibit A shall supersede the standard conditions of Exhibit B.

2. The project shall be constructed in substantial conformance with the Conditions of Approval and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Project Plans

3. Amendment 25-02 shall allow for the construction of a new pool area within pre-disturbed area of the Ravine Waterpark. Amendment 25-02 consists of a 1,825 sq. ft. pool, 153 sq. ft. spa, and thirteen 144 sq. ft. cabanas.

4. Approval of the project is valid for a period of two (2) years from the date of approval. Unless construction permits have been issued and site work has begun, the approval of Amendment 25-02 shall expire on February 10th, 2028. The Planning Commission may extend the expiration date if a time extension(s) application has been filed with the City along with the required fee before the expiration date.

5. Any condition imposed by the Planning Commission in approving 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 Planning Commission makes the same findings for the modification as were made for the original approval and 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.

6. The existing oak trees reflected on the site plan shall be proteted during all phases of construction pursuant to PRMC Section 10.01.080. An arborist report prepared by a Certified arborist approved by the City of Paso Robles shall be provided to City saff prior to issuance of the building permit for the proposed cabanas located within the critical root zone of the oak trees as reflected on the site plan (Exhibit C).

7. Each parking lot planter shall be planted and maintain one 15-gal crape myrtle tree and six 1-gal Indian Hawthron shrubs. Landscaping and irrigation plan to be provided prior to issuance of the building permit.

8. All outstanding or ongoing condition and mitigation measures outlined in Resolution PC 04-042, PC 04-043, PC 04-044 still apply.

Engineering Division Conditions:

General Engineering Requirements

9. General code, engineering, and utility compliance
   For each phase of the project, the applicant/developer shall design, permit, and construct all required public and private improvements, in accordance with the city of paso robles municipal code, adopted ordinances, city standard details and specifications, the approved exhibits, all engineering conditions of approval, and all other applicable local, state and federal regulations.

10. City standards
    All improvements, both public and private, shall be consistent with the latest edition of the city standard details and specifications except where the applicant/developer has requested and been granted a formal design exception by the city engineer. Design exceptions shall be submitted, as required by the city engineering standard details and specifications, and shall be accompanied by the required application and review fee. The applicant/developer shall summarize the need for the request, alternatives, and may be asked to propose final construction details, specifications, and minimum construction tolerances/testing for review and approval by the city engineer in support of the request. The request shall be approved by the city engineer prior to submittal of complete improvement plans.

11. Substantial conformance
    The project shall be constructed in substantial conformance with these conditions of approval, and the ravine waterpark design development plans dated 01/06/26.

Drainage & Stormwater Control Requirements

12. Direct and indirect stormwater discharge
    The Applicant shall either eliminate all new connections to the storm drain outfall to Huer Huero Creek, or provide evidence from the Central Coast Regional Water Quality Board that an NPDES permit is not required for the stormwater discharge as shown on the plans. If an NPDES permit is required, the Applicant shall apply for and obtain coverage under that program, prior to issuance of a building or grading permit.

13. Stormwater control plan and npdes compliance
    All drainage and stormwater improvements shall comply with applicable npdes, swppp, swcp, erosion control, and stormwater quality requirements of the city of paso robles and the regional water quality control board. Stormwater quality best management practices and retention features shall be designed, installed, and maintained to meet city standards and permit requirements.
    The applicant/developer shall prepare a stormwater control plan (swcp) that meets post-construction requirements per https://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/hydromod_lid_docs/2013_0032resolution_signed.pdf that incorporates appropriate post construction best management practices (bmps), maximizes pervious surfaces, and includes

infiltration into the design of the project. The plan shall be submitted in compliance with the engineering standard details and specifications. An approved swcp is required prior to building or grading permit issuance.

Flood Control Requirements

14. Certification

For a building within a special flood hazard area as indicated on a flood insurance rate map (firm), the applicant shall provide certification from a registered civil engineer or architect that the nonresidential floodproofed structure meets the floodproofing criteria in section 21.80.080 of the municipal code.

Exhibit B

CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

☒ Conditional Use Permit	☐ Development Plan Review
☐ Tentative Parcel Map	☐ Tentative Tract Map
Approval Body: Planning Commission	Date of Approval: February 10, 2026
Applicant: Damien Mavis, Covelop	Location: 2301 Airport Road
	APN: 025-433-012

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS – PD/CUP:

☒ 1. This project approval shall expire on February 10th, 2028, unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.

☒ 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the development review process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.

☒ 3. The applicant shall defend, indemnify, and hold harmless the City of El Paso de Robles and its officers, employees, and agents from and against any claim, action, or proceeding against the City of El Paso de Robles, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City of El Paso de Robles concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, Development Review Committee, Community Development Director, or City Planner. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. Applicant understands and acknowledges that City is under no

obligation to defend any legal actions challenging the City's actions with respect to the project.

☒ 4. Any site-specific condition imposed by the Review Authority in approving this project **(AMD25-02/P25-0124)** may be amended 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 approval of this project. No such modification shall be made unless the Review Authority finds that such amendment 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 for this approval.

☒ 5. 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.

☐ 6. All signs shall be subject to review and approval as required by Paso Robles Municipal Code Chapter 21.52 and shall require a separate application and approval prior to installation of any sign.

☒ 7. Prior to the issuance of a Building Permit, a landscape and irrigation plan consistent with Paso Robles Municipal Code Chapter 21.45 and Chapter 21.56, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.

☐ 8. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to building occupancy. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).

☒ 9. All outdoor storage shall be screened from public view by landscaping and walls or fences consistent with Paso Robles Municipal Code Section 21.69.170.

☒ 10. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for garbage, recycling, and green waste bins. The enclosure shall be consistent with Paso Robles Municipal Code 21.51 and shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Size and closure details subject to approval of the City Solid Waste Manager.

☒ 11. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping consistent with Paso Robles Municipal

Code Chapter 21.47 and subject to approval by the Community Development Director or their designee. Details shall be included in the building plans.

☒ 12. All existing and/or new roof-mounted appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view consistent with Paso Robles Municipal Code Chapter 21.47. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or their designee. Details shall be included in the building plans.

☒ 13. All new lighting shall be dark-sky compliant consistent with Paso Robles Municipal Code Chapter 21.82.

☒ 14. Existing lighting shall be brought into conformance with the standards of Chapter 21.82 as specified in Paso Robles Municipal Code Paragraph 21.82.010.B.2 unless otherwise stated in this resolution. The style, location, and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or their designee.

☒ 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.

☒ 16. It is the property owner's responsibility to ensure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and ensure compliance by the owner's agents.

☒ 17. Any existing oak trees located on the project site shall be protected and preserved consistent with Paso Robles Municipal Code Chapter 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An oak tree inventory shall be prepared listing the oak trees, their disposition, and the proposed location of any replacement trees required. In the event an oak tree is designated for removal, an approved oak Tree Removal Permit must be obtained from the City, prior to removal.

☒ 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.

☐ 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or their designee.

☐ 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

☐ 21. Prior to the issuance of building permits, the

☐ Development Review Committee shall approve the following:
☐ Planning Division Staff shall approve the following:

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

☐ 1. In accordance with Government Code Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.

☐ 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.

☐ 3. The owner shall petition to annex residential Tract (or Parcel Map) _____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.

☐ 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.

☐ 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

_____

****

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

All conditions marked are applicable to the above referenced project for the phase indicated.

C. PRIOR TO ANY PLAN CHECK:

☒ 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

☐ 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the

application. The requirement may be waived if compliance with the City's Floodplain Ordinance is demonstrated to the City Engineer's satisfaction.

☒ 2. Any existing oak trees located on the project site shall be protected and preserved as required in Paso Robles Municipal Code Chapter 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An oak tree inventory shall be prepared listing the oak trees, their disposition, and the proposed location of any replacement trees required. In the event an oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.

☒ 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.

☐ 4. A Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.

☐ 5. A Storm Water Pollution Prevention Plan per the State General Permit for Strom Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

☐ 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.

☐ 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.

☐ 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.

☐ 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development

of the surrounding area.

☒ 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.

☐ 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.

☐ 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.

☐ 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
Performance Bond.....100% of improvement costs.
Labor and Materials Bond.....50% of performance bond.

☐ 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

☐ 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

☐ 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.

☐ 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.

☐ 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:

☐ a. Public Utilities Easement;
☐ b. Water Line Easement;

☐ c. Sewer Facilities Easement;
☐ d. Landscape Easement;
☐ e. Storm Drain Easement.

☐ 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:

☐ a. Street lights;
☐ b. Parkway/open space landscaping;
☐ c. Wall maintenance in conjunction with landscaping;
☐ d. Graffiti abatement;
☐ e. Maintenance of open space areas.

☐ 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.

☐ 12. All final property corners shall be installed prior to final occupancy.

☒ 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.

☒ 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

☐ 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

****

PASO ROBLES FIRE AND EMERGENCY SERVICES (PRFES) - The applicant shall contact the Department, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

☐ 1. **Prior to the start of construction:**

☐ Plans shall be reviewed, approved, and permit issued by PRFES for Underground Fire Line (underground fire line shown on any civil set is for reference only and shall indicate so on each civil page).

☐ Applicant shall provide documentation to PRFES that required fire flows can be provided to meet project demands. Refer to California Fire Code (CFC) Appendix B.

☐ 2. **Prior to delivery of combustible materials:**

- ☐ Fire hydrants shall be installed and operative to current, adopted edition of the CFC. Refer to CFC Appendix C & CC.
- ☐ Fire Department Connections (FDC) shall be located on the addressed side of the building and within 150 feet of a fire hydrant, and must not block collector or arterial roadways. Refer to Paso Robles Municipal Code (PRMC).
- ☐ An all-weather access road sufficient to support fire apparatus weighing up to 75,000 lbs. shall be constructed and maintained for the duration of the construction phase of the project. Refer to CFC Appendix D.
- ☐ Access roads shall be at least 20' in width with at least 13' 6" of vertical clearance. All driveway and access roads shall be 10% or less in slope unless approved by PRFES. Refer to CFC Appendix D.
- ☐ Truck access road shall be minimum 26' in width with at least 13' 6" of vertical clearance. Minimum set-back 15', maximum 30'. Refer to CFC Appendix D.
- ☐ Provide temporary turn-around for phased construction streets that exceed 150' in length. Refer to Paso Robles Standard Details and Specifications.
- ☐ Project shall provide a secondary access fire road approved by PRFES. Refer to CFC Appendix D.

☐ 3. **Provide on address side of building if applicable:**

- ☐ Fire alarm annunciator panel location to be approved by PRFES.
- ☐ Knox Box key entry box or system.
- ☐ FDC location and access path must be approved by PRFES.
- ☐ Minimum 6" high, contrasting background address numbers with location, size, and contrast to be approved by PRFES.
- ☐ For buildings or group of buildings (five units or more) served by an alley or interior driveway, the numbers or alphabetical designation shall be displayed on a directory or annunciator board, approved by the Fire Marshal, at each driveway or alley entrance. Senior housing, retirement villas, hotel and motel annunciator boards shall be of a Graphic type. The property owner, Homeowner's Association or individual in charge of the property shall be responsible for maintaining the directory.

☐ 4. Provide a central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in the current, adopted edition of

the CBC, CFC, and PRMC. Plans shall be reviewed, approved, and permits issued by PRFES for the installation of fire sprinkler and alarm systems.

☐ 5. Provide class 1 standpipe system(s) with 2 ½" hose connections to supply water for use by fire department personnel at each floor in accordance to NFPA 14 for all residential, commercial and industrial buildings that are or exceed three (3) stories in height or above 30'. Location shall be at the entrance/exit way of the stairway system. Travel distance greater than 200' will compel additional standpipe system(s) in each stairwell.

☐ 6. Motorized Gates blocking fire access require a separate PRFES permit, must include PRFES Knox Key Switch access (not CALFIRE), and meet CFC requirements. Refer to CFC Appendix D.

☐ 7. Provide permanent turn-around for driveway/access roads that exceed 150' in length. See Paso Robles Standard Details and Specification Standard.

☐ 8. Fire extinguisher placement shall be approved by PRFES.

☐ 9. Landscape plant selections shall be fire resistive within 30' of structures.

☐ 10. Landscape trees (including potential crown at maturity) must not project into required vertical clearance of the fire access lanes.

☐ 11. Project shall comply with all requirements in current, adopted edition of CFC and PRMC.

☐ 12. **Prior to the issuance of Certificate of Occupancy:**

- ☐ Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
- ☐ A site pre-fire plan shall be submitted and approved by the Fire Marshal. Contact the Paso Robles Fire Prevention Office for the exact requirements.
- ☐ A Final Fire Walk-through inspection shall be completed on all buildings.

EROSION CONTROL

1. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL
2. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING OFFICIAL AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION AND GROUND DISTURBING ACTIVITIES.
3. THE ADJOINING STREET SHALL BE CLEANED BY SWEEPING TO REMOVE DIRT, DUST, MUD AND CONSTRUCTION DEBRIS AT THE END OF EACH DAY.
4. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN PERMANENT IMPROVEMENTS, PLANTINGS AND FACILITIES ARE IN PLACE. TEMPORARY MEASURES SHALL BE REMOVED PRIOR TO FINAL INSPECTION APPROVALS
5. THE FOLLOWING PERSON SHALL BE RESPONSIBLE FOR IMPLEMENTING & MONITORING THE APPROVED EROSION & SEDIMENTATION CONTROL PLAN:

JOEL WOODRUFF
805.610.8330

AIR QUALITY CONTROL

DURING CONSTRUCTION/GROUND DISTURBING ACTIVITIES, THE FOLLOWING PARTICULATE (DUST) CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR OR BUILDER SHALL BE DESIGNATED TO MONITOR THE DUST CONTROL PROGRAM AND ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFF SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THEIR CONTACT INFORMATION SHALL BE PRESENTED TO THE APCD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

1. REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE
2. USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NONPOTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE;
3. ALL DIRT STOCK-PILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED;
4. ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE; AND
5. BUILDING PADS SHALL BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.

DURING INITIAL GRADING/SCRAPING, BURNING SHALL NOT BE ALLOWED, OR IF NO ALTERNATIVE IS AVAILABLE, THE APPLICANT SHALL OBTAIN A BURN PERMIT FORM THE APCD AND COUNTY FIRE/CALIFORNIA DEPARTMENT OF FORESTRY, AND COMPLY WITH ALL CONDITIONS REQUIRED BY THESE AGENCIES.

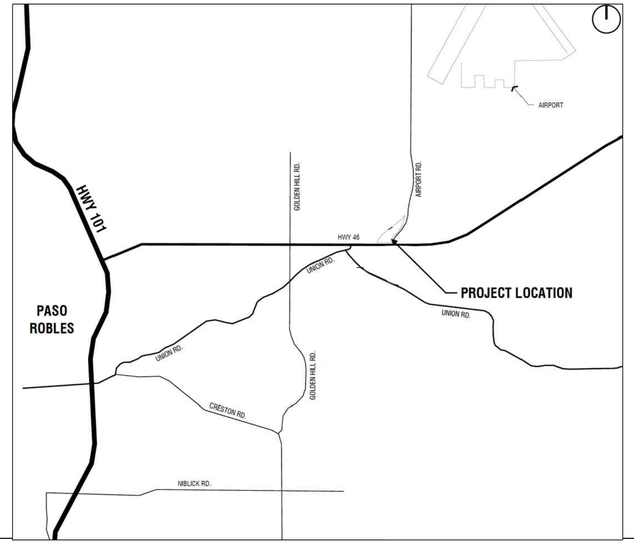
GENERAL GRADING NOTES

1. ANY AND ALL SITE WORK AND GRADING SHALL BE ACCORDANCE WITH CBC CHAPTER 18 AND CBC APPENDIX J AND ANY APPLICABLE LOCAL ORDINANCES.
2. A SOILS ENGINEER SHALL DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE(S).
3. THE BOTTOM OF ALL EXCAVATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCESSING OR PLACING FILL.
4. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK DONE WITHIN A RIGHT OF WAY MAINTAINED BY THE PRESIDING JURISDICTION.
5. MAXIMUM CUT AND FILL SLOPE TO BE 2:1
6. THE EXISTING GROUND SURFACE SHOULD BE PREPARED FOR GRADING BY REMOVING ALL VEGETATION, TREES, LARGE ROOTS, DEBRIS, NON-COMPLYING FILL, AND ALL OTHER ORGANIC MATERIAL. VOIDS CREATED BY REMOVAL OF SUCH MATERIALS SHOULD NOT BE BACKFILLED UNTIL THE UNDERLYING SOIL HAS BEEN OBSERVED BY A SOILS ENGINEER.
7. FILL AND BACKFILL SHOULD BE PLACED AT NEAR OPTIMUM MOISTURE IN LAYERS WITH LOOSE THICKNESS NOT GREATER THAN EIGHT (8) INCHES AND COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY OBTAINABLE BY TEST METHOD ASTM-D 1557 AND CERTIFIED BY A SOILS ENGINEER.
8. IMPORT SOILS USED TO RAISE SITE GRADE SHOULD BE EQUAL TO OR BETTER THAT ON-SITE SOILS IN STRENGTH, EXPANSION AND COMPRESSIBILITY CHARACTERISTICS. IMPORT SOIL CAN BE EVALUATED BUT WILL NOT BE PRE-QUALIFIED BY THE GEOTECHNICAL ENGINEER. FINAL COMMENTS ON THE CHARACTERISTICS OF THE IMPORT SOIL WILL BE PROVIDED AFTER THE MATERIAL IS STOCKPILED AT THE PROJECT SITE.
9. FINAL SITE GRADE SHOULD BE SUCH THAT ALL WATER IS DIVERTED AWAY FROM THE STRUCTURE(S) A MINIMUM OF 5% FOR 10 FEET. WATER SHALL NOT POND. ALL SURFACE WATER SHOULD BE DIRECTED INTO APPROVED DISCHARGE STRUCTURES.
10. ACCESS ROAD/DRIVEWAYS; ANY ROAD GRADE IN EXCESS OF 12% SHALL BE PAVED WITH NON-SKID MATERIAL. GRADE FOR FIRE ACCESS SHALL NOT EXCEED 20%
11. ALL NON-PERMITTED FILL SHALL BE REMOVED BY CONTRACTOR.
12. ELECTRICAL, TELECOMMUNICATIONS, AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION. THIS REGULATION APPLIES TO UTILITIES ON SITES THAT ARE 5 ACRES OR LESS AND SERVING NEW STRUCTURES AND/OR NEW UTILITY DISTRIBUTIONS.
13. UTILITY TRENCH BACKFILL SHOULD BE GOVERNED BY THE PROVISIONS OF THIS REPORT RELATING TO MINIMUM COMPACTION STANDARDS. IN GENERAL, SERVICE LINES INSIDE THE PROPERTY LINES MAY BE BACKFILLED WITH NATIVE SOILS COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY. BACKFILL OF OFF SITE SERVICE LINES WILL BE SUBJECT TO THE SPECIFICATIONS OF THE JURISDICTIONAL AGENCY OR THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER.
14. LINED DRAINAGE SWALES AND DOWN DRAINS SHOULD BE PROVIDED AT THE TOPS OF CUT AND FILL SLOPES TO DIVERT DRAINAGE AWAY FROM SLOPE FACES.
15. FILL SLOPES SHOULD BE KEYED AND BENCHED INTO FIRM NATURAL GROUND WHEN THE EXISTING SLOPE TO RECEIVE FILL IS 5:1 OR STEEPER, HORIZONTAL TO VERTICAL. THE KEYS SHOULD BE TILTED INTO THE SLOPE A MINIMUM OF 2%; SHOULD BE A MINIMUM OF ONE EQUIPMENT WIDTH AND SHOULD BE MINIMUM OF THREE (3) FEET DEEP ON THE OUTSIDE EDGE. ALL KEYS AND BENCHES SHOULD BE OBSERVED AND VERIFIED BY THE GEOTECHNICAL ENGINEER.

COMMERICAL POOL PLANS FOR
Ravine Waterpark

2301 Airport Rd.
Paso Robles, CA

VICINITY MAP



3D RENDERINGS



SPECIAL INSPECTION

WHERE SPECIAL INSPECTION OR TESTING IS REQUIRED BY SECTION 1704, 1707, OR 1708 THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE A STATEMENT OF SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705 FOR SUBMITTAL BY THE PERMIT APPLICANT.

ITEM	REMARKS	INSPECTOR
OTHER	NONE REQUIRED	

STRUCTURAL OBSERVATION

WHERE STRUCTURAL OBSERVATION OR TESTING IS REQUIRED BY SECTION 1709.4, THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE A STATEMENT OF STRUCTURAL OBSERVATION IN ACCORDANCE WITH SECTION 1709.4 FOR SUBMITTAL BY THE PERMIT APPLICANT.

ITEM	REMARKS
	NONE REQUIRED

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM WITH THE:
   2022 CALIFORNIA BUILDING CODE (CBC)
   2022 CALIFORNIA RESIDENTIAL CODE (CRC)
   2022 CALIFORNIA ELECTRICAL CODE (CEC)
   2022 CALIFORNIA MECHANICAL CODE (CMC)
   2022 CALIFORNIA PLUMBING CODE (CPC)
   2022 CALIFORNIA ENERGY CODE (CEnC)
   2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
   COUNTY ORDINANCE TITLE 19
   COUNTY ORDINANCE TITLE 22 (PLANING-INLAND)
   COUNTY ORDINANCE TITLE 23 (PLANING-COASTAL)
   2021 UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE
2. THESE NOTES SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN, FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND THEY SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BY THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. SPECIFICATIONS WHICH REFERENCE CONDITIONS NOT IN THIS SCOPE OF THE PROJECT MAY BE OMITTED.
3. ALL WORK AND CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE CONSTRUCTION SITE. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR AND/OR MATERIALS TO BRING TO THE ATTENTION OF THE ARCHITECT/ENGINEER ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
4. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTIONS MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, AND THEREFORE THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
6. CONTRACTOR HEREBY GUARANTEES TO THE OWNER AND THE ARCHITECT/ENGINEER THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED. CONTRACTOR ALSO WARRANTS THAT ALL WORK WILL BE GOOD QUALITY AND FREE FROM ANY FAULTS AND DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A GREATER WARRANTY OF GUARANTEE IS REQUIRED BY THE PROJECT SPECIFICATIONS.
7. ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACE TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED IN WRITING TO THE CONTRACTOR AND DESIGN PROFESSIONAL(S) OF RECORD PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACE.
8. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR DEPRESSED SLABS CURB, FINISHES, TEXTURES, CLIPS, GROUNDS, ETC., NOT SHOWN ON STRUCTURAL DRAWINGS.
9. ANY MATERIALS STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE PROTECTED TO AVOID DAMAGE FROM THE ELEMENTS.
10. MORE DETAILED INFORMATION SHALL TAKE PRECEDENCE OVER LESSER DETAILED INFORMATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
11. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE OR DISBURSE ANY EXCESS MATERIAL FROM PROJECT SITE.
13. 18.05.040 - APPROVED CONSTRUCTION DOCUMENTS ON JOB. ONE (1) SET OF APPROVED CONSTRUCTION DOCUMENTS ISSUED TO THE PERMIT APPLICANT SHALL BE KEPT AT THE SITE OF THE CONSTRUCTION OR WORK AT ALL TIMES DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS AND SHALL BE AVAILABLE AND OPEN TO INSPECTION BY THE BUILDING OFFICIAL. ANY DEVIATION FROM THE STAMPED OR APPROVED CONSTRUCTION DOCUMENTS SHALL BE IN ACCORDANCE WITH SUBSECTION 18.05.040.D.
14. ALL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE A FILE WITH THE BUILDING DEPARTMENT, A LIST OF ALL SUCH CONTRACTORS AND SUB-CONTRACTORS WITH APPROPRIATE CURRENT BUSINESS LICENSE NUMBERS.
15. UNLESS NOTED OTHERWISE, ALL VESTIBULES, CLOSETS, COLUMNS, PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED ARE SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR.
16. CONTRACTOR SHALL VERIFY ALL SETBACKS, EASEMENTS, CONTOURS, AND BUILDING PAD PRIOR TO CONSTRUCTION.
17. VERIFY LOCATION OF ALL UTILITY TIE-INS AT STREET AND POINT OF CONNECTIONS AT BUILDING PRIOR TO CONSTRUCTION.
18. IF A PROJECT SOILS REPORT IS REQUIRED OR SUPPLIED, A COPY OF THE REPORT SHALL BE ON SITE DURING FOUNDATION INSPECTION.
19. ALL PROPERTY CORNERS SHOULD BE ESTABLISHED AT THE TIME OF FOUNDATION INSPECTION WITH THE MARK OF A LICENSED SURVEYOR.
20. ELECTRICAL NOTE: ALL BURIED CONDUIT SHALL BE OF SCH. 40 PVC BURIED WITH A MINIMUM COVER DEPTH AS GIVEN IN TABLE 300.5 CEC 680.11
21. BONDING NOTE: #8 UNINSULATED COPPER WIRE SHALL BE INSTALLED AT LEAST 6" BELOW THE SUBFRAME OF THE DECK AND 18-24" FROM THE INSIDE WALL OF THE POOL. BOND ALL REQUIRED ITEMS TO THIS WIRE. NEC 680.26 GROUNDING NOTE: ALL UNDERWATER LIGHTING FIXTURES, JUNCTION BOXES, METAL TRANSFORMER ENCLOSURES, BE GROUNDED PER NEC ARTICLE 250 AND ACCORDANCE WITH SPECIFIC REQUIREMENTS IN VARIOUS SECTIONS OF ARTICLE 680.
22. 22. 680.11 UNDERGROUND WIRING SHALL COMPLY WITH 680.11 (A) THROUGH (C)
(A) UNDERGROUND WIRING WITHIN 5FT. HORIZONTALLY FROM THE INSIDE WALL OF THE POOL SHALL BE PERMITTED. THE FOLLOWING WIRING METHODS SHALL BE CONSIDERED SUITABLE FOR THE CONDITIONS IN THESE LOCATIONS:
1. RIGID METAL CONDUIT
2. INTERMEDIATE METAL CONDUIT
3. RIGID POLYVINYL CHLORIDE CONDUIT
4. REINFORCED THERMOSETTING RESIN CONDUIT
5. JACKETED TYPE MG CABLE THAT IS LISTED FOR BURIAL USE
6. LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT LISTED FOR DIRECT BURIAL USE
7. LIQUIDTIGHT FLEXIBLE METAL CONDUIT LISTED FOR DIRECT BURIAL USE

(A) WIRING UNDER POOLS. UNDERGROUND WIRING SHALL NOT BE PERMITTED UNDER THAT POOL UNLESS THIS WIRING IS NECESSARY TO SUPPLY POOL EQUIPMENT PERMITTED BY THIS ARTICLE.
(B) MINIMUM COVER REQUIREMENTS. MINIMUM COVER DEPTHS SHALL BE AS GIVEN IN TABLE 300.5

SHEET INDEX

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3- 11 EXISTING SITE PLAN
4- 11 DEMOLITION PLAN
5- 11 SITE PLAN
6- 11 C-1.0 GRADING AND DRAINAGE
7- 11 CABANA DETAILS
8- 11 POOL/SPA DETAILS
9- 11 3D RENDERINGS
10- 21 POOL ENGINEERING
11- 21 POOL ENGINEERING DETAILS

PROJECT INFORMATION

OWNER	RAVINE WATERPARK
PROJECT ADDRESS	2301 AIRPORT RD. PASO ROBLES, CA
APN	025-433-012
PHONE	805-781-3133

1

OWNER INFORMATION

OWNER	RAVINE OPCO LLC
ADDRESS	1304 GARDEN ST. SAN LUIS OBISPO, CA 93401
PHONE	805-781-3133

PROJECT STATISTICS

LOT SIZE	16.16 ACRES
AREA OF DISTURBANCE	9,060 SQ. FT
MAX DEPTH FILL	0 FT
MAX DEPTH CUT	6 FT

PROJECT DESIGN CRITERIA

GOVERNING BUILDING CODE
2022 CALIFORNIA BUILDING CODE
International Swimming Pool and Spa Code 2021 (ISPSC 2021)

GEOTECHNICAL PARAMETERS

BEARING PRESSURE	1500	PSF
LATERAL PASSIVE PRESSURE	150	PCF
EFP (REST / ACTIVE)	60 / 45	PCF
FRICTION COEFFICIENT	0.25	

CONSULTANTS

POOL STRUCTURAL ENGINEERING
POOL ENGINEERING INC.
1201 N. TUSTIN AVE
ANAHEIM, CA
714.630.6100

SOILS

CIVIL ENGINEERING
ABOVE GRADE ENGINEERING
245 HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-540-5115

1
DESIGNER
CARECRAFT POOLS
710 FIERO LN. #21
SAN LUIS OBISPO, CA 93401
805-439-3040

THE SOILS ENGINEER SHALL REVIEW THE EXCAVATION AND PROVIDE RECOMMENDATION FOR THE SWIMMING POOL DESIGN PRIOR TO PLACEMENT OF POOL STEEL/REBAR.

1. PROJECT DESCRIPTION

CONSTRUCT GUNITE SWIMMING POOL

POOL CALCS.	SPA CALCS.
38'-4" X 28'-1" X 65'-4"	14' X 14'
PERIMETER: 173'	PERIMETER: 44'
S/AREA: 1825 SQ, FT	S/AREA: 153 SQ, FT
GALLONS: 50,000	GALLONS: 4,000

10' X 13' CONCRETE EQUIPMENT PAD

SCOPE OF WORK

POOL
SPA
CONCRETE - 1,710 SQ. FT
ELEC, AND PROPANE LINE

EXCAVATION

EXCAVATION QUANTITIES SHOWN ON THIS PLAN ARE ESTIMATED FOR BUILDING DEPARTMENT FEE DETERMINATIONS. SHRINKAGE AND SCARIFICATION LOSSES CAN AND WILL VARY BASED UPON SOIL CONDITIONS AND VEGETATION TYPES. CONTRACTORS SHALL VERIFY ALL QUANTITIES PRIOR TO BID.

EXCLUDING BUILDING FOOTPRINT:

CUT:	340	CU YDS
FILL:	0	CU YDS
NET FILL:	0	CU YDS

OWNER NAME:

RAVINE WATERPARK

OWNER ADDRESS:

2301 AIRPORT RD.
PASO ROBLES, CA
APN: 025-433-012

PERMIT NUMBER:

PMRT:

DESIGNED BY:

CARECRAFT POOLS
710 Fiero Ln #21
San Luis Obispo, CA 93401
805-439-3040 Office
construction@carecraftpools.com

JOSH PETERSEN — DATE: 1/6/2026
CA CONTRACTOR # 1073966 C53

APPROVAL STAMP

REVISION LOG

REV.	DESCRIPTION	DATE
REV. 1	PLAN CHECK	1-6-26

THESE PLANS, DRAWINGS AND SPECIFICATIONS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF CARECRAFT POOLS.

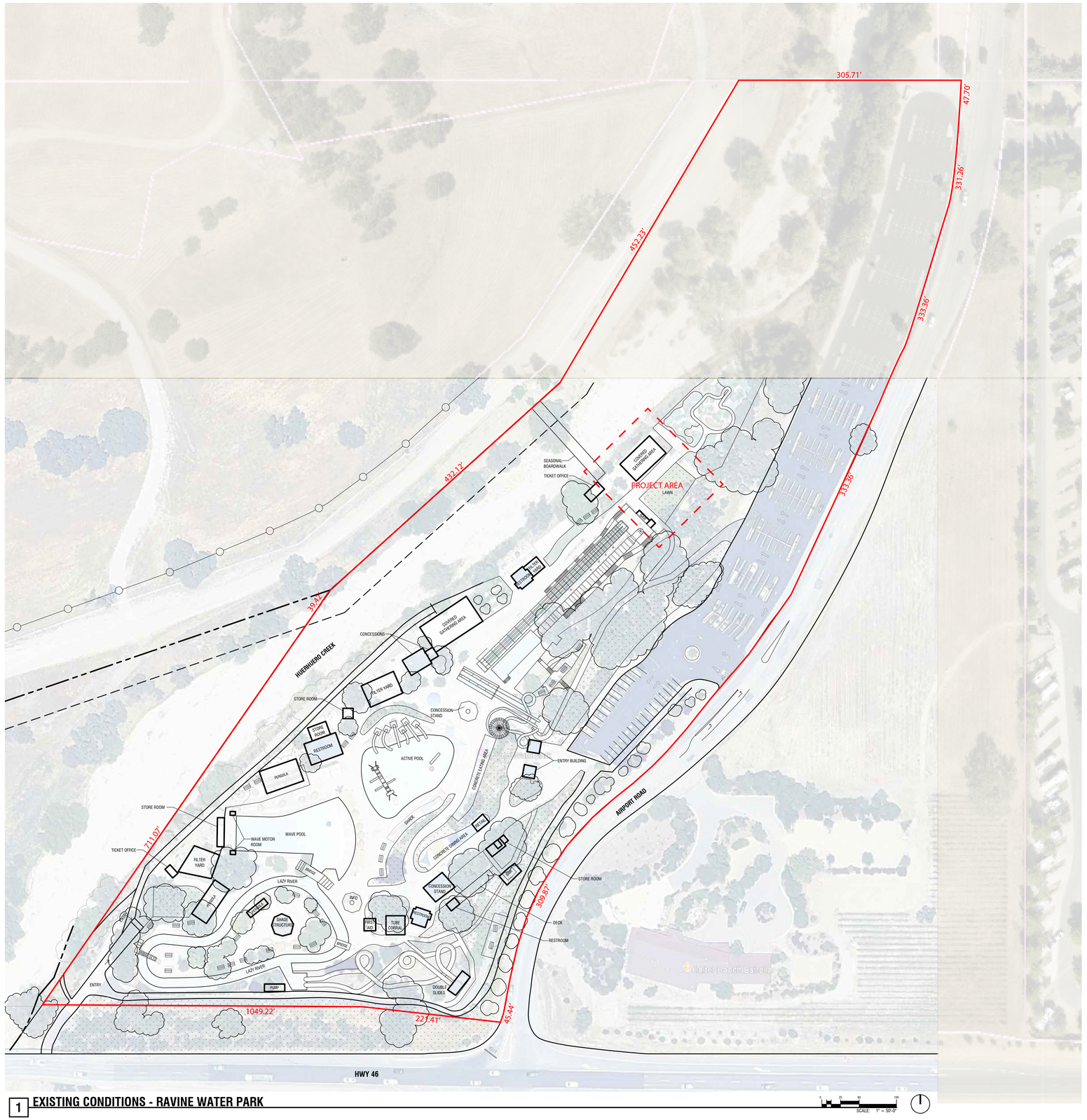
SHEET TITLE:

TITLE SHEET

SHEET NUMBER

1-11

DATE: 1/6/2026



1 **EXISTING CONDITIONS - RAVINE WATER PARK**

SCALE: 1" = 50'-0"

TEN OVER STUDIO, INC
539 Marsh Street,
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com

LICENSED ARCHITECT
JAMES M. DUFFY
NOT FOR CONSTRUCTION
C-30770
7.31.2025
RENEWAL
STATE OF CALIFORNIA

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DESIGN DEVELOPMENT

RAVINE WATER PARK EXPANSION

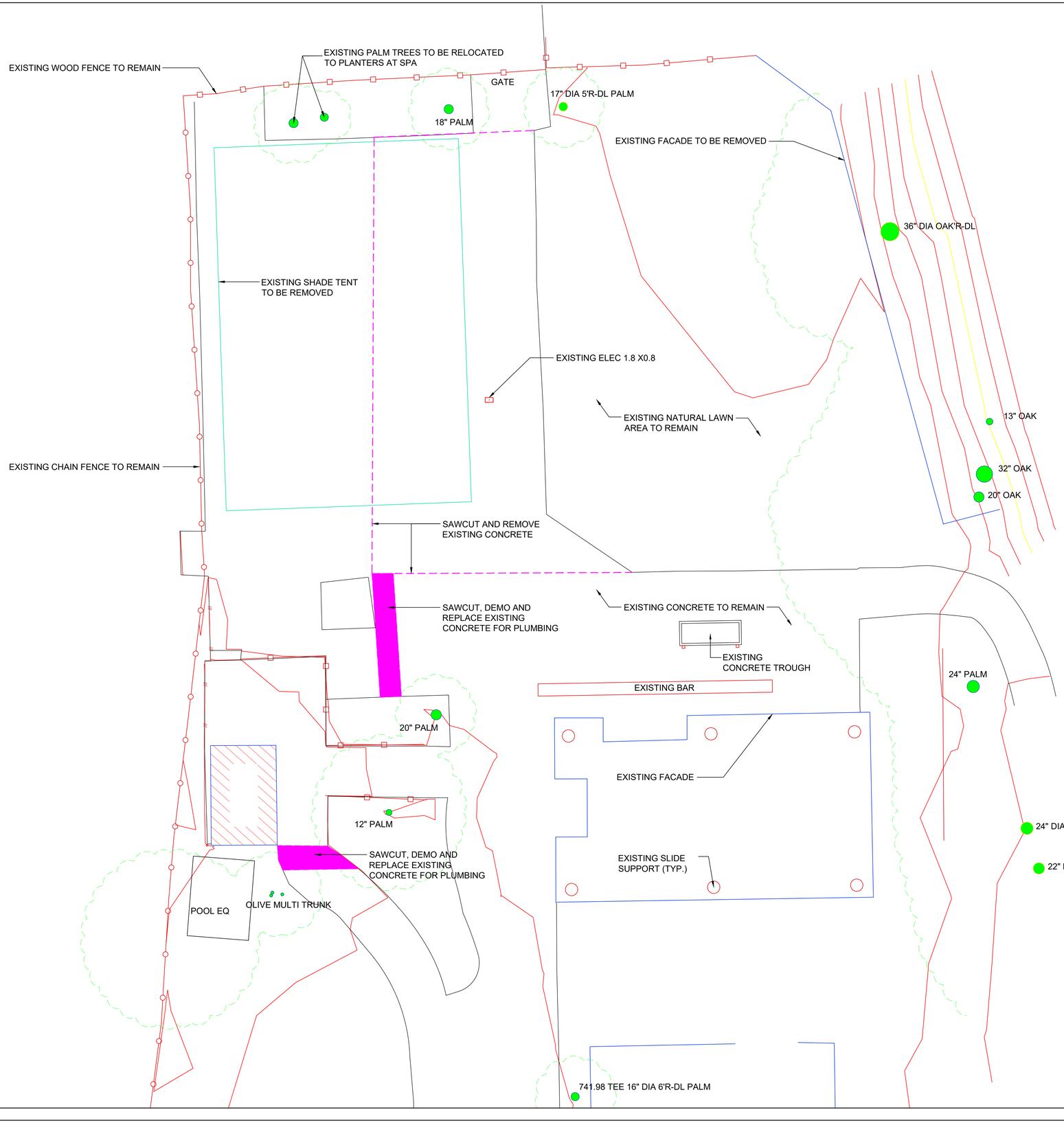
2301 AIRPORT ROAD, PASO ROBLES, CA

PROJ #:	2022-126
DRWN BY:	JD/HS
CHK'D BY:	JMD

DATE	SUBMITTAL
9/13/2023	MAJOR DEV PLANNING

EXISTING SITE PLAN - AREA MAP

2-11



EXISTING SITE PLAN
1/8" = 1'

OWNER NAME:

RAVINE WATERPARK

OWNER ADDRESS:

2301 AIRPORT RD.
PASO ROBLES, CA
APN: 025-433-012

PERMIT NUMBER:

PMRT:

DESIGNED BY:

CARECRAFT POOLS
710 Fiero Ln #21
San Luis Obispo, CA 93401
805-439-3040 Office
construction@carecraftpools.com

JOSH PETERSEN
CA CONTRACTOR # 1073966 C53

1/6/2026
DATE:

APPROVAL STAMP

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REV.	DESCRIPTION	DATE
REV. 1	PLAN CHECK	1-6-26

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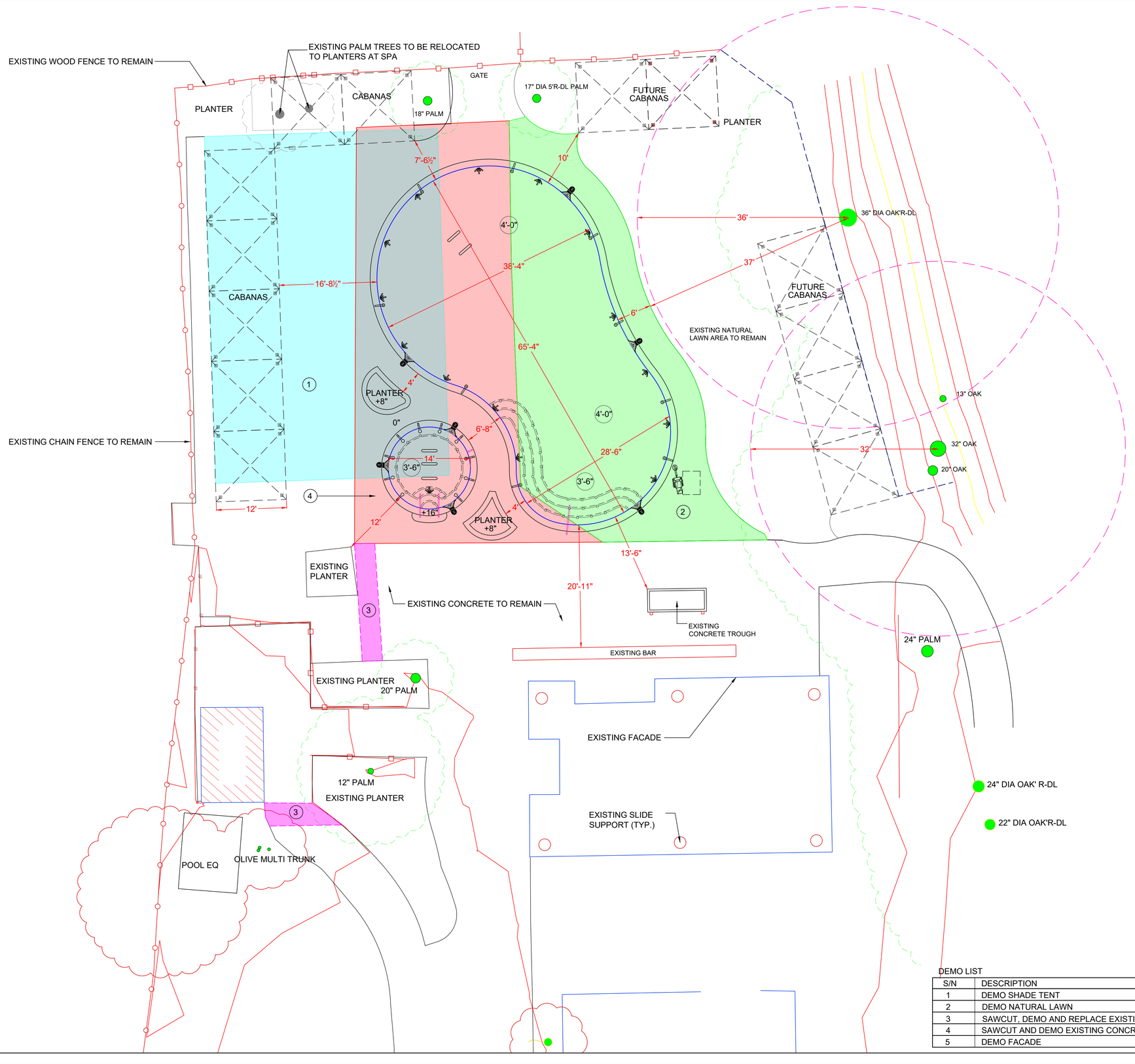
SHEET TITLE:

EXISTING SITE PLAN

SHEET NUMBER

3-11

DATE: 1/6/2026



DEMOLITION PLAN
1/8" = 1'

DEMO LIST

S/N	DESCRIPTION
1	DEMO SHADE TENT
2	DEMO NATURAL LAWN
3	SAWCUT, DEMO AND REPLACE EXISTING CONCRETE FOR PLUMBING
4	SAWCUT AND DEMO EXISTING CONCRETE
5	DEMO FACADE

OWNER NAME:

RAVINE WATERPARK

OWNER ADDRESS:

2301 AIRPORT RD.
PASO ROBLES, CA
APN: 025-433-012

PERMIT NUMBER:

PMRT:

DESIGNED BY:

CARECRAFT POOLS
710 Fiero Ln #21
San Luis Obispo, CA 93401
805-439-3040 Office
construction@carecraftpools.com

JOSH PETERSEN
CA CONTRACTOR # 1073966 C53

1/6/2026
DATE:

APPROVAL STAMP

REVISION LOG

REV.	DESCRIPTION	DATE
REV. 1	PLAN CHECK	1-6-26

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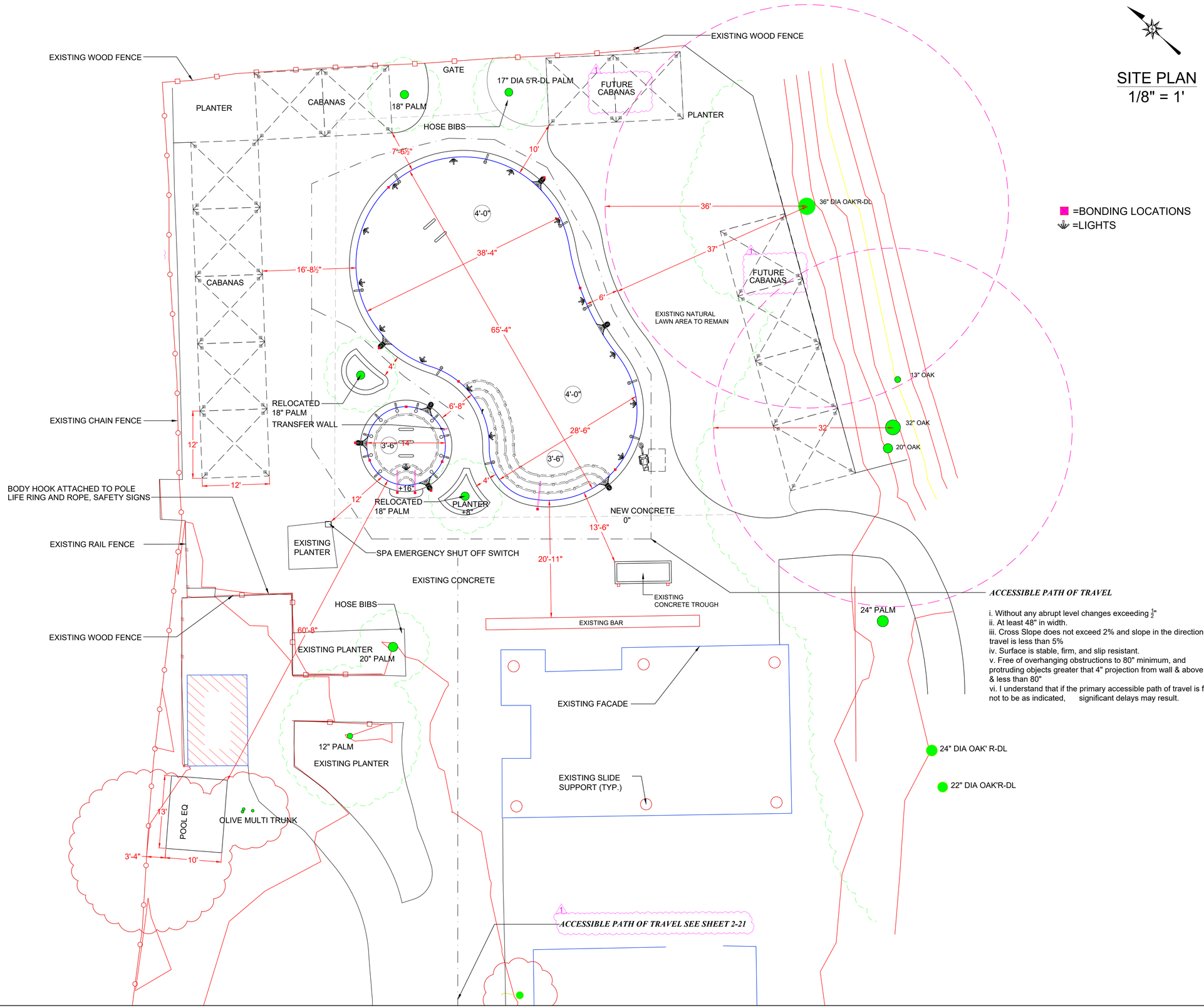
SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER

4-11

DATE: 1/6/2026



SITE PLAN
1/8" = 1'

=BONDING LOCATIONS
=LIGHTS

ACCESSIBLE PATH OF TRAVEL

i. Without any abrupt level changes exceeding ½"
ii. At least 48" in width.
iii. Cross Slope does not exceed 2% and slope in the direction of travel is less than 5%
iv. Surface is stable, firm, and slip resistant.
v. Free of overhanging obstructions to 80" minimum, and protruding objects greater that 4" projection from wall & above 27" & less than 80"
vi. I understand that if the primary accessible path of travel is found not to be as indicated, significant delays may result.

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OWNER ADDRESS:

2301 AIRPORT RD.
PASO ROBLES, CA
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JOSH PETERSEN
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REV. 1	PLAN CHECK	1-6-26

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SHEET TITLE:

SITE PLAN

SHEET NUMBER

5-11

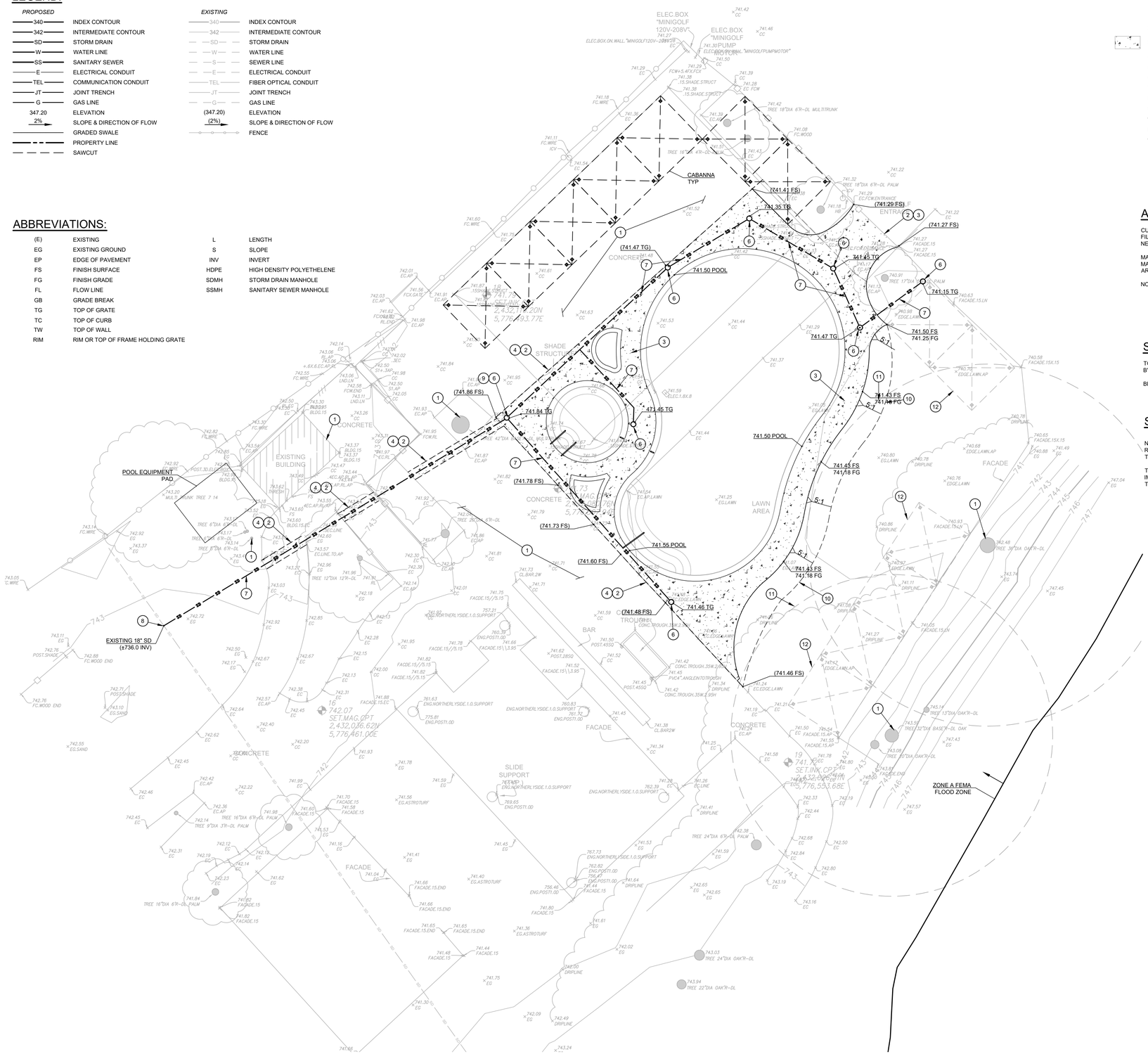
DATE: 1/6/2026

LEGEND:

PROPOSED		EXISTING	
340	INDEX CONTOUR	340	INDEX CONTOUR
342	INTERMEDIATE CONTOUR	342	INTERMEDIATE CONTOUR
SD	STORM DRAIN	SD	STORM DRAIN
W	WATER LINE	W	WATER LINE
SS	SANITARY SEWER	S	SEWER LINE
E	ELECTRICAL CONDUIT	E	ELECTRICAL CONDUIT
TEL	COMMUNICATION CONDUIT	TEL	FIBER OPTICAL CONDUIT
JT	JOINT TRENCH	JT	JOINT TRENCH
G	GAS LINE	G	GAS LINE
347.20	ELEVATION	(347.20)	ELEVATION
2%	SLOPE & DIRECTION OF FLOW	(2%)	SLOPE & DIRECTION OF FLOW
	GRADED SWALE		FENCE
	PROPERTY LINE		
	SAWCUT		

ABBREVIATIONS:

(E)	EXISTING	L	LENGTH
EG	EXISTING GROUND	S	SLOPE
EP	EDGE OF PAVEMENT	INV	INVERT
FS	FINISH SURFACE	HDPE	HIGH DENSITY POLYETHELENE
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLE
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK		
TG	TOP OF GRATE		
TC	TOP OF CURB		
TW	TOP OF WALL		
RIM	RIM OR TOP OF FRAME HOLDING GRATE		



SPECIFIC CONSTRUCTION NOTES:

SITE WORK CONSTRUCTION NOTES-GRADING AND DRAINAGE

1 EXISTING SITE FEATURES TO REMAIN.
2 MATCH EXISTING ELEVATION.
3 CONCRETE FLATWORK.
4 SAW CUT AND REMOVE EXISTING CONCRETE.
5 TREE TO BE RELOCATED.
6 INSTALL ALL 12" NYLOPLAST DRAIN INLET .
7 INSTALL 8" PVC SD PIPE.
8 CONNECT TO EXISTING 18" STORM DRAIN.
9 INSTALL ADS ENVIROHOOD PRIOR TO OUTLET.
10 APPROXIMATE DAYLIGHT LOCATION.
11 CRITICAL ROOT ZONE.
12 FUTURE CABANAS, NOT A PART

APPROXIMATE EARTHWORK INFORMATION:

CUT	340 CY
FILL	0 CY
NET	340 CY <CUT>
MAX DEPTH OF CUT	7.0 FT
MAX DEPTH OF FILL	0.0 FT
AREA OF DISTURBANCE	0.20 AC

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR BONDING AND ESTIMATING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO EXISTING SURFACE. THE QUANTITIES DO NOT TAKE CERTAIN FACTORS INTO ACCOUNT, INCLUDING, BUT NOT LIMITED TO SUBGRADE, AREA OF OVEREXCAVATION AND RECOMPACTION, SHRINKAGE AND EXPANSION OF THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.

SURVEY INFORMATION:

TOPOGRAPHIC SURVEY PERFORMED SEPTEMBER 2025
BY ABOVE GRADE ENGINEERING

BENCHMARK: THE BASIS OF ELEVATIONS USED FOR THIS SURVEY IS A SET MAG NAIL IN THE CONCRETE WALK SHOWN AS POINT NUMBER 11 HEREON HAVING AN ELEVATION OF 744.97 FEET ASSUMED.

STORMWATER COMPLIANCE SUMMARY:

NEW: 2,861 S.F.
REPLACED: 2,037 S.F.
TOTAL: 4,898 S.F.

THE PROPOSED POOLS ARE OPEN AND UNCOVERED RETENTION FACILITY AND IS NOT CONSIDERED IMPERVIOUS OF THE PURPOSED OF DETERMINING THE POST CONSTRUCTION THRESHOLD. THEREFORE THE PROJECT DOES NOT EXCEED THE MINIMUM THRESHOLD FOR POST-CONSTRUCTION REQUIREMENTS.

ABOVE GRADE ENGINEERING
245 Higuera Street
San Luis Obispo, CA 93401
(805) 540-5115
abovegradeengineering.com
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA

DO NOT FOLLOW

DATE:

RAVINE WATER PARK

PRELIMINARY GRADING AND DRAINAGE PLAN

NO.	REVISION	DATE

AGENCY APPROVAL:

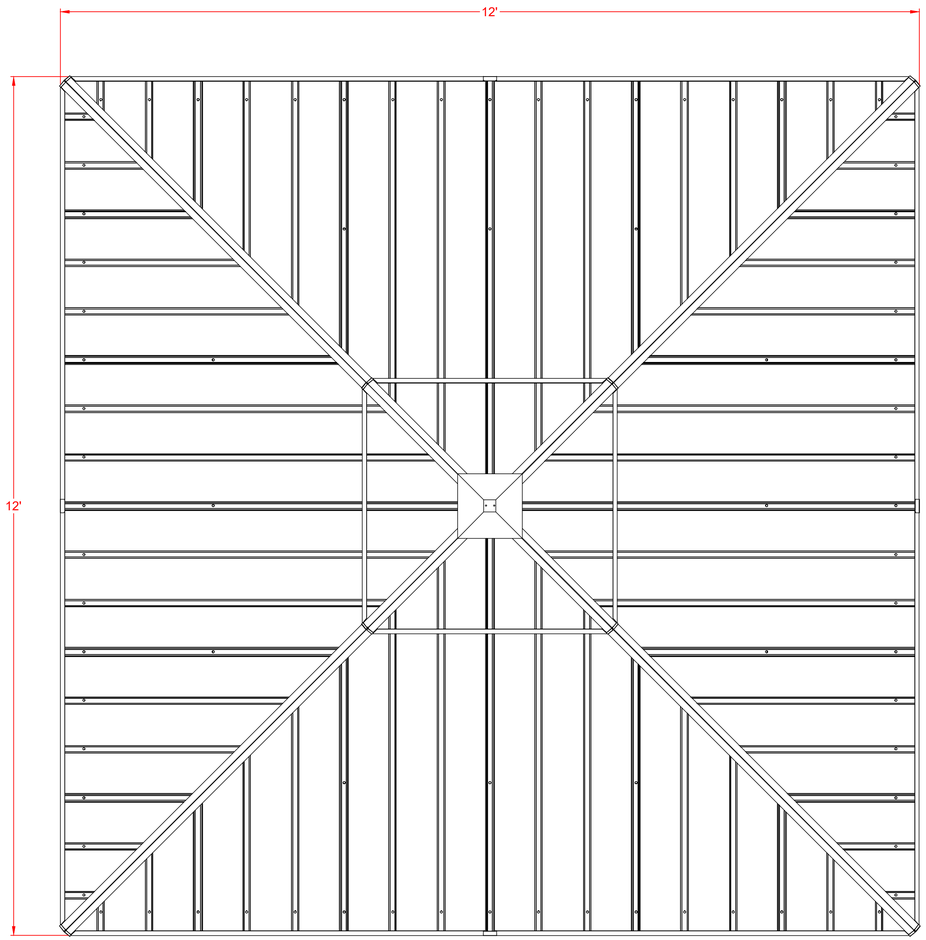
DESIGNED: SJS
DRAWN: ZTS
JOB NUMBER: 25174

SHEET: C-1.0

DATE: January 8, 2026

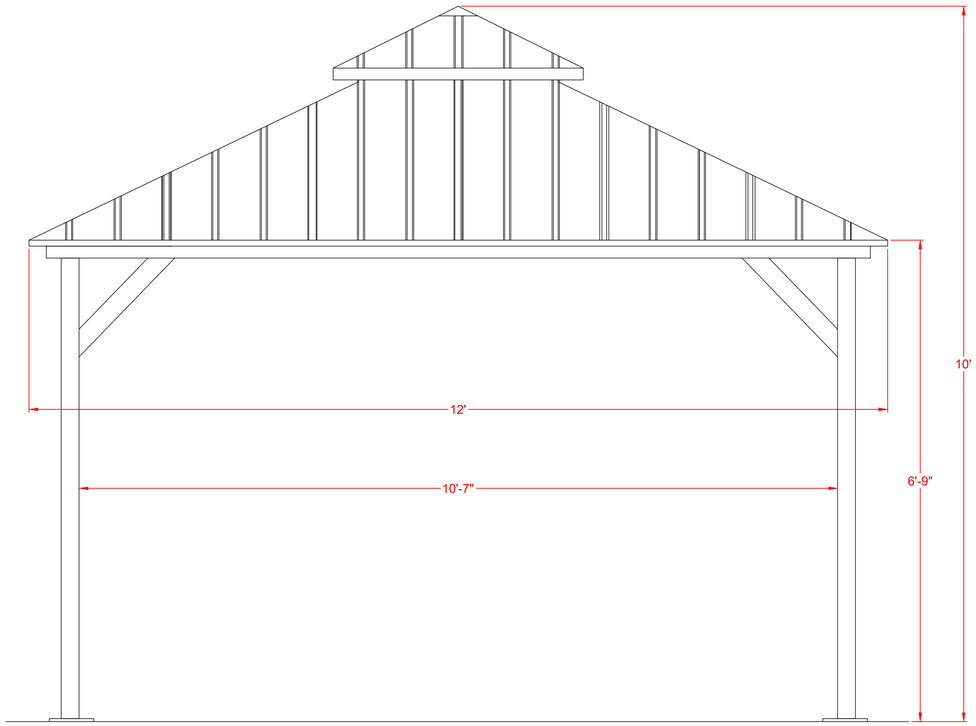
PLOT BY: ZachSzwabowskiPLOT DATE: Jan 08, 2026 - 2:09pm Drawing name: N:\2025\25174-Ravine Water Park\Civil\Condocs\CUP\25174-C1-PGD.dwg

1 PLAN VIEW 1" = 1'

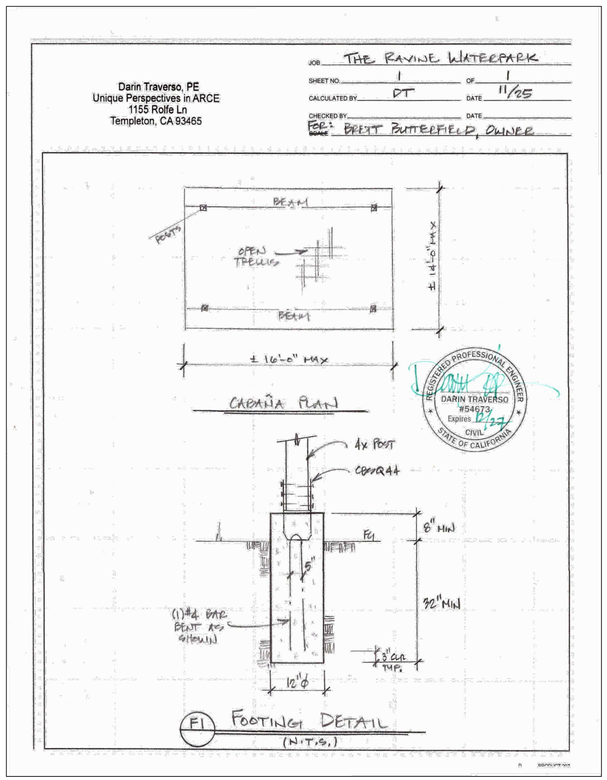


PREMANUFACTURED CABANA- SAMPLE CUT SHEET PROVIDED

2 ELEVATION 1" = 1'



3 ENGINEERING



OWNER NAME:

RAVINE WATERPARK

OWNER ADDRESS:

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PASO ROBLES, CA
APN: 025-433-012

PERMIT NUMBER:

PMRT:

DESIGNED BY:

CARECRAFT POOLS

710 Fiero Ln #21
San Luis Obispo, CA 93401
805-439-3040 Office
construction@carecraftpools.com

JOSH PETERSEN — DATE: 1/6/2026
CA CONTRACTOR # 1073966 C53

APPROVAL STAMP

REVISION LOG

REV.	DESCRIPTION	DATE
REV. 1	PLAN CHECK	1-6-26

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SHEET TITLE:

CABANA DETAILS

SHEET NUMBER

7-11

DATE: 1/6/2026

SECTION 6-1

POOL CALCS.
38'-4" X 28'-1" X 65'-4"
PERIMETER: 173'-5 1/4"
S/AREA: 1879.71 SQ. FT
GALLONS: 50,000
OCCUPANT LOAD: 38

SPA CALCS.
14' X 14'
PERIMETER: 43'-11 13/16"
S/AREA: 153.93 SQ. FT
GALLONS: 4,000
OCCUPANT LOAD: 10

DECK CALCS.
4,270.4 CONCRETE SQ. FT
OCCUPANT LOAD: 284

SECTION 6-2

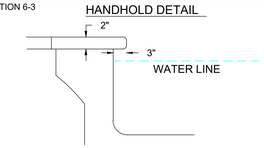
EQUIPMENT

POOL EQUIPMENT
P1 = POOL FILTRATION PUMP - VSSHP270DV2A
F1 = POOL SAND FILTER - SFSM140
BW = BACKWASH VALVE - BWVL-MPV-80
H1 = POOL HEATER - JXI400NK
CP = JANDY POWER CENTER - 6614
IC = INTELLICHEM

SPA EQUIPMENT
P2 = SPA FILTRATION PUMP -VSSHP270DV2A
P3 = JET PUMP - VSSHP270DV2A
F2 = SPA SAND FILTER - SFSM120
BW = BACKWASH VALVE - BWVL-MPV-80
H2 = SPA HEATER - JXI400NK
IC = INTELLICHEM

SECTION 6-3

HANDHOLD DETAIL



SECTION 6-4

= STANDARD POOL LIGHT

SECTION 6-5

= STEP TRIM TILE

TRIM TILE SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP.

SECTION 6-6

OCCUPANT LOAD CHART

OCCUPANT LOAD	AREA	USE
38	1879.71 SQ FT	POOL
10	153.93 SQ. FT	SPA
284	4,270.4 SQ. FT	DECK

SECTION 6-7

SIGNAGE:

SIGNS SHALL BE POSTED

A) OCCUPANT LOAD SIGN (4" LETTERS)
B) SPA CAUTION SIGN. (THE WORD CAUTION SHALL BE 4" TALL)
C) EMERGENCY PHONE NUMBER SIGN
D) ARTIFICIAL RESPIRATION PROCEDURES SIGN
E) WARNING - NO LIFEGUARD ON DUTY SIGN (4" LETTERS)
F) EMERGENCY SHUTOFF SWITCH SIGN (1" LETTERS)

EXIT EXIT SIGN IN RED ON OTHER SIDE OF GATE FROM STRIKER

EXIT TACTICAL EXIT SIGN ON STRIKER SIDE OF GATE (BLUE W/BRAILE)

SECTION 6-8

= NO DIVING MARKERS
= DEPTH TILE - DECK AND WATERLINE
= DRAINS
= CHANNEL DRAIN
= ACCESSIBLE PATH OF TRAVEL
= HIDDEN LID
= POOL SWEEP
= POOL RETURN
= SKIMMER
= SINGLE JET
MAIN DRAIN 3'-10" APART = MAIN DRAIN

NOTES:

SECTION 6-9

SECTION 6-10

BACK WASH OPEN SIGHT DRAIN

ALL POOL AND SPA LIGHTS GFCI PROTECTED

WALL SUCTIONS IN POOL AND SPA ARE COVERED BY AQUA STAR 32" CHANNEL DRAIN WHICH CONFORMS TO ASME A112.19.8M

ALL SUCTION OUTLETS SHALL BE PROVIDED WITH A COVER WATER AND A TIME SWITCH THAT WILL ALLOW ALL PUMPS TO BE SET OR PROGRAMMED TO RUN ONLY DURING OFF-PEAK ELECTRIC DEMAND PERIODS

ENTRAPMETN AVOIDANCE REQUIRMENTS

A) ALL SUCTION OUTLETS SHALL BE PROVIDED WITH A COVER THAT CONFORMS TO ASME A112.19.8M, A 12 INCH BY 12 INCH DRAIN GRATE OR LARGER, OR AND APPROVED CHANNEL DRAIN SYSTEM

B) 2 SECTION OUTLETS SEPARATED 3 FEET APART

HEATING SYSTEM INFORMATION NOTES

A) HEATING SYSTEM CERTIFIED FOR COMPLIANCE WITH THE APPLIANCE EFFICIENCY REGULATIONS.

B) ON-OFF SWITCH MOUNTED OUTSIDE HEATER.

C) PROVIDE A PERMANENT WEATHERPROOF PLATE WITH OPERATING INSTRUCTIONS

D) ELECTRIC RESISTANCE HEATING NOT ALLOWED.

E) CONTINUOUSLY BURNING PILOT LIGHT NOT ALLOWED.

F) INSTALL MINIMUM 36" OF PIPE FOR FUTURE SOLAR HEATING CONNECTION.

G) INSTALL DIRECTIONAL INLETS TO MIX WATER.

H) HEATING SYSTEM MUST HAVE A PROGRAMMABLE TIME SWITCH.

I) PUMP MOTORS SHALL BE MULTI-SPEED

THERE IS NO DIRECT CONNECTION OF THE SPA, POOL, OR THERE RECIRCULATION SYSTEM WITH THE SANITARY SEWER OR DRAINAGE SYSTEM

SUMPS AND DRAIN PIPING HAVE SUFFICIENT CAPACITY TO RECEIVE SPA SYSTEM BACKWASH WITHOUT OVERFLOWING THE SUMP RECEIVER

SAND FILTER DOES NOT EXCEED 3 GPM/SQ. FT

HAIR AND LINT STRAINER IS PROVIDED ON THE SUCTION SIDE OF THE PUMP

THERE ARE NO DESIGNS RESEMBLING HUMAN FORM ON THE WALLS OR BOTTOM OF THE SPA

WHITE PLASTER FOR POOL AND SPA

SECTION 6-11

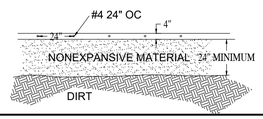
Deck detail per page 16, section 4-7

DECK CALCS.
4,270.4 sq.ft
24" over ex backfill with gravel
#4 24" OC
60' channel drain
100' 3" drain line with surface drains
COLORED CONCRETE

ACCESSIBLE PATH OF TRAVEL

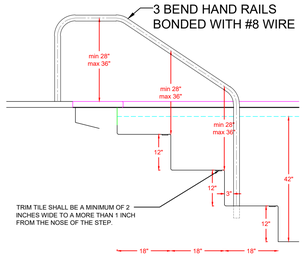
i. Without any abrupt level changes exceeding ¼"
ii. At least 48" in width.
iii. Cross Slope does not exceed 2% and slope in the direction of travel is less than 5%.
iv. Surface is stable, firm, and slip resistant.
v. Free of overhanging obstructions to 80" minimum, and protruding objects greater that 4" projection from wall & above 27" & less than 80"
vi. I understand that if the primary accessible path of travel is found not to be as indicated, significant delays may result.

Where the pool decks will be constructed, the rock should be overexcavated as necessary to allow for the placement of a minimum of 12 inches of nonexpansive material, as defined in the "Grading" section of this report. Where soil is present, it should be overexcavated as necessary to allow for the placement of minimum of 24 inches of nonexpansive material. The exposed soil surface should be scarified to a depth of 1 foot, moisture conditions, and compacted to a minimum of 90 percent of maximum dry density. There should be no need to scarify or recompact in situ rock.



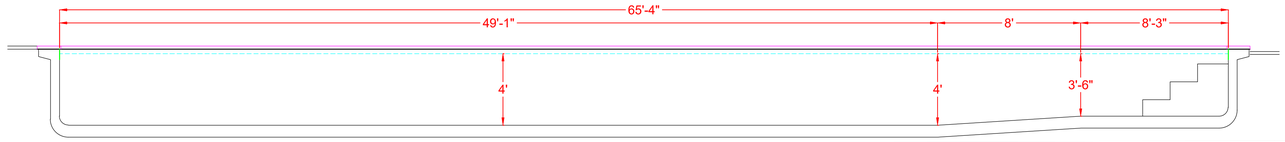
SECTION 6-12

POOL STEP DETAIL
1/2" = 1'

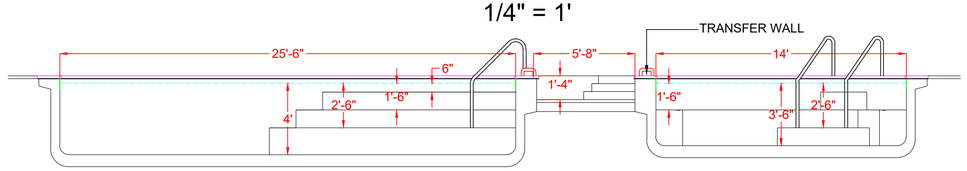


SECTION 6-13

POOL CROSS SECTION: A
1/4" = 1'

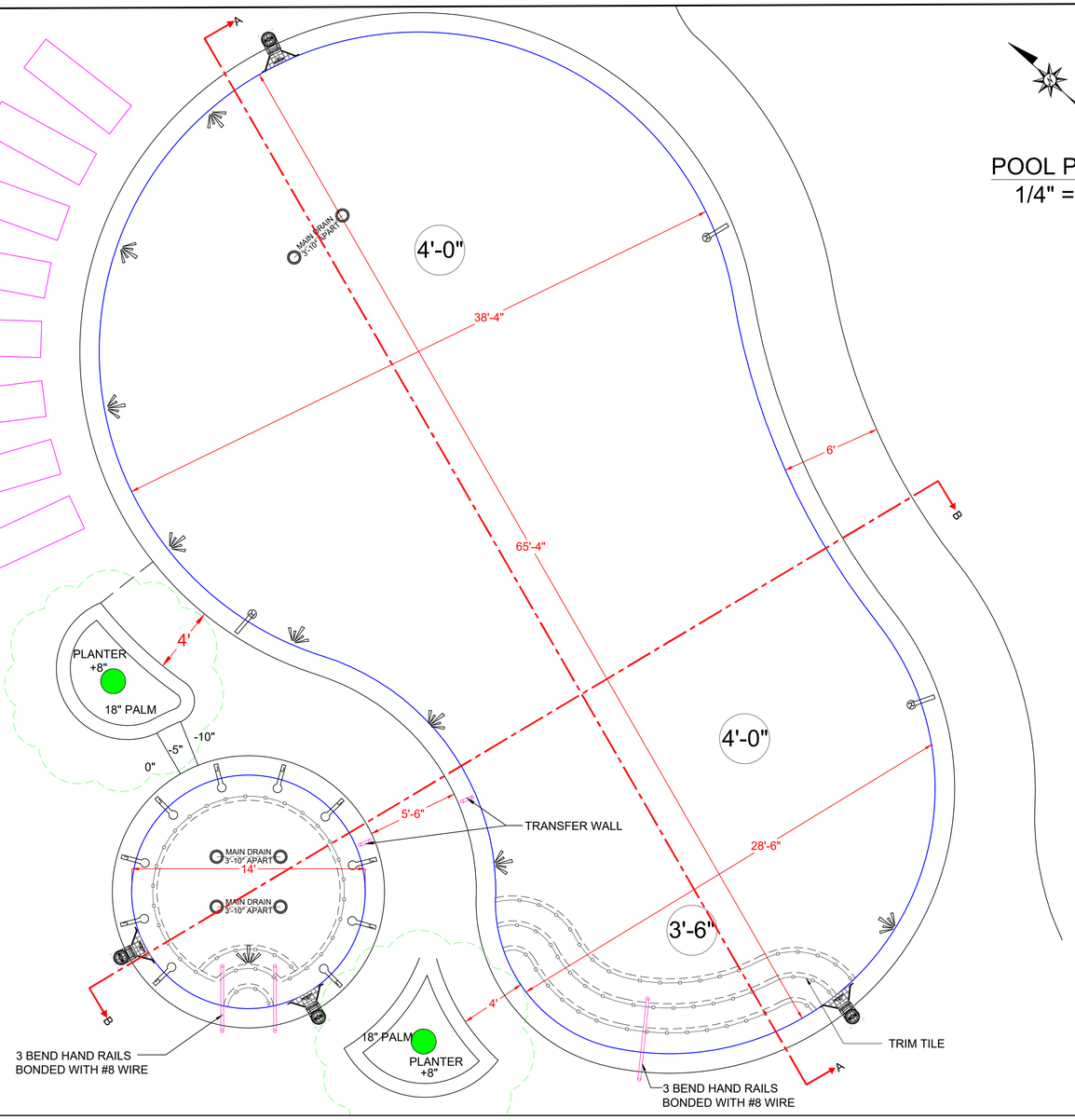


POOL CROSS SECTION: B
1/4" = 1'



SECTION 6-14

POOL PLAN
1/4" = 1'



OWNER NAME:

RAVINE WATERPARK

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PMRT:

DESIGNED BY:

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construction@carecraftpools.com

JOSH PETERSEN — DATE: 11/8/2025
CA CONTRACTOR # 1073966 C53

APPROVAL STAMP

REVISION LOG

REV.	DESCRIPTION	DATE

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SHEET TITLE:

POOL DETAILS

SHEET NUMBER

8-11

DATE: 11/8/2025

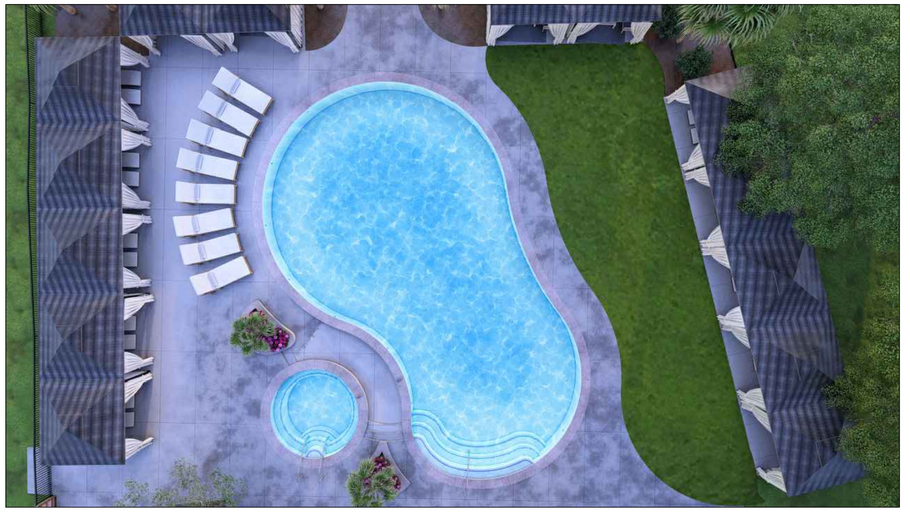












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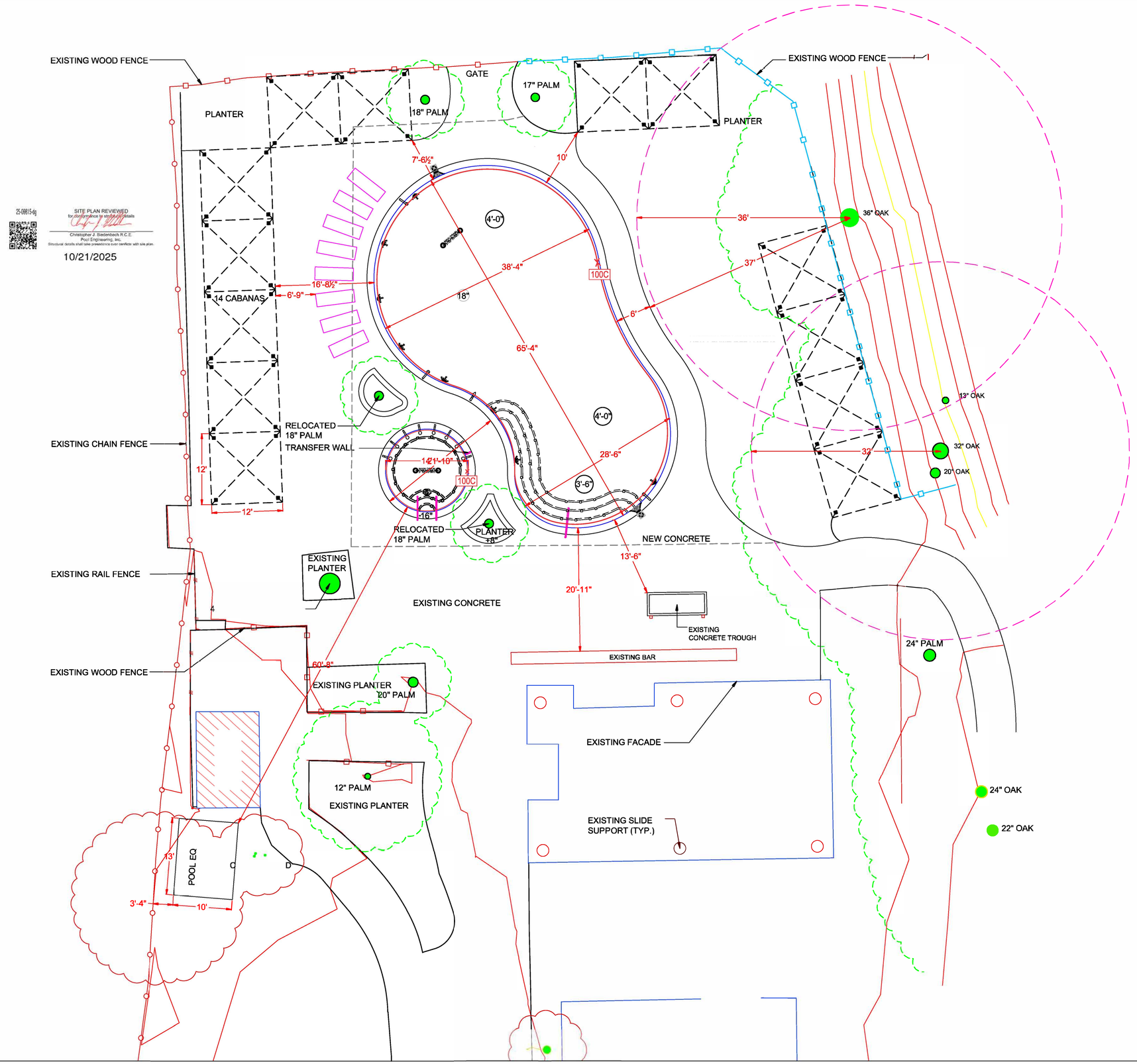
SHEET TITLE:

3D RENDERINGS

SHEET NUMBER

9-11

DATE: 11/8/2025



ENGINEERING
1/8" = 1'

25-09815-dg

SITE PLAN REVIEWED
for conformance to structural details

Christopher J. Biedenbach R.C.E.
Pool Engineering, Inc.
Structural details shall take precedence over conflicts with site plan.

10/21/2025

OWNER NAME:

RAVINE WATERPARK

OWNER ADDRESS:

2301 AIRPORT RD.
PASO ROBLES, CA

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SHEET TITLE:

POOL ENGINEERING

SHEET NUMBER

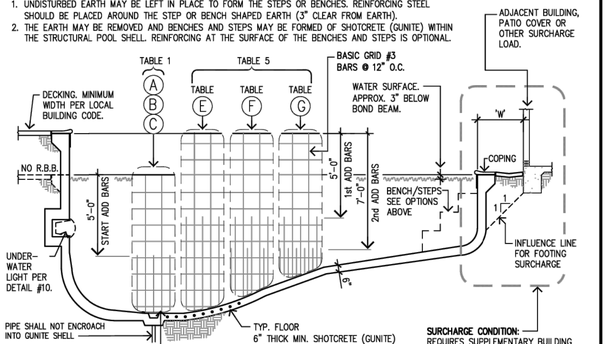
10-11

DATE: 11/13/2025

Digitally signed by Christopher Biedenbach on 10/21/2025 - 1761030000 - 25-09815-dg

BENCH AND STEP OPTIONS:

1. UNDISTURBED EARTH MAY BE LEFT IN PLACE TO FORM THE STEPS OR BENCHES. REINFORCING STEEL SHOULD BE PLACED AROUND THE STEP OR BENCH SHAPED EARTH (3" CLEAR FROM EARTH).
2. THE EARTH MAY BE REMOVED AND BENCHES AND STEPS MAY BE FORMED OF SHOTCRETE (GUNITE) WITHIN THE STRUCTURAL POOL SHELL. REINFORCING AT THE SURFACE OF THE BENCHES AND STEPS IS OPTIONAL.



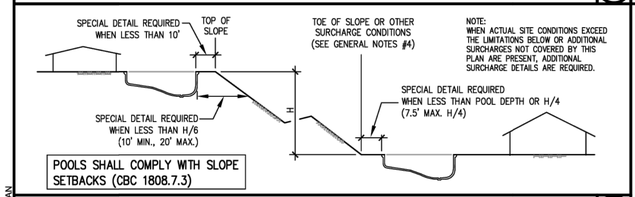
SUCTION OUTLETS:
WHERE CIRCULATION SUCTION OUTLETS ARE USED PROVIDE (2) SUCTION OUTLETS PER PUMP COVERED WITH ANTI-ENTRAPMENT GRATES THAT ARE HYDRAULICALLY BALANCED AND SYMMETRICALLY PLUMBED THROUGH "T" FITTINGS. DRAINS SHALL BE SEPARATED BY THREE FEET IN ANY DIMENSION. SEE ELECTRICAL AND PLUMBING NOTE 8.

ALTERNATIVES TO SUCTION OUTLETS, INCLUDING SKIMMERS OR PERIMETER OVERFLOW SYSTEMS, MAY BE USED TO CONDUCT WATER TO THE RECIRCULATION PUMP.

IN HIGH WATER TABLE, INSTALL HYDROSTATIC VALVE AND ROCK PACK AT LOW POINT.

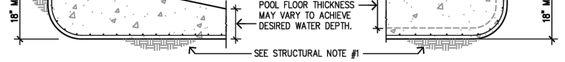
(6' HIGH MAX. FREESTANDING MASONRY SCREEN OR GARDEN WALL DOES NOT REQUIRE SURCHARGE DETAIL)

TYPICAL LONGITUDINAL SECTION — N.T.S. — 2

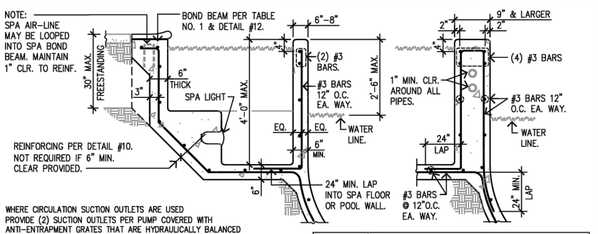


SURCHARGE CONDITIONS — ADDITIONAL SPECIAL DETAILS REQUIRED FOR CONDITIONS ABOVE — N.T.S. — 3

SLOPING ENTRIES SHALL CONFORM TO ANSI/APSP/ICC-5 AND/OR THE ISPSC (WHERE ADOPTED)



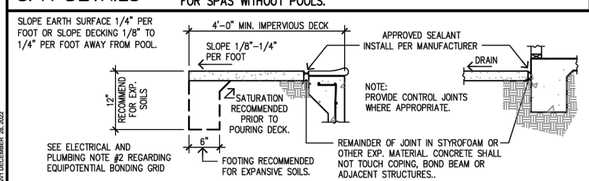
SHALLOW FEATURES — MAINTAIN 18" MIN. EMBEDMENT INTO UNDISTURBED OR APPROVED COMPACTED SOIL — N.T.S. — 4



WHERE CIRCULATION SUCTION OUTLETS ARE USED PROVIDE (2) SUCTION OUTLETS PER PUMP COVERED WITH ANTI-ENTRAPMENT GRATES THAT ARE HYDRAULICALLY BALANCED AND SYMMETRICALLY PLUMBED THROUGH "T" FITTINGS. DRAINS SHALL BE SEPARATED BY THREE FEET IN ANY DIMENSION. SEE ELECTRICAL AND PLUMBING NOTE 8.

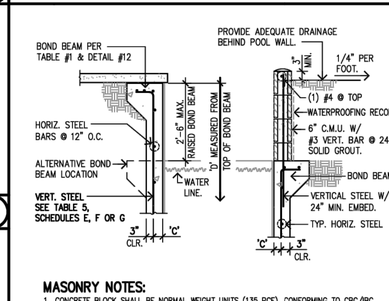
DAM WALL	6" DAM	– LAP INTO SPA REINF.
HORIZ. BAR LAP SPLICE:	12" DAM	– LAP INSIDE BARS INTO SPA REINF. – LAP OUTSIDE BARS INTO POOL REINF.

SPA DETAILS — SPA DETAILS MAY BE USED FOR SPAS WITHOUT POOLS. — N.T.S. — 7



EXPANSIVE SOIL DETAILS — IN EXPANSIVE SOILS WHERE MIN DECK REQMTS ARE NOT MET USE TABLE 1, SCHEDULE 'C' — N.T.S. — 8

STANDARD WALL SECTION — N.T.S. — 1

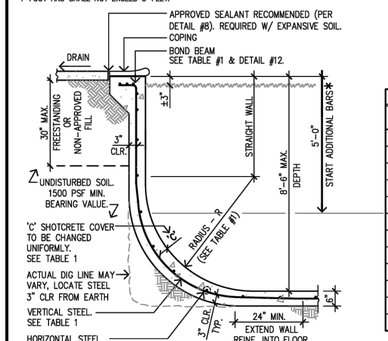


MASONRY NOTES:

1. CONCRETE BLOCK SHALL BE NORMAL WEIGHT UNITS (135 PCF), CONFORMING TO CBC/IBC SEC. 2103, AND ASTM C 90. ALL CONCRETE BLOCK SHALL HAVE A DESIGN STRENGTH OF f'm = 2000 psi.
2. GROUT SHALL CONFORM TO CBC/IBC SEC. 2103 & ASTM C 476 WITH f'c=2,000 PSI.
3. MORTAR SHALL BE TYPE M WITH f'c = 2500 psi AND SHALL CONFORM TO CBC/IBC SEC. 2103 & ASTM C 270.

RADIUS NOTE: FLOOR TO WALL TRANSITION RADIUS MAY VARY SLIGHTLY DEPENDING ON CONTRACTOR OR OWNER DESIGN INTENT. RADIUS SHALL NOT BE LESS THAN 1-FOOT AND SHALL NOT EXCEED 5-FEET.

NOTE: BOND BEAM HORIZONTAL BARS MAY BE OVER OR UNDER VERTICAL BARS. TYPICAL INCLUDING ALL SPECIAL DETAILS.



ADDITIONAL BARS BEGIN AT 5'-0" FROM THE TOP OF THE POOL WALL. (RAISED OR NOT RAISED).

* IF POOL WALL HEIGHT DOES NOT EXCEED 5'-0" THEN NO ADDITIONAL BARS ARE REQUIRED. **(DOES NOT APPLY TO SUPPLEMENT DETAILS)**

TABLE NO. 1

NON-EXPANSIVE	EXPANSIVE	NO DECK/HIGH EXP.
A	B	C
(3) #3 BARS.	(4) #3 BARS.	(4) #3 BARS.

E.F.P.		30 P.C.F.		45 P.C.F.		60 P.C.F.	
D	R	C	VERTICAL STEEL	C	VERTICAL STEEL	C	VERTICAL STEEL
3'0"	1'-0"	3"	#3 @ 12"	3"	#3 @ 12"	3"	#3 @ 12"
3'6"	1'-0"	3"		3"		3"	
4'0"	1'-0"	3"		3"		4"	
4'6"	1'-0"	3"		3½"		5"	
5'0"	1'-6"	3"	#3 @ 6"	4"	#3 @ 6"	5"	#3 @ 6"
5'6"	2'-0"	3"		4"		5"	
6'0"	2'-6"	3"		4"		6"	
6'6"	3'-0"	3"		4½"		7"	
7'0"	3'-6"	3"		5"		8"	
7'6"	4'-0"	3"		5½"		8½"	
8'0"	4'-6"	3"		6"		9"	
8'6"	5'-0"	3"		6"		9"	

'R' INDICATES TYPICAL RADIUS (ACTUAL RADIUS MAY VARY, SEE RADIUS NOTE AT TOP)

'D' IS DISTANCE DOWN FROM TOP OF POOL WALL.

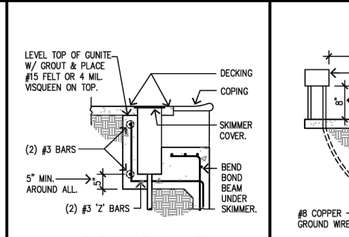
NO DECK OR HIGH EXPANSIVE SOIL

TABLE NO. 5 RAISED BOND BEAM

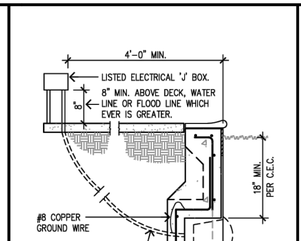
NON-EXPANSIVE	EXPANSIVE	NO DECK/HIGH EXP.
E	F	G

E.F.P.		30 P.C.F.		45 P.C.F.		62.4 P.C.F.	
D	C	VERTICAL STEEL	C	VERTICAL STEEL	C	VERTICAL STEEL
3'6"	3"	#3 @ 12"	3"	#3 @ 12"	3"	#3 @ 12"
4'0"	3"		3"		4"	
4'6"	3"		3½"		5"	
5'0"	3"	#3 @ 6"	3½"	#3 @ 6"	5"	#3 @ 6"
5'6"	3"		4"		6"	
6'0"	3½"		5"		7"	
6'6"	4"		6"		8"	
7'0"	5"		6"	#3 @ 4"	8"	#3 @ 3"
7'6"	5½"		6"		8"	
8'0"	6½"		7"		8½"	
8'6"	7½"		8"		9½"	
9'0"	8"		9"		10½"	
9'6"	9"		10"		11½"	
10'0"	9"		11"		12"	
11'0"	9"		11"		12½"	

RAISED BOND BEAM — N.T.S. — 5

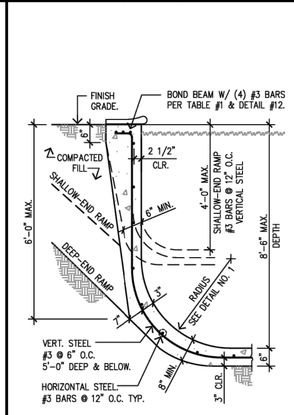


SKIMMER DETAIL — N.T.S. — 9



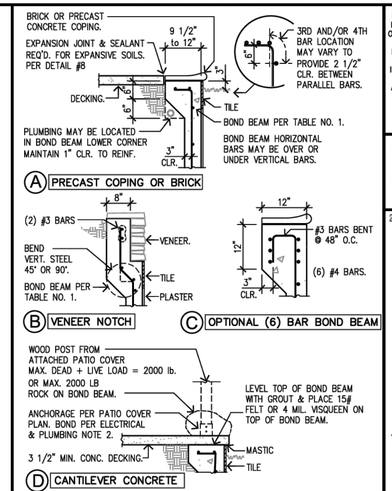
NOTES:
1. INSTALL NO. 8 COPPER GROUND WIRE FROM LIGHT NICHE TO BRASS CONDUIT TO POOL REBAR, OR NON-METALLIC CONDUIT CAN BE USED WITH INSULATED NO. 8 COPPER WIRE INTERIOR W/ APPROVED POTTING COMPOUND PER THE C.E.C.
2. SWIMMING POOL LIGHTING FIXTURES SHALL COMPLY WITH APPLICABLE UNDERWRITERS' LABORATORIES REQUIREMENTS FOR LIGHTING FIXTURES U.L. STANDARD 676.

SECTION AT LIGHT — N.T.S. — 10



NOTE:
EXTRA REINFORCING TO EXTEND 24" MIN. EACH SIDE OF RAMP.

SHALLOW/DEEP END RAMP — N.T.S. — 11



BOND BEAM DETAILS — N.T.S. — 12

NOTES — BY THE USE OF THIS PLAN, THE USER ACKNOWLEDGES THAT HE HAS READ & UNDERSTANDS ALL OF THE NOTES INCLUDED HEREIN. — 6

GENERAL NOTES

1. THIS STANDARD POOL STRUCTURAL PLAN MUST BE ACCOMPANIED BY A CLEAR PLOT PLAN SHOWING POOL AND/OR SPA SHAPE, DEPTH, DISTANCE TO PROPERTY LINE, GRADE CHANGES & SLOPES AND ADJACENT STRUCTURES.
2. REPRESENTATIVES OF POOL ENGINEERING INC. HAVE NOT INSPECTED THE SITE & ARE RELYING ON INFORMATION PROVIDED BY THE CONTRACTOR OR OWNER TO DETERMINE THE ADEQUACY OF THIS STANDARD POOL STRUCTURAL PLAN FOR THE ACTUAL SITE CONDITIONS. SHOULD SITE CONDITIONS VARY FROM THAT COVERED BY THIS STANDARD POOL STRUCTURAL PLAN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR THE OWNER TO NOTIFY POOL ENGINEERING INC. AND OBTAIN APPLICABLE SPECIAL ENGINEERING DETAILS PRIOR TO CONSTRUCTION. EXPANSIVE SOIL DETAILS ARE VALID ONLY FOR STATED EQUIVALENT FLUID PRESSURES AND POOL ENGINEERING INC. RECOMMENDS THAT THE OWNER OR CONTRACTOR OBTAIN A SOILS REPORT.
3. POOL ENGINEERING INC. (PEI) RECOMMENDS THAT THE PROPERTY OWNER AND/OR POOL CONTRACTOR RETAIN A LICENSED GEOTECHNICAL CONSULTANT TO OBTAIN GEOTECHNICALLY RELATED DESIGN CRITERIA FOR THE PROPOSED POOL SITE. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR POOL CONTRACTOR TO REQUIRE THAT THE LICENSED GEOTECHNICAL CONSULTANT CONFIRM THAT THE POOL STRUCTURAL PLANS PROVIDED MEET THE REQUIREMENTS OF THE PROJECT SITE AND THE GEOTECHNICAL REPORT. WHEN A GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED TO PEI, IT IS THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE SITE GEOTECHNICAL CONDITIONS ARE SUITABLE FOR CONSTRUCTION OF THE PROPOSED POOL BASED ON THE PEI PLANS BEING USED.
4. THIS PLAN IS NOT VALID WITHOUT ADDITIONAL SURCHARGE DETAILS WHEN THE CONDITIONS AS SHOWN IN DETAIL #3 APPLY (PER CBC SECTION 1808.7.3). ALL POOLS SHALL COMPLY WITH SLOPE SETBACKS PER CBC SECTION 1808.7.3.
5. THE STANDARD POOL STRUCTURAL PLAN IS NOT INTENDED TO BE APPLICABLE TO NON-STRUCTURAL ITEMS INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, FENCING, CONCRETE DECKING AND POOL GEOMETRICS.
6. DECKING CONSTRUCTION IS SHOWN AS RECOMMENDED MINIMUM CONSTRUCTION AND DOES NOT DEMONSTRATE A SYSTEM THAT WILL RESIST HEAVING DUE TO SOIL EXPANSION.
7. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ENERGY CODE, 2022 BUILDING ENERGY EFFICIENCY STANDARDS, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND LOCAL ORDINANCES.
8. POOLS WITH DIVING BOARDS SHALL MEET DIVING BOARD MANUFACTURER'S POOL GEOMETRIC STANDARDS AND/OR LOCAL CODES.
9. SIGNS & SAFETY EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
10. PUBLIC POOLS REQUIRE COUNTY HEALTH DEPARTMENT APPROVAL AND PROVISIONS FOR ASSISTIVE DEVICES FOR THE DISABLED.
11. CONTRACTOR OR OWNER SHALL VERIFY ALL FIELD CONDITIONS & DIMENSIONS AT JOB SITE AND SHALL BE RESPONSIBLE FOR JOB SITE CONDITIONS AND THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION.
12. POOL LENGTH, GRADE BREAK LOCATIONS & DEPTH DIMENSIONS AS NOTED ON THE PLOT PLAN SHALL COMPLY WITH ANSI/APSP/PHTA SUGGESTED MINIMUM STANDARDS FOR RESIDENTIAL POOLS AND LOCALLY ADOPTED POOL AND SPA CODES. PUBLIC POOLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL HEALTH DEPT. REGULATIONS.

ELECTRICAL AND PLUMBING

1. ALL ELECTRICAL SHALL BE IN CONFORMANCE WITH THE 2022 CEC.
2. POOL SHELL AND PERIMETER PAVED AND UNPAVED SURFACES SHALL BE BONDED IN ACCORDANCE WITH CEC 680.26(B). BONDING TO PERIMETER SURFACES SHALL BE PROVIDED AS SPECIFIED IN CEC 680.26(B)(2)(A) OR (2)(B) AND SHALL BE ATTACHED TO THE POOL REINFORCING STEEL OR COPPER CONDUCTOR GRID AT A MINIMUM OF FOUR (4) POINTS UNIFORMLY SPACED AROUND THE PERIMETER OF THE POOL.
3. OBTAIN ELECTRICAL AND PLUMBING PERMITS ALONG WITH POOL BUILDING PERMIT.
4. ALL EQUIPMENT SHALL BE LISTED AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND IN ACCORDANCE WITH LOCAL REGULATIONS.
5. POOLS SHALL BE EQUIPPED WITH A FILTERING SYSTEM.
6. BACKWASH SHALL BE DISPOSED OF IN AN APPROVED MANNER.
7. POOL/SPA WATER HEATER AND GAS PIPING INSTALLATION TO BE IN CONFORMANCE WITH THE CPC.
8. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANSI/APSP-7 AND 2022 CBC SECTION 3109.2 (HS CODE §§ 115920–115929).
9. POTABLE WATER SUPPLY TO SWIMMING POOLS, SPAS, AND HOT TUBS SHALL BE PROTECTED FROM BACKFLOW IN ACCORDANCE WITH CPC 603.5.20.
10. CHEMICAL DISPENSERS SHALL COMPLY WITH 2022 CPC SECTION 603.5.21 REQUIREMENTS FOR PROTECTION AGAINST BACKFLOW AND COMPLY WITH ASSE 1055.

STRUCTURAL NOTES

1. SOIL SHALL HAVE A MINIMUM BEARING VALUE OF 1500 PSF. CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED FILL. THIS PLAN IS NOT SUITABLE WHERE POTENTIAL EXISTS FOR DIFFERENTIAL MOVEMENT FROM DISSIMILAR SOIL CONDITIONS UNDER POOL INCLUDING BUT NOT LIMITED TO CUT–FILL TRANSITIONS.
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS & CONFORM TO ASTM A615 GRADE 40 FOR #3 BARS AND #4 BARS. SPLICES TO BE LAPPED A MINIMUM OF 24". MINIMUM CLEARANCE BETWEEN PARALLEL BARS IS 2 1/2". #5 BARS USED ON SUPPLEMENTARY DETAILS SHALL BE GRADE 60 (UNLESS NOTED) AND BE LAPPED A MIN OF 30".
3. (1) #4 BAR IS EQUIVALENT TO AND MAY BE USED IN PLACE OF (2) #3 BARS, WITH THE EXCEPTION THAT IF #4 BARS ARE USED FOR THE BASIC GRID, THE MAXIMUM SPACING IS #4 BARS AT 18" O.C..
4. BONDING/GROUNDING (PER THE CEC) OF THE STRUCTURAL REINFORCING MUST BE INSTALLED PRIOR TO PLACEMENT OF CONCRETE/SHOTCRETE.
5. PORTLAND CEMENT SHOTCRETE SHALL CONFORM TO ASTM C150 AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,500 PSI AND A WATER/CEMENT RATIO LESS THAN OR EQUAL TO 0.45.
6. WHERE SHOTCRETE IS EXPOSED TO SOIL OR WATER CONTAINING DELETERIOUS AMOUNTS OF WATER SOLUBLE SULFATE, OR WHERE INTENDED TO HAVE LOW PERMEABILITY WHERE EXPOSED TO WATER, SHOTCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4,500 PSI, W/C RATIO ≤ 0.45, AND SHALL UTILIZE TYPE V CEMENT.
7. KEEP CONCRETE DAMP CONTINUOUSLY FOR 14 DAYS.
8. ALL INTERIOR SURFACES OF POOL/SPA SHALL BE COATED WITH A WATERPROOF SURFACE.

GLAZING IN HAZARDOUS LOCATIONS

GLAZING SHALL COMPLY WITH THE CBC SECTION 2406.4, INCLUDING LOCALLY ADOPTED AMENDMENTS.

1. GLAZING IN WALLS AND FENCES USED AS A BARRIER SHALL BE SAFETY GLAZING WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   A. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE.
   B. THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA DECK AREA.

CONTINUOUS SHOTCRETE INSPECTION

WHERE REQUIRED BY THE PERMITTING AGENCY, PNEUMATIC CONCRETE PLACEMENT SHALL BE INSPECTED BY A SPECIAL INSPECTOR IN CONFORMANCE WITH CBC SECTION 1704, WHO SHALL SUBMIT A STATEMENT INDICATING COMPLIANCE WITH THE PLANS AND SPECIFICATIONS.

TITLE 24

1. PUMPS SHALL BE SIZED PER SECTION 150(p) OF THE LATEST ADOPTED EDITION OF THE BUILDING ENERGY EFFICIENCY STANDARDS.
2. A LENGTH OF STRAIGHT PIPE GREATER THAN OR EQUAL TO 4 PIPE DIAMETERS SHALL BE INSTALLED BEFORE THE PUMP.
3. ALL ELBOWS SHALL BE SWEEP ELBOWS.
4. MANDATORY REQUIREMENTS FOR POOL & SPA HEATING SYSTEMS & EQUIPMENT:
   4.1. SYSTEM IS CERTIFIED WITH: THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS, READILY ACCESSIBLE ON–OFF SWITCH, WEATHERPROOF OPERATING INSTRUCTIONS ON ENERGY EFFICIENT OPERATIONS, NO ELECTRIC RESISTANCE HEATING AND NO PILOT LIGHT.
   4.2. SYSTEM IS INSTALLED WITH:
      A) AT LEAST 36" PIPE BETWEEN FILTER & HEATER FOR FUTURE SOLAR HEATING.
      B) COVER FOR OUTDOOR POOLS OR OUTDOOR SPA.
   4.3. POOL SYSTEM HAS DIRECTIONAL INLETS & A CIRCULATION PUMP TIME SWITCH TO PERMIT OFF PEAK OPERATION.

FENCING AND BARRIERS

1. PRIOR TO FILLING, THE POOL AND OR SPA SHALL BE COMPLETELY ENCLOSED BY 5' MIN. HIGH FENCING & GATES WITH NO OPENINGS 4" OR GREATER. GATES TO BE SELF–CLOSING & SELF–LATCHING WITH LATCH A MIN. OF 5' HIGH. ACCESS GATES THROUGH FENCING SHALL OPEN AWAY FROM THE POOL. MAXIMUM VERTICAL CLEARANCE FROM GROUND TO POOL FENCING SHALL NOT EXCEED 2 INCHES. WHERE THIS VARIES FROM LOCAL CODES, THE LOCAL CODES SHALL PREVAIL.
2. BARRIERS SHALL COMPLY WITH CBC SECTION 3109.2 (HS CODE §§ 115920–115929), INCLUDING LOCALLY ADOPTED AMENDMENTS.
   A. IN THE COUNTY OF LOS ANGELES, BARRIERS REQUIRED BY CHAPTER 11.50 OF THE LOS ANGELES COUNTY HEALTH AND SAFETY CODE AND ORDINANCE 85–0039 SHALL BE REQUIRED. THESE BARRIER REQUIREMENTS SHALL BE ATTACHED TO THE SWIMMING POOL SITE PLAN.

SHOTCRETE MIX

THE USE OF A LOW SHRINKAGE SHOTCRETE MIX DESIGN IS RECOMMENDED. THE SHOTCRETE MIX SUPPLIER AND THE SHOTCRETE APPLICATOR SHALL COLLABORATE ON THE DEVELOPMENT OF A SHOTCRETE MIX DESIGN THAT WILL RESULT IN THE LOWEST POSSIBLE DRYING SHRINKAGE. THE MIX MAY BE DEVELOPED BASED ON, BUT NOT LIMITED TO, THE FOLLOWING:

1. THE USE OF SHRINKAGE REDUCING ADMIXTURES
2. THE HARDEST AVAILABLE AGGREGATES. QUARTZ, LIMESTONE, DOLOMITE, GRANITE AND FELDSPAR ARE GENERALLY CLASSIFIED AS HIGHER MODULUS AGGREGATES AND RESULT IN LOWER CONCRETE SHRINKAGE. GRADATION SELECTED TO MINIMIZE CEMENT PASTE CONTENT AND WATER DEMAND.
3. MINIMIZING BOTH WATER CONTENT AND CEMENT PAST CONTENT.
4. CEMENT SUPPLIER SELECTED BASED ON CERTIFIED MILL REPORTS FOR THE LOWEST AVAILABLE SHRINKAGE CEMENT.
5. FLY ASH TO REDUCE INITIAL HYDRATION AND THERMAL DIFFERENTIALS.
6. WATER REDUCERS.
7. AIR ENTRAPMENT AS A WATER REDUCER AND PUMP ABILITY AID.

SHOTCRETE APPLICATION

ALL PNEUMATICALLY APPLIED CONCRETE SHALL BE PERFORMED BY AN AMERICAN CONCRETE INSTITUTE (ACI) CERTIFIED NOZZLEMAN.

CURING

AS SOON AS POSSIBLE AFTER INITIAL SET, BEGIN SHOTCRETE CURING BY MISTING, SOAKER HOSES, SPRINKLERS, WATER PONDING WHERE APPROPRIATE OR OTHER APPROVED MEANS. SHOTCRETE MUST BE MAINTAINED CONTINUOUSLY WET FOR A MINIMUM OF 14 DAYS AND PREFERABLY LONGER.

EXAMINATION FOR SHRINKAGE CRACKS

PRIOR TO THE APPLICATION OF THE POOLS WATERPROOF FINISH SURFACE COATING, THE SHOTCRETE SHELL SHALL BE CLOSELY EXAMINED TO LOCATE ANY SHRINKAGE CRACKS. THE SHRINKAGE CRACKS SHALL BE INJECTED WITH HIGH PRESSURE EPOXY TO THE GREATEST DEPTH POSSIBLE IN THE CRACK.

CERTIFICATION BY PROJECT GEOTECHNICAL ENGINEER

THE PROJECT GEOTECHNICAL CONSULTANT SHALL EXAMINE THE POOL SITE AND POOL SUBGRADE AFTER EXCAVATION. PRIOR TO REINFORCEMENT PLACEMENT THE PROJECT GEOTECHNICAL CONSULTANT SHALL CERTIFY THAT THE MODULUS OF SUBGRADE REACTION IS UNIFORM UNDER ALL AREAS OF THE POOL STRUCTURE AND THAT THE POOL SUBGRADE SOIL IS CAPABLE OF SUPPORTING THE POOL WITHOUT THE POTENTIAL FOR SIGNIFICANT DIFFERENTIAL SETTLEMENT. FURTHER, THE PROJECT GEOTECHNICAL CONSULTANT SHALL CERTIFY THAT ALL GEOTECHNICAL RELATED ISSUES, INCLUDING FOUNDATION SETBACK FROM THE FACE OF ANY DESCENDING SLOPES, ARE IN CONFORMANCE WITH APPLICABLE CODES AND GOOD ENGINEERING PRACTICE.

PROPERTY RIGHTS TO ALL DRAWINGS, REPRESENTATIONS, IDEAS, DETAILS, NOTES & SPECIFICATIONS EITHER COPIES OR ORIGINALS THEREOF THAT MAY BE INCORPORATED INTO THIS DESIGN ARE THE PROPERTY SOLEY OF POOL ENGINEERING, INC. PERMISSION FOR ANY COPIES OF SAID COPYRIGHTED MATERIALS, DRAWINGS, REPRESENTATIONS, IDEAS, DETAILS, AND SPECIFICATIONS EITHER ORIGINAL OR COPIES THEREOF TO BE MADE, COPIED OR ALTERED BY ANY PERSON, BUSINESS, OR CORPORATION MAY ONLY BE AUTHORIZED WITH THE EXPRESSED WRITTEN PERMISSION OF POOL ENGINEERING, INC. BY THE USE OF THIS PLAN, **THE USER ACKNOWLEDGES THAT HE HAS READ & UNDERSTANDS ALL OF THE NOTES INCLUDED HEREI

Attachment 7

RESOLUTION 26-XXX (B)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES GRANTING AN APPEAL (APL26-01) OVERTURNING THE PLANNING COMMISSIONS APPROVAL OF AMD25-02 - AMENDING CUP00-020/PD0-023 FOR THE RAVINE WATER PARK

DENIAL OF RAVINE NO SPLASH POOL AMENDMENT

2301 AIRPORT ROAD, APN: 025-433-012

WHEREAS, Ravine Waterpark, LLC has applied for AMD25-02/P25-0124, a request for approval for construction of a new recreational no spash" pool within a pre-disturbed area of the site; and

WHEREAS, the 16.16 net acre site is located at 2301 Airport Road (See Vicinity Map, Attachment 1); and

WHEREAS, the site has a General Plan land use designation of CS (Commercial Service) and is in the C2-PD (Highway Commercial, Plan Development Overlay) zoning district, where Outdoor Commercial Recreation Facility is conditionally allowed use; and

WHEREAS, the existing approximate 9-acre water park/amusement park at 2301 Airport Road was approved by the Planning Commission on April 13th via resolution 04-042 for CUP00-020, resolution 04-043 for PD 00-023, and resolution 04-044 for the mitigated negative declaration; and

WHEREAS, the proposed amendment was reviewed by the Development Review Committee on January 12th, 2026. The Development Review Committee recommended the project to Planning Commission for approval; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on February 10th, 2026, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this request for a development plan.

WHEREAS, Proceeding the public hearing on February 10th, 2026, the Planning Commission approved Resolution PC 22-017 on a vote of 7-0 to approve the amendment to Conditional Use Permit 02-10 (AMD25-02/P25-0124)

WHEREAS, Ranch and Coast Properties, represented by John Erskine, Attorney at Law, Nossaman LLP filed appeal (APL26-01/P26-022) to request the City Council appeal Planning Commissions decision to approve the project

WHEREAS, a duly noticed hearing for the appeal was held on April 7th, 2026 City Council meeting.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Based on the information contained in the staff report entitled Ravine Waterpark CUP Amendment Appeal, dated April 7th, 2026), testimony presented during the public hearing, and responses thereto, the City Council hereby finds and determines that:

City Council to provide findings for project denial in the motion

Section 3. The City Council hereby denies AMD25-02 attached hereto as Exhibit A and incorporated herein by reference.

Exhibit A – Project Site Plan

Section 4. This denial shall become effective immediately. Pursuant to Section 21.25.030 of the Paso Robles Municipal Code (PRMC), the determination and order of the City Council, is final and conclusive upon the applicant.

APPROVED this 7st day of April, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

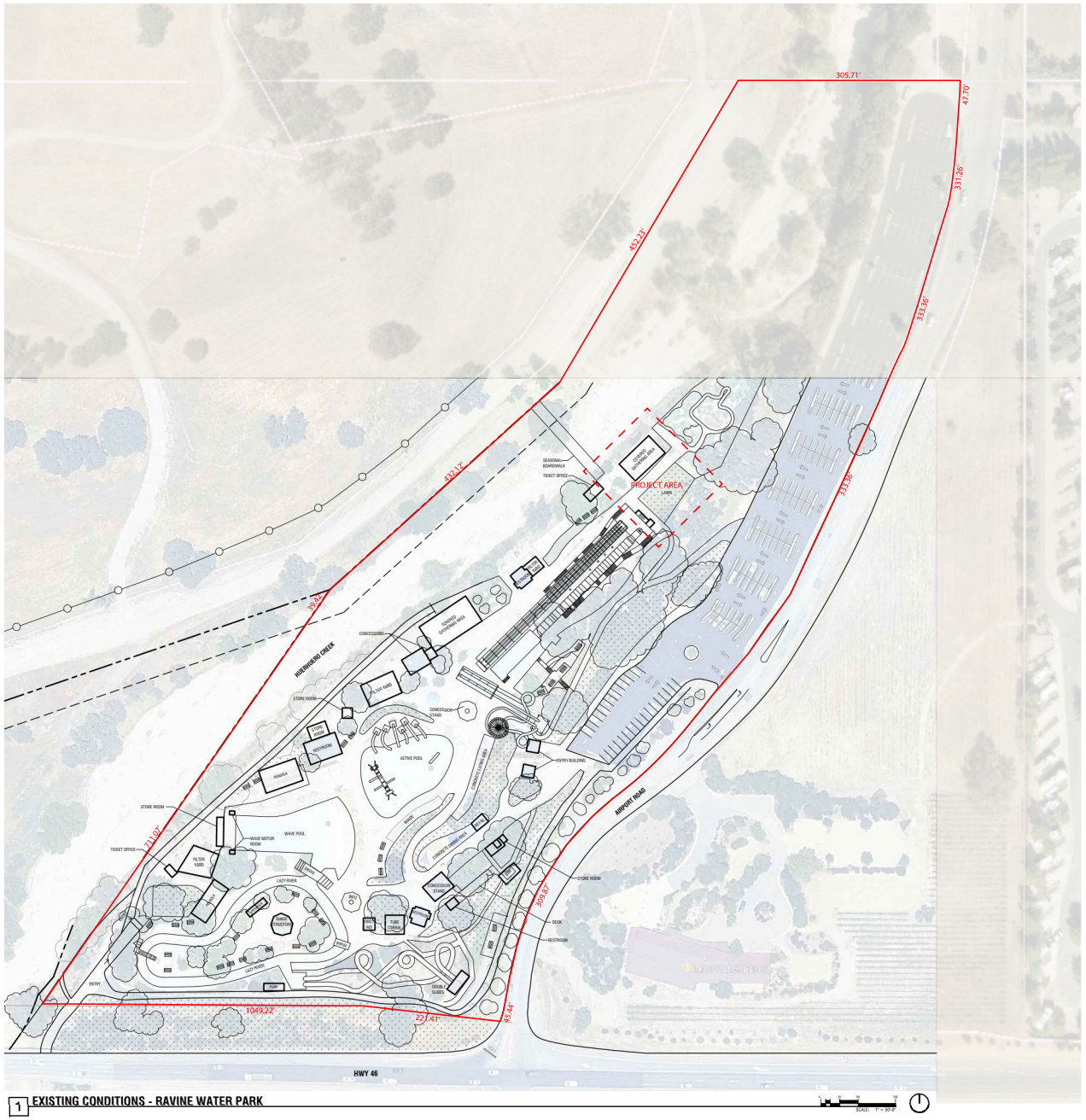
John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A – Project Site Plan

Exhibit A



1 EXISTING CONDITIONS - RAVINE WATER PARK

TEN OVER STUDIO, INC

[redacted]

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STATE OF CALIFORNIA

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DESIGN DEVELOPMENT

RAVINE WATER PARK EXPANSION

2301 AIRPORT ROAD, PASO ROBLES, CA

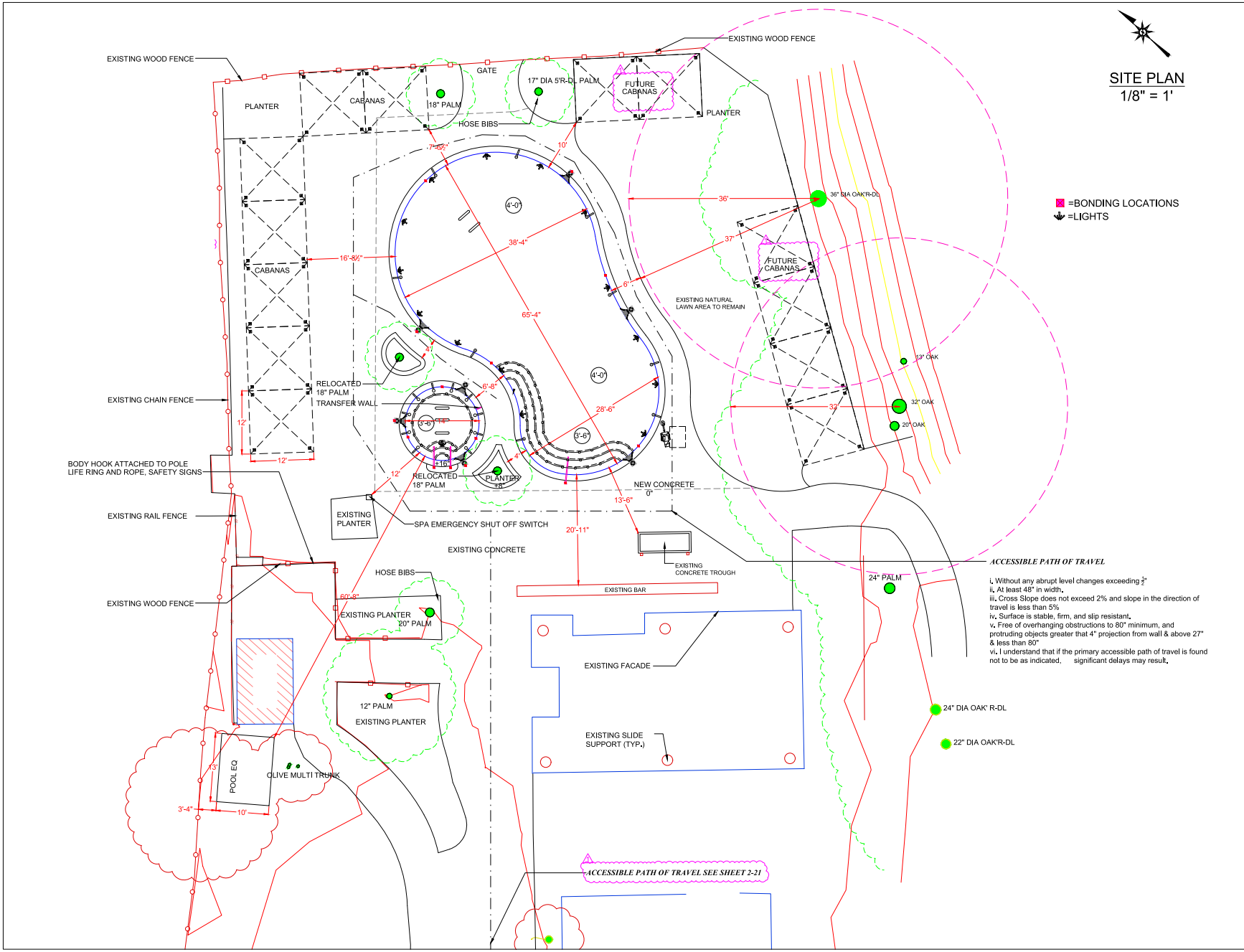
PROJ #:	2022-126
DRWN BY:	JD/HS
CHKD BY:	JMD

DATE	SUBMITTAL
9/13/2023	MAJOR DEV PLANNING

EXISTING SITE PLAN - AREA MAP

2-11

Exhibit A



OWNER NAME:

RAVINE WATERPARK

OWNER ADDRESS:

2301 AIRPORT RD.
PASO ROBLES, CA
APN: 025-433-012

PERMIT NUMBER:

PMRT:

DESIGNED BY:

CARECRAFT POOLS
710 Fiero Ln #21
San Luis Obispo, CA 93401
805-439-3040 Office
construction@carecraftpools.com

JOSH PETERSEN — DATE: 1/6/2026
CA CONTRACTOR # 1073966 C53

APPROVAL STAMP

REVISION LOG

REV.	DESCRIPTION	DATE
REV. 1	PLAN CHECK	1-6-26

THESE PLANS, DRAWINGS AND SPECIFICATIONS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF CARECRAFT POOLS.

SHEET TITLE:

SITE PLAN

SHEET NUMBER

5-11

DATE: 1/6/2026

New Times

1010 Marsh St., San Luis Obispo, CA 93401
(805) 546-8208 • FAX (805) 546-8641

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA,
County of San Luis Obispo,

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party interested in the above entitled matter. I am the principal clerk of the printer of the **New Times**, a newspaper of general circulation, printed and published weekly in the City of San Luis Obispo, County of San Luis Obispo, and which has been adjudged a newspaper of general circulation by the Superior Court of the County of San Luis Obispo, State of California, under the date of February 5, 1993, Case number CV72789: that notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

March 26

in the year 2026.

I certify (or declare) under the the penalty of perjury that the foregoing is true and correct.

Dated at San Luis Obispo, California, this day 26 of March, 2026.

Patricia Horton

Patricia Horton, New Times Legals

Admin & Personal/-NTMG Admin/NTMG Office/BUSINESS/Public Notices/Proof of Pub

Proof of Publication of

NOTICE OF CITY COUNCIL PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of **Paso Robles** City Council will hold a Public Hearing to consider the following project:

Project Description: Appeal (APL26-01/P26-0022) of the Planning Commission's decision to approve an amendment (AMD25-02/P25-0124) to Conditional Use Permit (CUP) 02-010 and Planned Development (PD) 00-023 for the Ravine Water Park at 2301 Airport Road. The amendment includes construction of a recreational pool, spa, and cabanas within a pre- disturbed area of the site.

Applicant: Ranch and Coast Properties, Represented by John Erskine, Attorney at Law, Nossaman LLP

Location: 2301 Airport Road (APN 025-433-012)

CEQA Determination: In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (Planning Commission Resolution 04-042) was prepared as part of the original approval of CUP00-020 and PD00-023. Staff recommends the Planning Commission find the proposed amendment is consistent with the approved environmental documents and does not require additional review under CEQA pursuant to CEQA Guidelines 15162, because no substantial changes to the project or to the circumstances under which the project was undertaken are proposed, and there are no new significant environmental effect or a substantial increase in the severity of previously identified significant effects under the existing MND.

Hearing Date: The City Council will hold a Public Hearing on April 7th 2026, at 6:00 p.m. at the Norris Room, Centennial Park, 600 Nickerson Drive, Paso Robles, CA 93446.

The public has the option to attend the meeting in person or to participate remotely. To participate remotely, residents can livestream the meeting at www.prcity.com/youtube, and call (805)865-7276 to provide live public comment via telephone. The phone line will open just prior to the start of the meeting.

Written public comments can be submitted via email to cityclerk@prcity.com or US Mail (submit early) to the City Clerk, 1000 Spring Street, Paso Robles, CA 93446 provided that the comments are received prior to the time of the public hearing. Comments received prior to 12:00 noon on the day of the meeting will be posted as an addendum to the agenda. If submitting written comments, please note the agenda item by number or name. Comments on the proposed application must be received prior to the time of the hearing to be considered by the Planning Commission.

Challenge to the application in court will be limited to issues raised at the public hearings or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Copies of the project staff report will be available for review on the City's website (www.prcity.com/meetings) by the Friday preceding the hearing. If you have any questions, please contact the Community Development Department at (805) 237-3970 or planning@prcity.com.

March 26, 2026

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

AFFIDAVIT

OF MAIL NOTICES

CITY COUNCIL NOTICING

I, Marci Reynoso, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for the April 7th City Council Meeting for APL26-01/P26-0022 on this 24th day of March in the year 2026.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Marci Reynoso
Marci Reynoso

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

AFFIDAVIT OF SITE NOTICES

FOR CITY COUNCIL HEARING

I, Piper Smith, employee of the City of El Paso de Robles, California, do hereby certify that site notices at least 11 inches x 17 inches in size have been posted in a prominent place on the subject property site for the April 7th City Council Meeting for APL26-01/P26-0022 on this 26th day of March in the year 2026.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Piper Smith
Piper Smith

Miller, David J.
Ranch & Coast Properties
Q2 - Public Comment

From: Amy R. Taylor
To: City Clerk; Council
Cc: Warren Frace; Piper Smith; gwen@countryrealestate.com; the@countryrealestate.com; John Erskine; David J. Miller
Subject: Agenda Item Q.2 – Appeal of Planning Commission's Approval of CUP 00-220 and PD 00-023 for Ravine Water Park
Date: Monday, April 6, 2026 5:23:11 PM
Attachments: image001.png
Agenda Item Q.2 – Appeal of Planning Commission's Approval of CUP 00-220 and PD 00-023 for Ravine Water Park.pdf

Some people who received this message don't often get email from ataylor@nossaman.com. Learn why this is important

[EXTERNAL EMAIL]

Dear Mayor Hamon and Councilmembers Beal, Bausch, Gregory, and Strong:

The attached is transmitted on behalf of David J. Miller, Esq. for Ranch & Coast Properties. Please contact me should you have any difficulties accessing the attachment.

Thank you,

Amy R. Taylor
Legal Secretary
NOSSAMAN LLP
[redacted]

NOSSAMAN LLP | SUBSCRIBE TO E-ALERTS
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NOSSAMAN LLP

ATTORNEYS AT LAW

[redacted]
Irvine, CA 92612
T [redacted]

David J. Miller
D [redacted]

Refer To File # 505096-0002

VIA E-MAIL

April 7, 2026

City of Paso Robles City Council
600 Nickerson Drive
Paso Robles, CA 93446
cityclerk@prcity.com; council@prcity.com

Re: **Agenda Item Q.2 – Appeal of the Planning Commission's Approval of CUP 00-220 and PD 00-023 for the Ravine Water Park at 2301 Airport Road**

Dear Mayor Hamon and Councilmembers Beal, Bausch, Gregory, and Strong:

Our firm represents Ranch & Coast Properties ("Appellant") in the City of Paso Robles ("City") with respect to the proposed amendment to Conditional Use Permit ("CUP") Number P25-0124/AMD25-02 ("Project"). The Project consists of Ravine Water Park's (the "Water Park") proposed new construction of improvements including an 1,825 sq. ft. pool, a 153 sq. ft. spa, and thirteen (13) 144 sq. ft. cabanas, to be served by an expanded bar.

While the Water Park's proposal is framed as a modest modification of an existing facility, the reality is that the Project represents yet another meaningful intensification and expansion of use of the property that raises significant environmental and land use concerns – concerns that have repeatedly gone unaddressed by the City. For the reasons outlined below, the City's reliance on categorical exemptions under the California Environmental Quality Act ("CEQA") to forego necessary additional environmental analysis is improper. Appellants ask that the requisite additional environmental review be performed, including updated traffic studies and evaluation of the Project's consistency with the Airport Land Use Plan ("ALUP").

1. THE CLASS 1 CATEGORICAL EXEMPTION DOES NOT APPLY DUE TO INTENSIFICATION OF USE.

The Planning Commission's approval of the Project relied in part on its determination that the Class 1 CEQA exemption for existing facilities applies to the Project. The Class 1 CEQA exemption "consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving ***negligible or no expansion*** of existing or former use." (CEQA Guidelines,[1] § 15301, emphasis added.) Indeed, "[t]he ***key consideration*** is whether the project involves negligible or no expansion of use." (*Ibid.*, emphasis added.)

[1] Cal. Code Regs., tit. 14, § 15000 et seq.

The City's staff report notes that the Class 1 exemption applies because "the Project will not increase the capacity of the existing Ravine Waterpark." But that is not the calculus required. Rather, the pertinent question is whether the Project will intensify the existing or former use of the facility. The answer, undoubtedly, is that it will; that is precisely what it is designed to achieve. In its January 2026 Project description,[2] the Water Park's consultant, Kirk Consulting, described that the very purpose of the Project as "intended to reinvigorate the park experience and ***attract renewed interest*** from both returning and new visitors." (Emphasis added.) In other words, the Project is designed to attract new and additional returning visitors, who might otherwise not return but for the new attractions.

The Project's expansion will convert an existing isolated area of the Water Park that is currently used only intermittently for group events into a permanently programmed, high-intensity recreational and commercial space. The addition of a dedicated adult pool, spa, thirteen (13) additional cabanas, and expanded bar service is aimed at substantially increasing the frequency, duration, and intensity of use of this portion of the site. This includes increased patron occupancy, food and beverage (including alcohol) service, noise, and operational activity on a daily, rather than occasional, basis.

Courts have consistently held that such changes in operational intensity fall outside the scope of the Class 1 exemption. Because the Project would materially expand the existing use of the Water Park, rather than merely maintain or negligibly modify it, the Class 1 exemption is inapplicable.

2. THE CLASS 3 AND CLASS 11 CEQA EXEMPTIONS ARE BARRED BY THE CUMULATIVE IMPACTS EXCEPTION.

The Planning Commission's approval of the Project also relies on the Class 3 (New Construction or Conversion of Small Structures) and Class 11 (Accessory Structures) CEQA exemptions. Even assuming arguendo that the Project fits within either of these exemptions, the City's reliance on these exemptions is barred by the cumulative impacts exception set forth in CEQA Guidelines section 15300.2(b): "All exemption for these classes are inapplicable when the ***cumulative impact of successive projects of the same type in the same place***, over time is significant." (*Ibid.*, emphasis added.)

The Project site is located in an area that has experienced, and continues to experience, substantial development and increased activity levels due to previously approved projects. As noted in the initial appeal letter and recognized in the staff report, the City has approved numerous prior expansions, including numerous parking expansions and new attractions. Each approval relied on the 2003 traffic study that estimated 234 daily trips generated. Those trips, however, were based on an initial estimate of "up to 700" daily visitors (see Attachment 1), and not the 1,400-2,500 daily visitors for the current Water Park, let alone the additional visitors that the Project is designed to attract. These prior approvals have already contributed to increased traffic congestion, circulation challenges, and related environmental effects in the surrounding area.

[2] The January 2026 Project Description was included as an Exhibit to the February 10, 2026 Planning Commission Agenda Report, which is included as Attachment 2 for City Council Agenda Item Q.2.

When considered together with these past, present, and reasonably foreseeable future projects, the proposed intensification of the Water Park use will contribute to cumulative traffic and operational impacts. The addition of a new adult-oriented amenity and expanded bar service is reasonably expected (even designed) to attract additional visitors, alter peak usage patterns, and increase vehicle trips to and from the site.

Because there is a reasonable probability that the Project's incremental effects will be cumulatively considerable, the use of the Class 3 and 11 categorical exemptions is prohibited.

3. TRAFFIC IMPACTS MUST BE EVALUATED THROUGH APPROPRIATE ENVIRONMENTAL REVIEW.

Given the anticipated increase in visitation and changes in operational characteristics generated by the combination of past, present, and reasonably foreseeable future projects, the Project's traffic impacts must finally be meaningfully analyzed. This includes, at a minimum:

- Trip generation associated with the new amenities;
- Peak hour traffic impacts and level of service at affected intersections;
- On-site circulation and parking demand; and
- Potential spillover effects into the surrounding neighborhood.

Reliance on a categorical exemption improperly forecloses this necessarily analysis and deprives decision-makers and the public of critical information regarding the Project's, and prior projects', impacts. The City must finally undertake this important analysis to determine the true impacts that expansion of the Water Park usage is having.

4. CONSISTENCY WITH THE AIRPORT LAND USE PLAN MUST BE ADDRESSED.

In addition to the necessary traffic analysis, the City must evaluate the Project's consistency with the ALUP. Staff contends that such analysis is not necessary because the Project is not a "new attraction" that will generate additional visitors to the Water Park. The problem with staff's conclusion, however, is that it relies on the Water Park's own characterization of the Project – a characterization that is directly contradicted by the Water Park's technical consultant, who correctly notes that the Project is designed to increase usage by both returning and new visitors.

As described above, the Project would convert an intermittently used event space into a permanently programmed, adult-oriented recreational area featuring a pool, spa, new cabanas, and expanded food and beverage service. This is not passive or incidental change. It is a fundamental shift in how this isolated portion of the site operates, one that will increase occupant load, extend durations of stay, and introduce new peak activity periods. These changes constitute a clear intensification of use.

ALUP consistency requirements are triggered not only by changes in land use designations, but also by increases in the intensity of existing uses, particularly where such increases may affect population exposure to airport-related noise, safety risks, or overflight

conditions. The introduction of a dedicated adult pool and bar area is reasonably expected to attract additional patrons and concentrate people in outdoor areas for longer periods of time, thereby increasing the number of persons exposed within the airport influence area.

Because the Project would increase the intensity of use and the number of people on-site, the City is required to evaluate consistency with the applicable ALUP and, if necessary, refer the Project to the Airport Land Use Commission. The failure to do so is a legally significant procedural and substantive defect in the City's land use and environmental review of the Water Park expansion.

5. CONCLUSION.

For the foregoing reasons, the City's reliance on the Class 1, 3, and 11 categorical exemptions under CEQA is not supported by substantial evidence. The Proposed CUP amendment represents a meaningful intensification of use in an already impacted area and may contribute to cumulatively significant environmental effects, particularly with respect to traffic impacts.

Accordingly, the City must set aside the Planning Commission's reliance on the Class 1, 3, and 11 exemptions and prepare the appropriate level of supplemental environmental review to fully evaluate the Project's impacts and ensure compliance with CEQA and applicable land use regulations, including the ALUP.

Thank you very much for your review and consideration of our appeal.

[redacted]

David J. Miller
Nossaman LLP

Enclosure

cc: Warren Frace, Community Development Director [redacted]
Piper Smith, Assistant Planner [redacted]
Ranch & Coast Properties [redacted]
John P. Erskine, Esq. [redacted]

Miller, David J.
Ranch & Coast Properties
Q2 - Public Comment

ATTACHMENT 1

Miller, David J.
Ranch & Coast Properties
Q2 - Public Comment

STATE OF CALIFORNIA
CALIFORNIA WATER QUALITY CONTROL BOARD
CENTRAL COAST REGION

STAFF REPORT FOR REGULAR MEETING OF DECEMBER 3, 2004
Prepared on November 1, 2004

ITEM: 10

SUBJECT: LOW THREAT CASES

DISCUSSION

Low Threat and General Discharge Cases

General Low Threat NPDES Permit:

Avila Valley Hot Springs, San Luis Obispo County [Matt Thompson 805/549-3159]

Staff enrolled Avila Valley Hot Springs, 250 Avila Beach Drive, San Luis Obispo County, under the General NPDES Permit for Discharges with Low Threat to Water Quality (Low Threat General Permit) on September 29, 2004. Hot mineral water from an onsite well is run through a small soaking pool, and used to heat a large freshwater swimming pool. Approximately 37,500 gallons per day of waste mineral water is aerated for 1 to 2 hours in a 3,000-gallon tank prior to discharge to an unnamed intermittent creek (from Gragg Canyon) tributary to San Luis Obispo Creek. Aeration is intended to cool the water and minimize formation of unionized ammonia in the discharge.

Enrollment under the Low Threat General Permit requires Sycamore Mineral Springs to comply with Monitoring and Reporting Program No. 01-119 (MRP). The MRP been modified specifically for the discharge, and includes quarterly monitoring of effluent pH, temperature, total and unionized ammonia, sulfur, chlorine, salts, total and fecal coliform, zinc, and copper. We intend to monitor unionized ammonia concentrations closely. Should the concentration of unionized ammonia ever exceed 0.025 mg/L (as N), a limit specified in the Basin Plan, we will request that Avila Valley Hot Springs immediately take additional measures to reduce or eliminate ammonia from the discharge.

General Statewide Waste Discharge Requirements Order No. 97-10-DWQ:

Ravine Water and Amusement Park, Paso Robles, San Luis Obispo County [Tom Kukol 805\549-3689]

Staff received a complete report of waste discharge for the proposed Ravine Water and Amusement Park, which indicated that it would serve up to 700 persons per day. A septic tank and leachfield system will process up to 4,900 gallons per day of sanitary wastewater from the restaurant, bar, and tasting room. The State Water Resources Control Board adopted Order No. 97-10-DWQ (General Order) to regulate discharges to land by small domestic wastewater treatment systems. Regulating small domestic wastewater treatment systems using the General Order simplifies and standardizes the regulatory process. The Ravine Water and Amusement Park meets the enrollment criteria for the General Order, and staff enrolled this discharger on November 1, 2004.

General Waste Discharge Requirements for Wineries:

Small Winery Waivers, [Matt Thompson, 805/549-3159]

On November 1, 2002, the Regional Board adopted *General Waste Discharge Requirements for Discharges of Winery Waste* (General Winery WDR). A component of the General Winery WDR authorizes the Executive Officer to grant waivers of Waste Discharge Requirements to small wineries that pose little or no threat to water quality. The General Winery WDR defines "small winery" as crushing less than or equal to 80 tons of grapes per year, or producing less than or equal to

5,000 cases or 13,000 gallons of wine per year. In general, small wineries generate 200 to 300 gallons-per-day (long-term average) of process wastewater, most of which originates from equipment (tanks, barrels, floors, etc.) cleaning. Waivers expire five years from the date granted or whenever the winery no longer meets the definition of small, whichever is sooner.

The following table identifies wineries granted Small Winery Waivers between September 17, 2004, and November 1, 2004.

Facility Name	Facility Location	Facility Owner	Production and Discharge Description	Date Waiver Granted
Rideau Vineyard	1562 Alamo Pintado Road, Solvang, Santa Barbara County	Iris Rideau	Rideau Vineyard produces up to 5,000 cases of wine per year and generates up to 500 gallons per day of winery process wastewater. Process wastewater is screened by basket strainers, settled in a 1,500-gallon septic tank equipped with an effluent filter, and disposed to two 200-lineal foot leachfields. The disposal area is greater than 100 feet from any water supply wells or water bodies. Depth to groundwater beneath the disposal area is estimated to be greater than 100 feet.	September 20, 2004
Saucelito Canyon Vineyard	1600 Saucelito Creek Road, Arroyo Grande, San Luis Obispo County	William Greenough	Saucelito Canyon Vineyard produces up to 2,000 cases of wine per year and generates up to 200 gallons-per-day of process wastewater. Process wastewater is discharged to a 2,000-gallon percolation/evaporation pond. The disposal area located at least 100 feet from any water supply wells.	September 27, 2004
Keezer Winery	4855 Devonshire Lane Paso Robles, San Luis Obispo County	Greg and Marina Keezer	Keezer Winery produces less than 5,000 cases of wine per year. Process wastewater will be processed using septic tank and leachfield system. The disposal area is greater than 100 feet from any water supply wells or water bodies.	September 28, 2004
Midnight Cellars	2867 Township Road Paso Robles	Midnight Cellars, Inc.	Midnight Cellars produces less than 6,000 cases of wine per year. Process wastewater will be processed using septic tank and leachfield system. The disposal area is greater than 100 feet from any water supply wells or water bodies.	October 1, 2004
Mesa del Sol Vineyard	45803 Arroyo Seco Road, West of Greenfield, Monterey County	Ann Hougham	Mesa del Sol Vineyard plans to process no more than 50 tons of grapes and produce less than 3000 cases of wine per year. Process wastewater treatment includes solids separation via floor drain screens (geotextile fabric), a 1500-gallon septic tank, and disposal to two subsurface leachfields. Depth to groundwater beneath the disposal area is estimated to be greater than 100 feet.	October 25, 2004

Tobin James Cellars, Paso Robles, San Luis Obispo County [Tom Kukol 805/549-3689]

Regional Board staff enrolled Tobin James Cellars under the General Waste Discharge Requirements for Discharges of Winery Waste on November 3, 2004. The Regional Board did not previously regulate Tobin James Cellars. Tobin James Cellars is located at 8950 Union Road in Paso Robles, San Luis Obispo County. Wine production is currently 28,000 cases per year. Process wastewater is processed through a septic tank/leachfield system. Tobin James Cellars is subject to Monitoring and Reporting Program (MRP) No. R3-2003-0084. Staff will begin periodic inspections of Tobin James Cellars to ensure continued compliance with the General WDRs.

Kendall-Jackson Winery, Monterey County [Martin Fletcher 805/549-3694]

Kendall-Jackson Wine Estates operates a small winery located at 37300 Doud Road, Soledad, Monterey County.

The winery crushes approximately 17,500 tons of grapes per year and receives juice from 4,500 tons of grapes crushed offsite. The winery produces approximately 1,577,000 cases of wine, only 2,500 cases are bottled at the site; the remainder of the wine is bottled elsewhere. The winery is expected to have an annual average flow of 44,000 gallons per day with an average crush flow of 96,100 gallons per day and a peak crush flow of 137,000 gallons per day.

Pretreatment solids separation from the winery wastewater consist of drain screens and a rotary screen. Treatment occurs in two facultative aeration ponds. Treated winery wastewater is recycled and used for vineyard irrigation of up to 75 acres. Screened solids are collected, composted and used over the 195-acre vineyard as soil amendment according to best management practices.

The winery is currently regulated by Waste Discharge Requirements Order No. 98-02, which lacked sludge handling requirements and specifications. With direction from Regional Board staff Kendall-Jackson Winery voluntarily complied with sludge handling specifications during pond liner repairs. Staff's judgment is that the wastewater discharge from the Kendall-Jackson Winery would be more appropriately regulated by Order No. R3-2002-0084, "General Waste Discharge Requirements for Discharges of Winery Waste" (General Requirements) adopted by the Regional Board on November 1, 2002.

Recommended Case Closures:

UST: Former Arco Service Station No. 2132 Santa Cruz, Santa Cruz County,[Tom Sayles 805-542-4640]

Staff recommends closure of this underground storage tank case where recent (May 18, 2004) groundwater sample results indicate a maximum of 2.0 milligrams per liter (mg/L) total petroleum hydrocarbons reported as gasoline (TPH-G). No other petroleum hydrocarbon constituents (e.g., benzene, toluene, ethylbenzene, xylenes, and fuel oxygenates) were detected above the reporting limit in this, or the other two existing monitoring wells on-site. The property is an inactive service station.

Two 6,000-gallon gasoline and two 4,000-gallon gasoline underground storage tanks (UST) were removed in 1982. Two 10,000-gallon gasoline and one 5,000-gallon gasoline UST were removed in November 1984, and one 1,000-gallon gasoline UST was removed in September 1987. Soil samples collected during an August 7, 1987 investigation indicate a maximum concentration of 2,500 milligrams per kilograms (mg/kg) TPH-G and 7.7 mg/kg benzene in the shallow soils beneath the site. Based on the results, remedial excavation removed approximately 1,070 cubic yards of impacted soil. Approximately 332,000 gallons of hydrocarbon-impacted groundwater were removed and treated during dewatering activities required to construct a new hotel between December 1987 and March 1988. An additional 26,000 gallons of impacted groundwater were removed and treated during dewatering of an elevator shaft between December 1989 and December 1996.

Following the initial soil investigations, three groundwater monitoring wells were installed in March 1989 to evaluate the extent of the hydrocarbon impacts. The maximum detected concentrations were 50 mg/L TPH-G and 220 micrograms per liter (μg/L) benzene. Based on

these results, a groundwater monitoring program was implemented.

Based on the groundwater monitoring, it appears the remedial excavation and dewatering activities (along with natural attenuation) have been effective in reducing hydrocarbon concentrations. The second quarter 2004 groundwater monitoring results indicate all hydrocarbon constituents were below cleanup goals with the exception of the 2.0 mg/L TPH-G in MW-2.

The site lies within the Santa Cruz Hydrologic Unit (304.10), which the "Water Quality Control Plan, Central Coast Region" (Basin Plan) designates groundwater as having beneficial uses for domestic and municipal supply, agricultural supply, and industrial supply. Therefore, cleanup goals for common hydrocarbon constituents are as follows: 1.0 mg/L– total petroleum hydrocarbons (TPH), 1 µg/L – benzene, 150 µg/L – toluene, 300 µg/L – ethylbenzene, 1,750 µg/L – xylenes, and 5 µg/L – methyl *tertiary*-butyl ether (MTBE). Cleanup goals for MTBE and TPH have been established based on taste and odor thresholds.

Groundwater occurs at approximately 6 to 12 feet below ground surface and flows to the northwest at 0.08 foot/foot. The extent of hydrocarbon impacts and subsurface conditions has been adequately characterized. Monitoring well MW-2 containing residual hydrocarbon contamination above cleanup goals is located near the source area and is limited in extent.

There are no drinking water supply wells within 1/2-mile of the site. Santa Cruz County Environmental Health Services staff agrees that no further action is required with respect to this leaking underground storage tank case. The current property owner, the responsible party, and responsible party's consultant have been notified of Regional Board staff's recommendation for case closure.

Regional Board staff recommends closure for this site based on the following: (1) the contaminant mass has been removed from the site to the extent practical, (2) the TPH-G plume is well defined, confined to onsite and is only slightly above the cleanup goal of 1 mg/L, and (4) based on historical monitoring data, the TPH-G concentration is expected to continue to decrease with time through natural attenuation.

Closure is consistent with Section III.G. State Board Resolution No. 92-49, allowing consideration of cost effective abatement measures for a site where attainment of reasonable objectives less stringent than background water quality does not unreasonably affect present or anticipated beneficial uses of groundwater, and will not result in water quality less than prescribed by the Basin Plan. If the Regional Board does not object to staff's recommendation for case closure, staff will direct the responsible party and responsible party's consultant to properly destroy the groundwater monitoring wells prior to issuing a formal case closure letter.

H:\2004 Agendas\Low Threat\Dec 2004_DEC 04 LOW THREAT REPORT.doc

Guillen, Chris
Q2 - Public Comment

From: Malone, Caitlin K.
To: Melissa Martin
Subject: RE: Correspondence re: Ravine Waterpark—Supplemental Comments re Ranch & Coast Properties Appeal
Date: Tuesday, April 7, 2026 11:01:39 AM
Attachments: image001.png

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[EXTERNAL EMAIL]

Yes, please include as public comment for tonight's meeting. Thank you.

Caitlin K. Malone
Legal Practice Assistant
Brownstein Hyatt Farber Schreck, LLP
[redacted]
Santa Barbara, CA 93101
[redacted]

WE HAVE MOVED: Our new address is: 1020 State Street, Santa Barbara, CA 93101

From: Melissa Martin <MMartin@prcity.com>
Sent: Tuesday, April 7, 2026 10:35 AM
To: Malone, Caitlin K. [redacted]
Subject: RE: Correspondence re: Ravine Waterpark—Supplemental Comments re Ranch & Coast Properties Appeal

Caitlin,

The correspondence has been received. Was it your intention to have it included as a public comment on the addendum for tonight's agenda?

Melissa Martin, CMC
City Clerk
PASO ROBLES CALIFORNIA
City of Paso Robles
1000 Spring Street, Paso Robles, CA 93446
MMartin@prcity.com
805-237-3960
www.prcity.com

From: Malone, Caitlin K. [redacted]

Guillen, Chris
Q2 - Public Comment

Sent: Tuesday, April 7, 2026 10:05 AM
To: City Clerk <cityclerk@prcity.com>
Cc: Elizabeth Hull [redacted] Piper Smith <psmith@prcity.com>; [redacted] Guillen, Christopher R. [redacted]
Subject: Correspondence re: Ravine Waterpark—Supplemental Comments re Ranch & Coast Properties Appeal

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[EXTERNAL EMAIL]

Good morning,

Please see the attached correspondence from Chris Guillen's office on behalf of Ravine Waterpark re: Supplemental Comments re Ranch & Coast Properties Appeal.

Caitlin K. Malone
Legal Practice Assistant
Brownstein Hyatt Farber Schreck, LLP
[redacted]
Santa Barbara, CA 93101
[redacted]

WE HAVE MOVED: Our new address is: [redacted] ***Santa Barbara, CA 93101***

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Brownstein

[redacted]

April 7, 2026

[redacted]

City Council
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
cityclerk@prcity.com

RE: Ravine Waterpark—Supplemental Comments re Ranch & Coast Properties Appeal

Dear Mayor Hamon and City Council Members:

On March 23, 2026, Ravine Waterpark ("Waterpark") provided a submittal to the City refuting each of the points raised in the appeal filed by Ranch & Coast Properties ("Appellant") of the Planning Commission's approval of the Waterpark's Swimming Pool Addition Project ("Project"). In the submittal, this firm detailed why the Appellant's claims relating to the California Environmental Quality Act ("CEQA") and the Paso Robles Airport Land Use Plan ("ALUP") are baseless. This letter provides additional information relating to the Project

1) The Project footprint is 9,060 square feet, but existing concrete and turf will remain within the footprint.

As the Waterpark detailed in its submittal, the Project will repurpose 9,060 square feet for pool, spa and cabana use. Presently, the area contains turf/grass and concrete. As a point of clarity, the Project will not remove all of the turf and concrete in the 9,060 square feet area—5,203 square feet of the existing concrete and turf will remain in place as part of the Project.

2) The Project will comply with the City's Grading Ordinance.

Section 20.20.010(A) of the City's Grading Ordinance requires every project in the City that requires a grading or building permit to prepare a site-specific erosion and sediment control plan. The plan must be developed in accordance with Section III(2.1) Erosion and Sediment Control Plan of the Public Works, Engineering Division and be approved by the City Engineer or Director of Public Works.

Per Public Works requirements, the Project has prepared an Erosion and Sediment Control Plan that includes the following requirements:

- Perimeter BMPs (Best Management Practices) i.e. silt fence, fiber rolls, and gravel bags, shall be installed along all downgradient project boundaries to prevent offsite sediment discharge.
- A stabilized construction entrance shall be installed and maintained to prevent track-out onto adjacent roadways.
- All existing storm drain inlets shall be protected with approved inlet protection devices.
- Run-on and runoff shall be controlled with berms, dikes, and diversion swales to contain flows within the Project limits.

- Sediment traps or basins shall be installed as necessary to detain runoff and allow sediment settlement prior to discharge.
- Disturbed soils shall be stabilized with hydroseeding, mulch, erosion control blankets, or equivalent measures.
- Grading activities shall be phased to minimize the extent and duration of exposed soils.
- Dust control measures such as periodic watering shall be implemented to prevent airborne sediment migration.
- Stockpiles and construction materials shall be covered or contained to prevent erosion and transport during storm events.
- All BMPs shall be inspected prior to and after storm events and maintained in effective operating condition at all times.
- Sediment shall be removed from BMPs when accumulation reaches one-third of device capacity.
- Final stabilization (vegetation or permanent improvements) shall be completed prior to removal of temporary BMPs.

The Project, as with every other project in the City that requires a grading permit, is subject to these regulatory requirements.

3) The existing detention basin is in operating order.

The Staff Report for the appeal identifies additional conditions that this Council may require of the Project relating to an existing drainage basin at the Waterpark site. This drainage basin is outside of the Project footprint, and staff included recommendations to regrade the drainage basin and install outflow improvements.

To be clear, the drainage basin is not part of the Project. The drainage basin was approved and constructed as part of the Waterpark's original entitlement and construction. The Waterpark has repaired and maintained the drainage basin since that time. This week the Waterpark undertook maintenance activities, after the winter season, to ensure the basin maintains its original capacity. That work has now been completed, as confirmed in the attached memorandum from Wallace Group. As a result, this added condition is no longer necessary. To the extent the City believes there are other maintenance activities required as to the Waterpark as a whole, the Waterpark would welcome a conversation with City staff through its normal code compliance procedures.

4) There is no evidence the Project will increase the capacity of the Waterpark.

Appellants claim that the Project will increase the capacity of the Waterpark. That is not the case, as explained in the Waterpark's March 23, 2026 submittal. The Staff Report reflects this conclusion, finding that "any increase in vehicle trips generated by the [project] is minor and does not trigger a new Traffic Impact Study or the need for preparation of supplemental CEQA documents." (Staff Report, p. 9.) To be clear, Appellant has not presented any evidence that the Project will increase the capacity of the Waterpark, and there is no evidence before the City that proves Appellant's assertion.

5) The City Has Relied on CEQA Exemptions for Similar Projects.

The City has routinely relied on CEQA exemptions for similar sized projects. For example, in 2022, the City found the replacement of Paso Robles Landfill's composting facility categorically exempt from CEQA under the Class 1 exemption because there would be negligible or no expansion of the Landfill's capacity. That is the situation here too where the Project will not increase the capacity of the Waterpark; it is only repurposing an existing area within the Waterpark's facilities.

Sincerely,

[redacted]

Christopher R. Guillen

Copy to: Elizabeth Hull, Best Best & Krieger, [redacted]
Sarah Owsowitz, Best Best & Krieger, [redacted]
Piper Smith [redacted]

51072422.1

Guillen, Chris
Q2 - Public Comment

Attachment 1

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
[redacted]
Sacramento, CA 95812-3044

County Clerk
County of: San Luis Obispo
1055 Monterey Street
San Luis Obispo, CA 93408

From: (Public Agency): City of El Paso Robles
1000 Spring Street
Paso Robles, CA 93446
(Address)

Project Title: Replacement of Composting Facility at Paso Robles Landfill

Project Applicant: City of El Paso Robles Utilities Department

Project Location - Specific:
Paso Robles Landfill, 9000 Highway 46 East

Project Location - City: El Paso de Robles Project Location - County: San Luis Obispo

Description of Nature, Purpose and Beneficiaries of Project:
Replacement of an existing facility at the Paso Robles Landfill for composting a combination of wood chips and digested biosolids. The replacement facility will be located at the same site in the northwest portion of the landfill property, and will include proper environmental controls, including a lined stormwater retention basin. Finished compost is used for amendment on the soil covering on the landfill. The replacement composting facility will enable compliance with Senate Bill 1383 organics recycling regulations.

Name of Public Agency Approving Project: City of El Paso de Robles

Name of Person or Agency Carrying Out Project: Matt Thompson, Interim Solid Waste Coordinator

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Replacement or Reconstruction, Section 15302
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
Qualifies for a categorical exemption under CEQA Guidelines Section 15302(b), for replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

Lead Agency Contact Person: Warren Frace, Community Development Director Area Code/Telephone/Extension: (805) 237-3970

If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ▪ Yes No

Signature: [redacted] Date: 8/23/2022 Title: Community Development Director

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

☐

Notice of Exemption for Composting Facility at Landfill

Final Audit Report 2022-08-23

Created:	2022-08-17
By:	Matt Thompson (mthompson@prcity.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAApk5_zYmsFjK08yk0ZsIR8Hjf0LpxFcNj

"Notice of Exemption for Composting Facility at Landfill" History

Document created by Matt Thompson (mthompson@prcity.com)
2022-08-17 - 10:26:22 PM GMT- IP address: 47.44.22.34

Document emailed to Warren Frace (wfrace@prcity.com) for signature
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Email viewed by Warren Frace (wfrace@prcity.com)
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2022-08-23 - 10:08:23 PM GMT

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Guillen, Chris
Q2 - Public Comment

Attachment 2

MEMORANDUM



Date: April 6, 2026

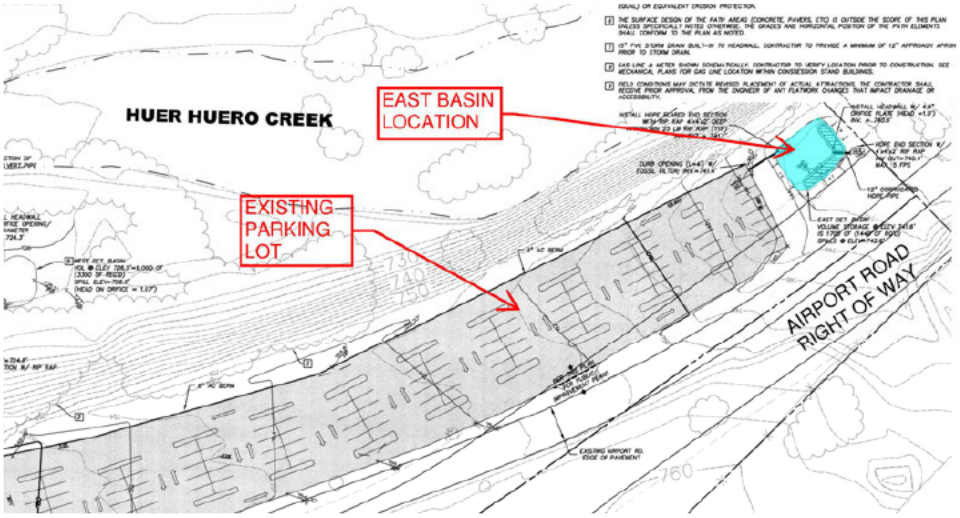
To: Ravine Water Park Owner Team

From: Rob Miller, PE

Subject: Ravine Water Park – East Basin Maintenance

Wallace Group has been retained by the Ravine Water Park to review the current status of the existing east detention basin, which was originally designed by our office in 2006 to reduce the storm water discharge rate from the easterly portion of the parking lot to the Airport Road right-of-way (see location map below). It is our understanding that the owner team recently maintained the basin by cleaning out accrued silt and repairing the orifice plate on the 12" discharge pipe. Based on our site review dated April 3, 2026, the current basin configuration appears to be in substantial conformance with our original design. Photos of the maintained basin taken during the site visit are provided on the following page for reference. As part of ongoing condition compliance and general maintenance associated with the original Conditional Use Permit, we recommend that the basin now be re-seeded following silt removal with a SLO County mix or equivalent, and that vegetative cover be maintained to minimize erosion potential.

Please let me know if you have any questions, or if you need more information.



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A California Corporation
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SAN LUIS OBISPO
CALIFORNIA 93401
[redacted]
www.wallacegroup.us

Guillen, Chris
Q2 - Public Comment





Guillen, Chris
Q2 - Public Comment

From: Malone, Caitlin K.
To: City Clerk; Council
Cc: Elizabeth Hull; [redacted]; Piper Smith; [redacted]; [redacted]; Guillen, Christopher R.
Subject: Agenda Item Q.2 – Response to Nossaman Letter re Ravine Waterpark
Date: Tuesday, April 7, 2026 11:59:06 AM
Attachments: 2026.04.07 Letter to Paso Robles City Council re Supplemental Comments on Appeal.pdf

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[EXTERNAL EMAIL]

Ms. Martin,

Please see attached additional correspondence from Chris Guillen's office, to be included as public comment re Agenda Item Q.2 for tonight's meeting.

Caitlin K. Malone
Legal Practice Assistant
Brownstein Hyatt Farber Schreck, LLP
[redacted]
Santa Barbara, CA 93101
[redacted]

WE HAVE MOVED: Our new address is: [redacted] ***Street, Santa Barbara, CA 93101***

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Brownstein

April 7, 2026

City Council
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
cityclerk@prcity.com; council@prcity.com

RE: Agenda Item Q.2 – Response to Nossaman Letter re Ravine Waterpark

Dear Mayor Hamon and City Council Members:

As you know, this firm represents Ravine Waterpark ("Waterpark") in its defense of the appeal filed by Ranch & Coast Properties ("Appellant") of the Planning Commission's approval of the Waterpark's Swimming Pool Addition Project ("Project"). We have reviewed the comment letter submitted this morning by Appellant's counsel, Nossaman. The letter raises the same arguments previously asserted by Appellant—that the Project will expand the Waterpark's capacity and that the Waterpark's traffic impacts must be analyzed. Both arguments are baseless for the reasons previously explained in the Waterpark's submittals and this firm's letters. The City should deny the appeal and permit the Project to move forward as proposed.

As an additional point of clarity, the City has twice approved expansions of the Waterpark's parking facilities. In 2018, the City Planning Commission approved Resolution PC 18-001 to permit the development of a new overflow parking area for the Waterpark with 96 vehicles. (PD 17-005 & CUP 17-009.) In 2020, the City Planning Commission approved Resolution PC 20-053 to expand the overflow parking area to accommodate an additional 200 vehicles. (AMD 19-03 to PD 17-005 & CUP 17-009.) Both actions were duly noticed public hearings and relied on the Mitigated Negative Declaration adopted by the Planning Commission via PC Resolution 18-001. Appellant did not object to or appeal either of those decisions.

The Project does not create additional parking spaces, nor does it expand the footprint of the Waterpark. Again, it is solely a repurposing of an existing area to better serve the Waterpark's customers.

To the extent the letter references wastewater permitting, the Project does not connect to or modify the existing wastewater system and is not related to, nor does it affect, any underlying wastewater permit.

Sin[redacted]

Ch[redacted]

Copy to: Elizabeth Hull, Best Best & Krieger, [redacted]
Sarah Owsowitz, Best Best & Krieger, [redacted]

Guillen, Chris
Q2 - Public Comment

Piper Smith psmith@prcity.com

Council Agenda Report

From: Chris Huot, City Manager

Subject: Progress Update Related to the Paso Robles City Council Vision and Goal Setting

CEQA Determination: The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Date: March 26, 2026

Facts

1. On November 21, 2025, a facilitated workshop was conducted by Jacob Green and Associates, Inc. (JGA) for the City Council and City Manager to provide an opportunity to collaborate and engage in structured strategic discussions related to the overall vision of the Council.
2. The workshop created an opportunity for the Council to undertake a deeper dive into strategic priorities, while offering the tools and structure needed to clarify objectives, evaluate trade-offs, and define actionable paths forward.
3. The workshop was held in advance of the FY 2026-2028 budget process to ensure both City Council and staff enter the upcoming budget cycle with clear expectations and unified priorities.
4. The workshop outcomes enhanced communication and fostered a shared understanding of City Council priorities. The process culminated in the development of a document outlining the Council's vision, along with six key goal areas and associated initiatives designed to strengthen organizational alignment in advance of the FY 2026–28 budget cycle.
5. The Council's preliminary Goal and Initiative focus areas included:
    a. Facilities, Transportation & Infrastructure
    b. Public Safety
    c. Housing & Homelessness
    d. Cultural, Recreational & Open Space
    e. Community & Economic Development
    f. Efficient & Effective Governance
6. In December 2025, the City extended its engagement with Jacob Green & Associates, Inc. to continue the facilitation services with the City's leadership team, further refining the Council's goals and initiatives to identify actionable projects for inclusion in the FY 2026–28 budget.
7. City leadership participated in work planning sessions to develop up to six initiatives for each goal area. These initiatives were designed to identify priority projects aligned with the Council's goals that could be implemented within the upcoming budget cycle, supporting the strategic alignment of both short- and long-term initiatives with the vision and goals established by the City Council. These sessions focused on:
    a. Identifying departmental initiatives that support Council goals and priorities
    b. Developing strategies and implementation steps for those initiatives
    c. Identifying responsible departments and supporting teams
    d. Establishing preliminary timelines for implementation

8. The initiatives developed under each goal area support continuous improvement, helping ensure the City remains aligned with long-term community priorities and emerging trends.

Options

1. Receive the presentation on the draft City Council Goals, Priorities, and Work Plan developed through the facilitated strategic planning process with Jacob Green & Associates and the City's leadership team. Provide feedback and direction to staff, along with input from the public and other key stakeholders, to guide further refinement, and direct staff to return with a final document for City Council consideration and acceptance as part of the strategic framework supporting the FY 2026–28 budget cycle.
2. Take no action
3. Provide alternative direction to staff.

Analysis and Conclusions

During the recent City Council Goal Setting Workshop, the City Council identified key goals and priorities intended to guide the City's work over the coming fiscal years. Following the workshop, staff initiated the next phase of the strategic implementation process by developing departmental work plans aligned with the Council's direction. To support this effort, the City engaged Jacob Green & Associates to facilitate workshops that brought the City Council Goals and Initiatives to staff for collaboration and to establish a clear strategic direction in advance of the FY 2026–28 budget cycle. These discussions focused on strengthening alignment and ensuring a shared understanding of priorities and strategic objectives.

Through this process, City staff developed initiatives supporting the Council's six established priority areas. By identifying clear, measurable outcomes, staff worked to ensure the initiatives meaningfully advance Council direction while enhancing service delivery. In developing these initiatives, department leadership evaluated programs and activities to ensure alignment with the City Council's strategic objectives and operational priorities. Each initiative was designed to support one or more of the Council's six policy goals, ensuring departmental work programs directly advance adopted priorities. Initiatives were also assessed for their ability to deliver measurable outcomes, such as improvements in service delivery, infrastructure reliability, public safety, economic development, and community engagement. In addition, proposals were reviewed with a focus on fiscal responsibility and long-term sustainability, including consideration of ongoing operational costs, staffing needs, lifecycle funding, and opportunities to leverage grants, partnerships, or other external funding sources. This strategic approach positions the City to prioritize initiatives that deliver meaningful community benefits while maintaining sound financial stewardship.

The purpose of this discussion item is to solicit feedback from the public, City Council, and other key stakeholders as staff continues to develop and refine the proposed goals and associated initiatives. This input will help ensure that the City's priorities reflect community needs and Council direction while remaining practical and achievable. Staff is also working to ensure that the goals and initiatives identified can be seamlessly implemented through the upcoming budget process, particularly given tightening fiscal circumstances, so that they are both actionable and financially sustainable.

VISION STATEMENT

During the November 21 City Council Goal Setting Workshop, the City Council also deliberated on and developed the City's first-ever vision statement. The resulting draft vision statement is:

"We envision a welcoming and thriving community with a diverse economy and quality jobs that empower every generation to build their future here in Paso Robles."

A vision statement is an important component of a comprehensive strategic framework, as it defines the community's long-term aspirations and provides a unifying direction for decision-making. It serves as a forward-looking guide that will ultimately complement the City's mission statement, which defines the organization's purpose, and core values, which establish guiding principles for organizational behavior and service delivery. While the mission statement and core values are not part of this specific process, they are anticipated to be developed in the coming year to further strengthen the City's organizational framework.

As part of this process, staff will look to the City Council to formally consider and approve the City's first vision statement. Once adopted, the vision statement will play a key role in informing and influencing the City's organizational culture, guiding strategic decisions, and shaping actions across departments to ensure continued alignment with the community's long-term goals.

PROGRESS TO DATE

Staff have completed facilitated work-planning sessions for each Council goal area and identified initiatives and strategies that align with Council priorities and departmental responsibilities.

The Work Plan is currently being refined to ensure consistency in structure, language, and alignment across departments. Once finalized, the Work Plan will provide a clear roadmap for implementing Council priorities and coordinating efforts across the organization. The Work Plan Tracker will also be used internally to support implementation, monitor progress, and promote accountability across departments.

NEXT STEPS

The next phase of the process includes finalizing the Work Plan document and implementation tracker. Once complete, the Work Plan will serve as a guiding framework for City departments as they implement Council priorities and track progress over time.

Staff will continue coordinating internally to ensure alignment between departmental initiatives, available resources, and future budget planning.

TIMELINE

1. April 7, 2026 – City Council receives a presentation of the draft Goals, Priorities, and Work Plan for review, discussion, and input to guide further refinement.
2. April 2026 – Jacob Green & Associates, in coordination with City staff, will incorporate Council feedback and recommendations into a revised work plan document. The final draft is anticipated to be completed by the end of the month for review.
3. May 2026 – The final document outlining the City's goals and associated initiatives will be presented to the City Council with a recommendation for acceptance. The initiatives identified in the work plan will serve as key objectives for City staff and will help guide strategic efforts and priorities for the FY 2026–2028 budget cycle.

Fiscal Impact

There is no direct fiscal impact associated with this item. The facilitated strategic planning sessions were anticipated and funded within the City Manager's Office budget for Fiscal Year 2025–26. Any fiscal impacts related to implementing the objectives and initiatives associated with the Council's goals will be evaluated and incorporated as part of the FY 2026–28 budget development and approval process.

CEQA
The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Recommendation (Option 1)
Receive the presentation on the draft City Council Goals, Priorities, and Work Plan developed through the facilitated strategic planning process with Jacob Green & Associates and the City's leadership team. Provide feedback and direction to staff, along with input from the public and other key stakeholders, to guide further refinement, and direct staff to return with a final document for City Council consideration and acceptance as part of the strategic framework supporting the FY 2026–28 budget cycle.

Attachments
1. 2026 Paso Robles Draft Goals Initiatives

CITY OF PASO ROBLES

2026 GOALS & INITIATIVES

VISION

We envision a welcoming and thriving community with a diverse economy and quality jobs that empower every generation to build their future here in Paso Robles.

The following goals were distilled from the City Council's November 21 workshop.
These high-level goals will guide Paso Robles' progress over the coming years.

GOALS AND INITIATIVES

1. Facilities, Transportation & Infrastructure

Maintain and expand the City's transportation network, facilities, and essential infrastructure to support mobility, tourism, and future growth.

- Facilities
- Streets
- Local Road Crews
- Traffic
- Hotel Shuttles
- Water Basin Management



2. Public Safety

Ensure Paso Robles remains a safe and inviting community through sustained investment in public safety services.

- Sustain Funding
- Community Partnerships
- Enhance Preparedness



3. Housing & Homelessness

Provide a range of housing opportunities, and compassionate services to ensure everyone has a place to call home.

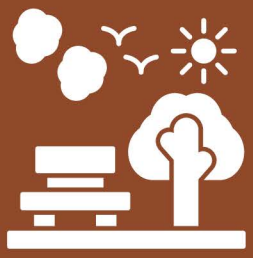
- Affordable Housing
- Diversity of Housing
- Housing Authority
- Continued Support for Homeless Services Partnerships



4. Cultural, Recreational & Open Spaces

Protect and enhance parks, recreational amenities, and cultural venues to celebrate Paso Robles' rural charm and strengthen community life.

- Parks
- Recreation
- Athletic Fields
- Youth, Teen and Senior Activities



5. Community & Economic Development

Cultivate a vibrant local economy and quality jobs that align with Paso Robles' small-town values, and regional opportunities.

- Economic Development
- Economic Diversity
- Local Procurement
- Attract industries or Trades
- Advance Job Creation
- Diversification of Jobs
- Airport and Space Port Jobs
- University Partnerships
- Healthcare Access
- Business Development



6. Efficient & Effective Governance

Provide transparent, accountable and efficient governance that engages residents and businesses in decisions, delivers quality services responsibly and builds trust in Paso Robles' future.

- 2-3 Year Budget Cycle
- Long Term Budgeting Projections
- Review Effective Use of Consultants
- Multi-Lingual Services
- Community Partnerships
- Social Media
- Community Engagement



Council Agenda Report

From: Darren Nash, City Planner

Subject: Oak Tree Removal Permit 26-05–Request to Remove Oak Tree No. 903 in the Olsen South Chandler Specific Plan (OTR26-05, P26-0028)

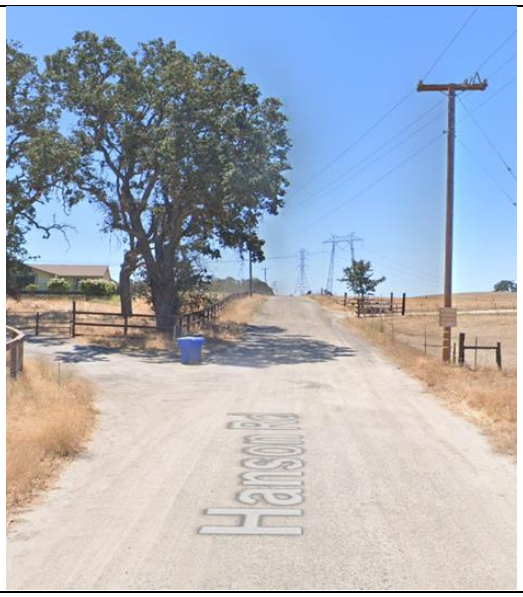
CEQA Determination: An Environmental Impact Report (SCH 2019011065) was adopted for the Olsen South Chandler Specific Plan (Res. 20-024) including Exhibit B to the EIR, Mitigation Monitoring and Reporting Plan (MMRP) in accordance with the California Environmental Quality Act (CEQA). Mitigation measure BIO-4(b) outlines required mitigation for oak trees removed to construct the OSCSP. Should the oak tree removal request be denied that action would not be a project under the California Environmental Quality Act, pursuant to State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Date: April 7, 2026

Facts

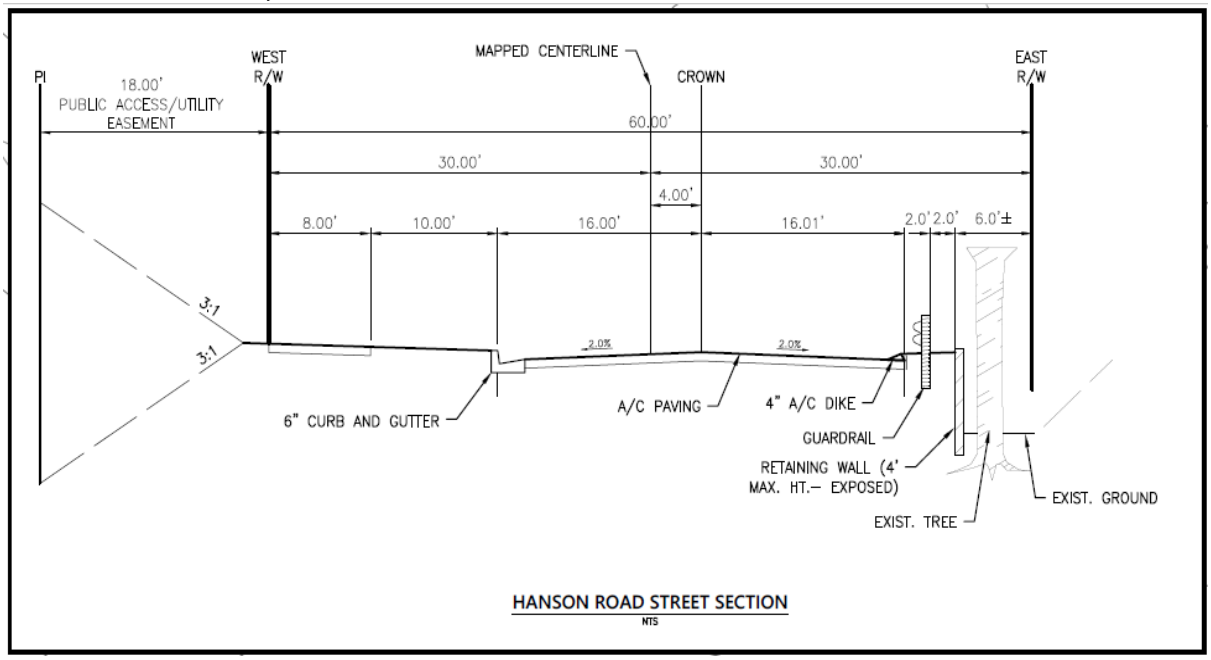
1. In February 2020, the City of El Paso de Robles ("City") City Council approved the Olsen South Chandler Specific Plan ("OSCSP") ("Res. 20-024"), allowing construction of one thousand two hundred ninety-three (1,293) housing units as part of a master planned development.
2. The OSCSP requires existing streets to be improved to City standards, including the existing Hansen Road on the project's eastern boundary.
3. Alhouse and Meade, Inc. on behalf of Olsen 212 ("Applicant"), have applied for an oak tree removal ("P26-0028/OTR 26-05"),]) requesting to remove Tree No. 903, a forty-one (41)-inch diameter Valley Oak tree (Quercus lobata).
4. Tree No. 903 is located within the Hanson Road right of way, along the eastern edge of the OSCSP boundary, along the eastern edge of Planning Area ("PA") 17 within the OSCSP (See location maps below.)





5. Pursuant to the OSCSP, Olsen 212 is required to improve Hanson Road with curb, gutter, sidewalk, and new paving. The excavation and construction to build the road will impact Tree No. 903. Rick Engineering, project civil engineer, provided a preliminary design (see cross section below) that indicates that the road would require approximately four (4) feet of fill dirt and a retaining wall within one(1) foot of the trunk to preserve Tree No. 903 and build the road.

Cross Section of road, wall and tree



6. Certified Arborist, Sophie Kroesche of Althouse and Meade on behalf of Olsen 212, evaluated Tree No. 903 and provided an Arborist Report (See Exhibit A of Attachment 1). The report concludes that on a scale of 1 to 10, 10 being the best, Tree No. 903 has a health rating of 3 (*some past failures, some pest or structural defects that may be mitigated with pruning*). The Arborist Report indicates that the tree is in moderate to poor health, with significant rot at the base of trunk and roots, and Tree No. 903 has signs of stress in the canopy. In addition to the existing health of the tree, the Arborist report indicates that impacts to the tree from the construction of Hanson Road would severely impact the tree. As a result of the tree being in poor health and the anticipated impacts to the tree from road construction, the Arborist recommends removal of the tree.
7. Under Paso Robles Municipal Code section 10.01.050(C), an oak tree is considered "healthy" unless the director determines it to be "clearly dead or diseased beyond correction."
8. Paso Robles Municipal Code section 10.01.050.D.2 requires the Director of Community Development to prepare a report for the City Council's consideration of, among other things, "The necessity of the requested action to allow construction of improvements or otherwise allow reasonable use of the property for the purpose for which it has been zoned. In this context, it shall be the burden of the person seeking the permit to demonstrate to the satisfaction of the director that there are no reasonable alternatives to the proposed design and use of the property. Every reasonable effort shall be made to avoid impacting oak trees, including but not limited to use of custom building design and incurring extraordinary costs to save oak trees".

Options

1. Take no action;
2. Approve OTR 26-05 requesting the removal of Tree No. 903 based on the Arborist's determination that the tree is in poor health and the proposed improvements for Hanson Road will cause significant impacts to Tree No. 903 and require mitigation trees as required by the project EIR mitigation measures;
3. Deny OTR 26-05 requesting the removal of Tree No. 903 and direct the applicant to provide a design for Hanson Road that accommodates the road and protects and preserves Tree No. 903, in a manner approved by the City Engineer and Arborist, subject to mitigation measures for oak protection as required by the project EIR;
4. Provide alternative direction to staff.

Analysis and Conclusions

The Olsen-South Chandler Specific Plan (OSCSP) requires the developer to improve Hanson Road as part of the development of the Vinedo project. The project engineer has determined Tree No. 903 is within the City right-of-way for Hansen Road. In 2020, City Council approved Resolution 20-024, allowing the removal of 49 oak trees. Tree No. 903 was not approved for removal at that time and requires approval by the City Council.

Althouse and Meade evaluated Tree No. 903 and rated it a '3,' indicating that the tree is in poor health. Rick Engineering has provided a conceptual design for road improvements which propose constructing a retaining wall within 1-foot of the tree trunk. Building a retaining within 1-foot of the tree has a high probability of causing significant damage to the tree. The Arborist recommends removal of the tree based on the poor health and impacts from construction of the road improvements.

Road Design – Preserving Tree No. 903

The cross section provided by Rick Engineering is conceptual. If it is determined that the Tree No. 903 is to be preserved, Rick Engineering must provide a design of the road around the tree. The design must be designed in a manner that is acceptable to the City Engineer as well as the project Arborist. It may be necessary to curve the road west to provide more distance between the tree and the road. Designs have not been completed to determine what necessary measures are required to accomplish both tree preservation and building the road. The retaining wall in the right-of-way will also create a new maintenance obligation for either the City or the OSCSP Home Owners Association. This maintenance obligation would require additional negotiations with the Applicant.

Hanson Road Property Owners

The City has been contacted by property owners that live on the east side of Hanson Road (outside of City limits). Shaylee and Jeremy Santoro (220 Hanson Rd.) and Dennis Camp (110 Hason Rd.) have communicated to City Staff that they would like to see Tree No. 903 remain. The tree is located along the Santoros' property frontage, next to their driveway. The Santoros have challenged the current survey marker that indicates the tree and their existing fencing is in the Hanson Road right of way. They believe their property line is on the west side of Tree No. 903. They have indicated they have hired a surveyor to verify where their property line is located in relation to Hanson Road. To date, the City has not received any survey information from the Santoros that would contradict the project engineer's determination that Tree No. 903 is in the City's right-of-way.



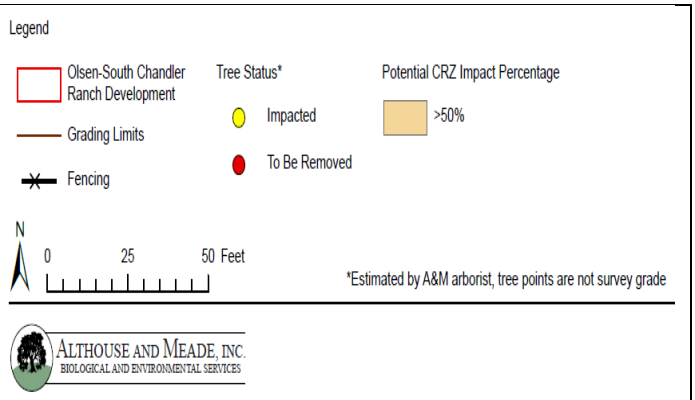
Photo taken from Santoro driveway looking north.



Hanson Road looking north at Tree No. 903

Olsen 212 and Rick Engineering have been notified of the neighbor concerns and are prepared respond to any questions at the City Council meeting related to the survey locations.





<u>Tree No. 906</u>

Tree No. 906 is a Valley Oak located just north and east of Tree No. 903 on the Santoros' property. The critical root zone (CRZ) for Tree No. 906 extends into the road right of way. Excavation to construct the road will impact Tree No. 906, though the anticipated impacts will be less severe than those to Tree No. 903. The road design must consider Tree No. 906 and the project Arborist must be involved with the

design to ensure that the tree protection measures outlined in the OSCSP Environmental Impact Report ("EIR") are met.

Fiscal Impact
There is no direct fiscal impact on the City from this action.

CEQA
An Environmental Impact Report (SCH 2019011065) was adopted for the Olsen South Chandler Specific Plan (Res. 20-024) including Exhibit B to the EIR, Mitigation Monitoring and Reporting Plan (MMRP) in accordance with the California Environmental Quality Act (CEQA). Mitigation measure BIO-4(b) outlines required mitigation for oak trees removed to construct the OSCSP. Should the oak tree removal request be denied that action would not be a project under the California Environmental Quality Act, pursuant to State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Recommendation
Approve Resolution 26-XXX, authorizing the removal of Oak Tree No. 903 based on the Arborist's determination that the tree is in poor health and the proposed improvements for Hanson Road will cause significant impacts to Tree No. 903, and meets finding 10.01.050.D.1, based on the finding that the condition of the tree with respect to general health, status as a public nuisance, danger of falling, proximity to existing or proposed structures, or interference with utility services, and require mitigation trees as required by the project EIR mitigation measures

Attachments
1. Resolution 26-XXX(A) - Approving Removal
    a. Exhibit A – Site Plan
    b. Exhibit B – Althouse and Meade Arborist Report
2. Resolution 26-XXX(B) - Denying Removal
    a. Exhibit A – Site Plan
    b. Exhibit B – Althouse and Meade Arborist Report

Attachment 1

RESOLUTION 26-XXX (A)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES APPROVING OTR 26-05 REQUESTING THE REMOVAL OF OAK TREE NO. 903 IN THE HANSON ROAD RIGHT OF WAY IN THE OLSEN SOUTH CHANDLER SPECIFIC PLAN

WHEREAS, Alhouse and Meade, Inc. on behalf of Olsen 212 ("Applicant") have applied for an oak tree removal ("P26-0028/OTR 26-05"), requesting to remove Tree No. 903, a forty-one (41)-inch diameter Valley Oak tree (Quercus lobata); and

WHEREAS, Tree No. 903 is located within the Hanson Road right of way, along the eastern edge of the Specific Plan boundary, along the eastern edge of Planning Area (PA) 17 within the Olsen South Chandler Specific Plan (OSCSP); and

WHEREAS, Olsen 212 is required to improve Hanson Road with curb, gutter, sidewalk and new paving. The excavation and construction to build the road will impact Tree No. 903; and

WHEREAS, Certified Arborist, Sophie Kroesche of Althouse and Meade on behalf of Olsen 212, evaluated Tree No. 903 and provided an Arborist Report (See Exhibit B). The report concludes that the tree is in moderate to poor health, with significant rot at the base of trunk and roots, and has signs of stress in the canopy; the Arborist rates the tree a 3 on a scale of 1 to 10; and

WHEREAS, the Arborist indicates that the construction of Hanson Road, would severely impact the Tree No. 903, and, considering the existing health of Tree No. 903, recommends removing Tree No. 903 and providing the required mitigation tree plantings as outlined in the Environmental Impact Report ("EIR") for the OSCSP; and

WHEREAS, an Environmental Impact Report (SCH 2019011065) was adopted for the Olsen South Chandler Specific Plan (Res. 20-024) including Exhibit B to the EIR, Mitigation Monitoring and Reporting Plan (MMRP) in accordance with the California Environmental Quality Act (CEQA). Mitigation measure BIO-4(b) outlines required mitigation for oak trees removed to construct the OSCSP; and

WHEREAS, at its meeting on April 7, 2026, the El Paso de Robles ("City") City Council discussed the request for removal of Tree No. 903, considered the facts as presented in the staff report prepared for this project, and accepted public testimony.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Based on the information contained in the staff report, testimony presented during the public hearing, and responses thereto, the City Council hereby finds and determines that: Removal of Oak Tree No. 903, a forty-one (41)-inch diameter Valley Oak tree, is requested to accommodate grading and construction necessary to construct Hanson Road as required by the Olsen south Chandler Specific Plan **and** based on Arborist's determination that the tree is

in poor health, and the proposed improvements for Hanson Road will cause significant impacts to Tree No. 903, **and meets finding 10.01.050.D.1, based on the finding that the condition of the tree with respect to general health, status as a public nuisance, danger of falling, proximity to existing or proposed structures, or interference with utility services,** and require mitigation trees as required by the project EIR mitigation measures.

Section 3. The City Council of the City of El Paso de Robles does hereby:

1. Approve the request to remove one (1) 41-inch diameter valley oak tree identified as Oak Tree #903 in Exhibit 1 and as shown in Exhibit 2;
2. The Oak Tree may not be removed until an Olsen South Chandler Specific Plan Amendment, and any other necessary City approvals, including a grading plan, have both been approved and processed by the City; and
3. Requires oak tree mitigation totaling 10.25 inches; and
4. Require the onsite replanting of at least seven (7) 1.5-inch caliper native oak trees (of the total mitigation amount) at the direction of a certified arborist.
5. Requires the protection of Tree No. 906 in relation to the construction of Hanson Road as indicated in the OSCSP EIR, and impact mitigation of (2) two 1.5-inch caliper native oak trees (of the total mitigation amount) at the direction of a certified arborist.
6. Require the provision of irrigation and protection for the replanted oak trees until they are established.

APPROVED this 7th Day of April 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

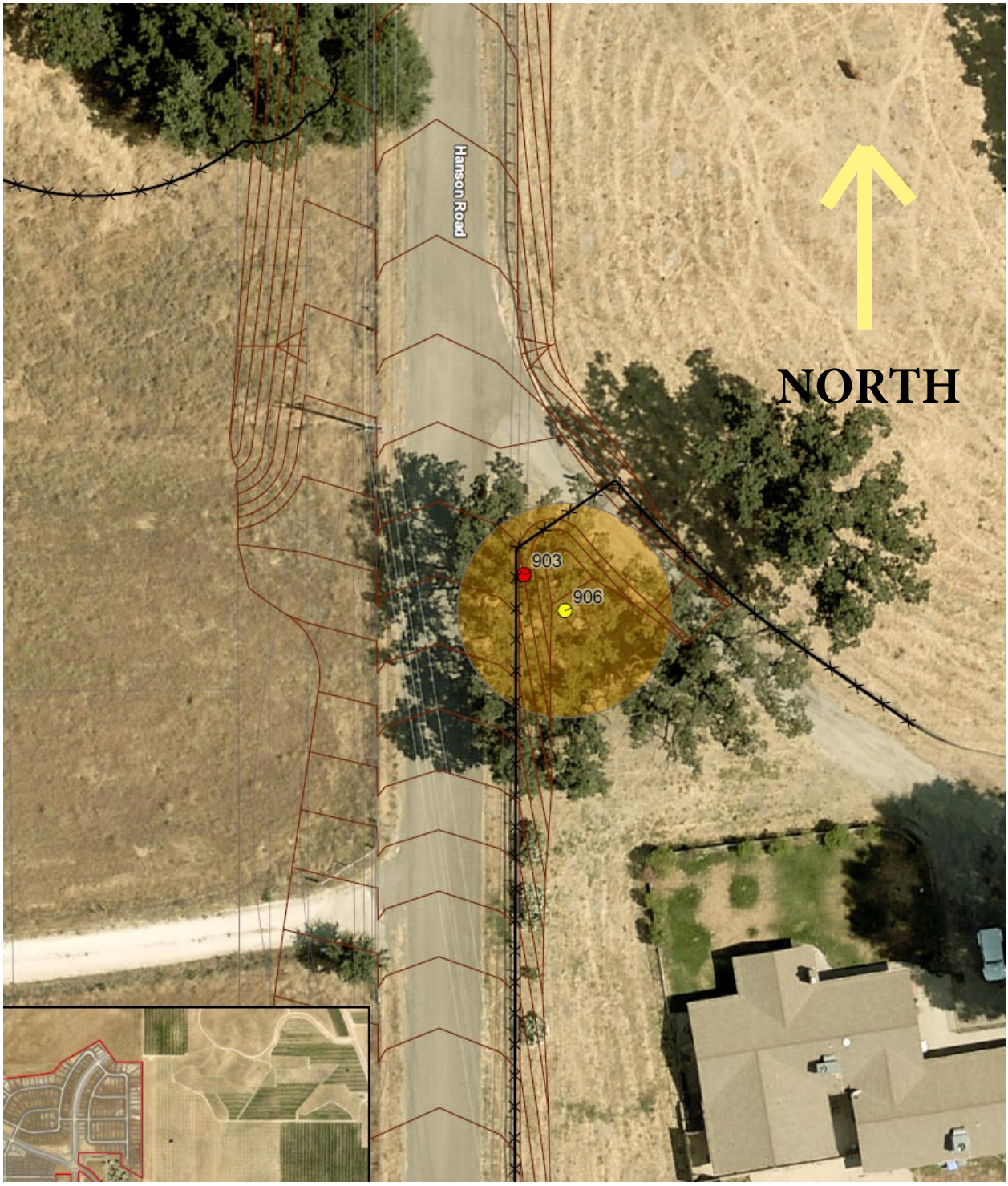
John R Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A - Site Plan
Exhibit B - Althouse & Meade Arborist Report

Exhibit A



SITE PLAN

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES
1650 Ramada Drive, Suite 180, Paso Robles, CA 93446
(805) 237-9626 • www.althouseandmeade.com

March 4, 2026

Planning and Development Department, City of Paso Robles
c/o Darren Nash, City Planner
City of Paso Robles
1000 Spring Street
Paso Robles CA 93446
(805) 237-3970
DNash@prcity.com

Copy: Danny Brose, Danny Ray Edwards, Valerie Mattos, LynneDee Althouse

Re: Tree 903 Removal Request for Viñedo Phase 2B Mass Grading Plans, City of Paso Robles

Dear Darren:

On May 6, 2025 and February 17, 2026 Certified Arborist Sophie Kroesche (WE-15635A) assessed Tree 903, a valley oak (*Quercus lobata*), and noted site conditions. An Oak Tree Assessment (Attachment 1) and Oak Tree Removal (OTR; Attachment 2) application is included as part of this request. We reviewed Viñedo Phase 3 Mass Grading plans (draft plan received from Rick Engineering March 2, 2026; Attachment 3) that includes Hanson Road improvements and found that it would cause significant impacts to the health of Tree 903. Given the current poor health of the tree, it is unlikely that the tree will survive these impacts over time.

Proposed improvements to Hanson Road are intended to comply with San Luis Obispo County Public Road Standards. Because significant utilities are located on the west side of the road, enhancements and widening will be shifted toward the east side, which is where the tree is situated. The planned road widening involves placing approximately four feet of fill and a retaining wall within approximately one foot of the tree's trunk.

Tree 903 is exhibiting signs of stress since our initial survey on May 6, 2025. A large amount of epicormic sprouting around the trunk and on major branches indicates a stress response (Photo 1). Additionally, root rot was found on two sides of the tree, indicating a reduction in root function capacity and possible structural compromise. Our most recent winter survey on February 18, 2026, found the same indications of stress and rot. Surveys also noted that the trunk has a weak connection where it branches off into two main stems (Photo 2). Additionally, the tree is retaining many of its dead leaves instead of dropping them during winter, which is a sign of pit scale in valley oaks.

Raising the grade of the road and adding four feet of fill soil and a retaining wall within the critical root zone (CRZ) can reduce the oxygen supply to the tree roots and construction within the CRZ can cause soil compaction, leading to increased stress on the roots. Increased stress and reduced

root function, coupled with construction impacts will reduce Tree 903's viability. We believe it is unlikely that the tree will be able to survive long-term after impacts occur. Due to the current poor health of the tree and the significant increase in CRZ impact from road improvement activities, we are recommending the tree for removal.

Tree 903 was considered an impacted tree during our initial tree assessment described in our Oak Tree Protection and Mitigation Plan (October 2020[1]), which was identified as CRZ impact of less than 50 percent, and was included in the tree mitigation requirements at a one-to-one (1:1) mitigation ratio. Mitigation for Tree 903 was assessed using a 1:1 replacement ratio and will be revised to reflect the required mitigation upon approval of tree removal. In accordance with mitigation requirements for oak tree removal, replacement oaks must total 25 percent of the diameter at breast height (DBH) of the trees removed. Consequently, the removal of Tree 903, which has a DBH of 41 inches, necessitates the planting of seven (7) 24-inch box oaks, each with a minimum trunk caliper of one and one-half inches (1.5-inches), to satisfy mitigation obligations. Due to the mitigation already accounted for from the one-to-one (1:1) 'partially impacted' mitigation assumed from the original grading plans, the net additional mitigation trees will be six (6) 24-inch box oaks that are 1.5 inches trunk caliper.



Photo 1. Tree 903 in spring with epicormic sprouts at the base, view northeast, May 6, 2025.

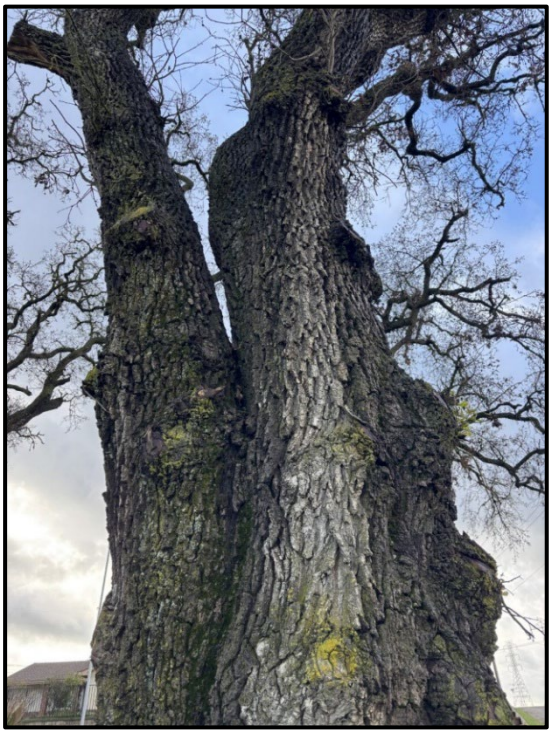


Photo 2. Tree 903, weak codominant stem branch connection and small epicormic resprouting (right), view south, February 18, 2026.

[1] Althouse and Meade, Inc. 2020. Oak Tree Protection and Mitigation Plan for Olsen-South Chandler Ranch. October 2020.

Sincerely,



Sophie Kroesche
Certified Arborist #WE-15635A

Attachments

Attachment 1. Oak Tree Assessment for Trees #903 & #906 along Hanson Road

Attachment 2. Oak Tree Removal Application

Attachment 3. Draft Rick Engineering Map - Received 3/2/2026

ATTACHMENT 1. OAK TREE ASSESSMENT FOR TREES #903 & #906 ALONG HANSON ROAD

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES
1650 Ramada Drive, Suite 180, Paso Robles, CA 93446
(805) 237-9626 • www.althouseandmeade.com

Memo

To: Darren Nash, City Planner
Community Development, City of Paso Robles

From: Sophie Kroesche - Certified Arborist

Copy: Danny Ray Edwards, Danny Brose, Michael Naggar

Date: March 4, 2026

Re: Oak Tree Assessment for Trees #903 & #906 along Hanson Road Viñedo; Olsen-South Chandler Ranch SPA, City of Paso Robles

Executive Summary

Tree #903 – To be Removed
DBH: 41 inches
CRZ radius: 41 feet
CRZ area: circular area extending 41 ft from the trunk in all directions

Tree #906 – CRZ Impacted
DBH: 28 inches
CRZ radius: 28 feet
CRZ area: circular area extending 28 ft from the trunk in all directions

Details

On May 6, 2025, and February 17, 2026, Althouse and Meade Certified Arborist Sophie Kroesche (WE-15635A) conducted evaluations of two valley oaks (*Quercus lobata*; Trees #903 and an untagged tree) located south of Linne Road on the east side of Hanson Road—a gravel roadway bordering the eastern edge of the Olsen-South Chandler Specific Plan Area (SPA). For the purposes of this report, as well as in future maps and mitigation plans, the untagged tree is designated as Tree #906. Both Trees #903 and #906 are situated outside the SPA boundary along Hanson Road along the eastern boundary of the City of Paso Robles, California, at approximately 35.6095639°N, 120.6321594°W (see Figure 1).

Improvements to Hanson Road will occur to comply with San Luis Obispo County Public Road Standards. Due to major utilities on the west side of Hanson Road, road widening will be offset to the east, where Trees #903 and #906 are situated. Road widening on the east side will require approximately four feet of fill and a retaining wall within approximately one foot of #903's trunk, which will result in significant impacts to the tree. This tree assessment provides baseline information and recommendations prior to road construction.

The overall condition/health of the trees were visually inspected from the ground. The rating system defined in Table 1 consists of a scale from one to ten based on the structure and health of each tree.

TABLE 1. TREE HEALTH RATING SYSTEM

Rating	Condition
0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline
2	May be saved with attention to pruning, insect/pest eradication and future monitoring
3	Some past failures, some pests or structural defects that may be mitigated with pruning
4	May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning
5	Relatively healthy tree with little visual structural and or pest defects
6	Healthy tree that probably can be left in its natural state
7, 8, 9	Have had proper arboricultural pruning and attention or have no apparent structural defects
10	Specimen tree with perfect shape, structure and foliage in a natural or protected setting

Results

Tree species, height, canopy width, and diameter breast height (DBH) were measured and recorded (Table 2). Any signs of pest, disease or structural weakness were noted. For this report, the critical root zone (CRZ) is defined as the area using a radius of one foot per one-inch DBH.

TABLE 2. TREE ASSESSMENT DATA, 02/17/2026

Tree Tag #	Species	Impact	Health Rating	Trunk DBH (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Notes
903	*Q. lobata*	Removal	3	41	55	50	Epicormic sprouting and dead branches on lower trunk. Rot in roots and at base of trunk. Weak trunk and branch connections.
906	*Q. lobata*	>50% CRZ impact	5	28	45	40	Significant lean to south. Some poor pruning.

Tree #903

Tree #903 is a 41-inch DBH valley oak (Photo 1) with a height of 55 feet and a canopy width of 50 feet. It is a single trunk tree with a health rating of 3. It is in moderate to poor health, with significant rot at the base of the trunk and roots, as well as signs of stress in the canopy. Approximately 8 feet up the tree, the trunk becomes two co-dominant stems with a weak attachment and included bark, which can increase the chance of the stems splitting and leading to partial tree failure (Photo 2).

During the May 6, 2025 survey, significant epicormic sprouting on the lower trunk was noted (Photo 3). By the February 17, 2026 survey, all epicormic growth had been pruned. However, the tree is still producing sprouts on the trunk where the branches were cut (Photo 4). Epicormic

sprouting from the trunk can indicate stress in the tree, as the tree attempts to rapidly grow above-ground biomass to compensate for injury or environmental stress (Bellingham and Sparrow, 2000[1]). Tree #903 shows signs of root and trunk decay, weak attachments, dieback in the canopy, and significant epicormic sprouting on the trunk and major branches. The tree has retained a large amount of dead leaves and twigs through winter, which is an indication of possible pit scale infestation. While it will not directly cause mortality, pit scale can increase stress on the tree (Geisel et al, 2013[2]).The proposed road widening and improvements for Hanson Road will cause significant impacts to Tree #903.

Tree #906 (untagged)

Tree #906 is an untagged valley oak (Photo 5) with a 28-inch DBH, height of 45 feet, and canopy width of 40 feet. It is a single trunk tree with a health rating of 5. It is a moderately healthy tree with some structural weakness in canopy branches and signs of stress. Tree 906 has also retained dead leaves and twigs through winter, indicating pit scale infestation (Photo 6). The tree was not included in the original Olsen-Chandler Arborist Report (A&M, 2018) survey, so it was added into our oak tree database/tracking during the May 6, 2025 survey as Tree #906. The tree is on private property adjacent to Hanson Road. Proposed road widening will impact more than 50 percent of the CRZ and may impact the trunk (Figure 1).



Photo 1. Tree #903, view south, February 17, 2026.

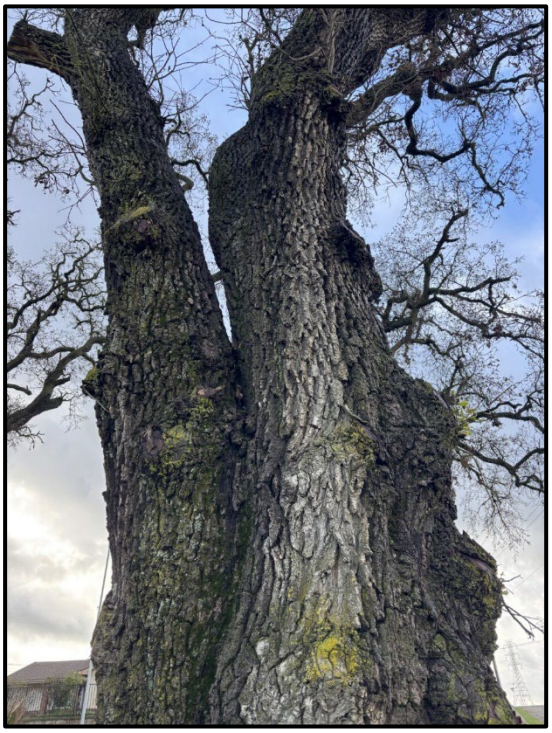


Photo 2. Tree #903, co-dominant trunks and included bark, view southeast, February 17, 2026.

[1] Bellingham, P. J., & Sparrow, A. D. (2000). Resprouting as a life history strategy in woody plant communities. Oikos, 89(2), 409–416.

[2] Giesel, P. M. and Perry, E. J. (2013). Oak Pit Scales. UCANR Statewide Integrated Pest Management Program. Pest Notes, Publication 7470.



Photo 3. Tree #903, mature epicormic sprouts at base, view north, May 6, 2025.



Photo 4. Tree #903, new epicormic sprouting on trunk, view north, February 17, 2026.



Photo 5. Tree #906, view south, February 17, 2026.



Photo 6. Tree #906, close-up of retained dead twigs and leaves, view north, February 17, 2026.

Figure 1. Trees #903 and #906 Impact Status



Legend

Olsen-South Chandler Ranch Development

Grading Limits

Fencing

Tree Status*

Impacted

To Be Removed

Potential CRZ Impact Percentage

>50%

N

0 25 50 Feet

*Estimated by A&M arborist, tree points are not survey grade

Olsen-South Chandler Ranch
Map Center: 120.63215°W 35.60945°N
Paso Robles, San Luis Obispo County

Basemap Source: World Imagery, 07/11/2024

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

Map Updated:
February 20, 2026 05:28 PM by SS

Impacts and Mitigation

The Oak Tree Protection and Mitigation Plan (OTPMP; A&M 2020[3]) provides guidelines for the mitigation of trees that require removal or impacts to their CRZs. Root systems of oak trees can extend well beyond the canopy dripline, and any disturbance inside this area can cause damage and impact tree health, thus mitigation is necessary. As shown on the draft grading plan from Rick Engineering for Hanson Road (Rick Engineering 3/2/2026), Tree #903 will be significantly impacted by grading and construction. This impact is likely to increase stress on a tree that is already showing signs of decay and poor health. Removal and compensatory mitigation are recommended.

The City of Paso Robles Oak Tree Preservation Ordinance (Chapter 10.01) provides policies, regulations, and specifications necessary to govern preservation of oak trees within the City and to control their pruning and/or removal. Any oak tree slated for removal requires an oak tree removal (OTR) permit and mitigation, where the total caliper diameter of replacement trees shall be equivalent to 25 percent of the total DBH of trees removed. In accordance with the City's Oak Tree Preservation Ordinance (Section 10.01.050), removal of **Tree #903**, which has a DBH of 41 inches, results in a mitigation requirement of 10.25 inches (25 percent of 41 inches). This requirement can be met through the planting of seven (7) 1.5-inch caliper oak trees. Caliper is measured as the tree trunk diameter taken six inches above ground level for field-grown stock, or at the soil line for container-grown stock. Impacts to **Tree #906** require mitigation at a 2:1 replacement ratio in accordance with the OTPMP.

TABLE 3. MITIGATION FOR TREES #903 AND #906

Tag #	Species	Status	Total DBH (in)	25% of DBH Sum (in)	Mitigation Trees	
					2:1 mitigation trees	1.5-inch caliper trees
903	Valley Oak (*Quercus lobata*)	Remove[4]	41	10.25	No	7[5]
903	Valley Oak (*Quercus lobata*)	>50% CRZ[6]	n/a	n/a	Yes	2

Mitigation trees should be planted in the Turtle Creek restoration and mitigation area within the Olsen-South Chandler Ranch SPA, or as landscape trees within 'the Vines' park (also part of SPA). Trees will be monitored for a minimum of 80 percent survival by Year 7, per the Oak Tree Protection and Mitigation Plan.

[3] [A&M] Althouse and Meade, Inc. 2020. Oak Tree Protection and Mitigation Plan for Olsen-South Chandler Ranch. October. 2020.

[4] See OTPMP and **BIO-4(a)b** of Mitigation Monitoring and Reporting Program (MMRP) from the Rincon Final EIR.

[5] Note that mitigation for this tree was previously accounted for as a CRZ <50% impacted tree at a 1:1 ratio, resulting in a net of 6 trees needed to account for tree removal.

[6] See OTPMP and **BIO-4(a)a** of Mitigation Monitoring and Reporting Program (MMRP) from the Rincon Final EIR.

ATTACHMENT 2. OAK TREE REMOVAL APPLICATION

Exhibit B

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

COMMUNITY DEVELOPMENT DEPARTMENT
OAK TREE REMOVAL PERMIT

PERMIT NUMBER:_____ DATE ISSUED:_____

NAME OF APPLICANT: Olsen 212, Althouse and Meade PHONE NO: (805)237-9626

STREET ADDRESS: Hanson Rd, (35.60957698, -120.63208105)

LOCATION AND DESCRIPTION OF OAK TREE(S): Olsen-South Chandler Ranch SPA. Tree #903: 41-in Quercus lobata along east side of Hanson Road. See Figure 6 in the Oak Tree Protection and Mitigation Plan for a map of the tree.

Pursuant to Section 10.01 (Oak Tree Preservation) of Title 10 of the Paso Robles Municipal Code, the property-owner is hereby requesting one of the following:

A. _____Removal of _____ Oak Tree(s) where no Development Application is pending

B. _____Removal of _____ Oak Tree(s) clearly dead or diseased beyond correction

C. __x__Removal of __1__Oak Tree(s) as part of a Development Application

D. _____Emergency Removal of _____Oak Tree (s)

As recommended and identified in the Arborist Report prepared for this Request for Removal by

Sophie Kroesche WE-15635A(ISA Certified Arborist) dated _____

By:_____
Community Development Director or authorized representative

Council Action: _____ Date:_____ Resolution No.:_____

Exhibit B

OAK TREE REPLACEMENT AGREEMENT

I hereby agree to plant replacement Oak trees of the same species as those removed at the replacement ratio of 25% of the combined diameter of the removed trees. Each replacement tree shall be a minimum 24-inch box specimen with a 1½ inch minimum trunk diameter per Section 10.01.050 F of Ordinance No 835 N.S.

Total Diameter of Oak Trees Authorized for Removal: 41 inches per resolution #_____

Oak Trees to be Planted:

7 (number) Valley oak species 1.5in caliper size(s)

_____(number) _____species _____size(s)

_____ (number) _____species _____size(s)

_____(number) _____species _____size(s)

I hereby agree that the Oak Trees will be planted per City Standard Detail and Specification L-4 (except that deep root barriers shall not be required if the trees are not adjacent to sidewalk areas):

☐ In conjunction with authorized building permit and prior to issuance of the certificate of occupancy.

☐ In conjunction with a subdivision and prior to acceptance of the final improvements by the City Council for the tract or parcel.

☒ In compliance with the attached Oak Tree replacement plan containing recommendations of the project arborist for tree placement, and within ninety (90) days from the date of issuance of this permit. A letter providing verification of compliance with tree placement recommendations from the project arborist will be submitted to City staff within fourteen (14) days of planting.

☐ I hereby acknowledge that I need to post a tree preservation security with the City in order to ensure that the replacement trees are properly established, per the conditions of my approval for removal.

I hereby:

☒ Intend to plant the replacements trees on my property located at: Olsen-S.Chandler Ranch .

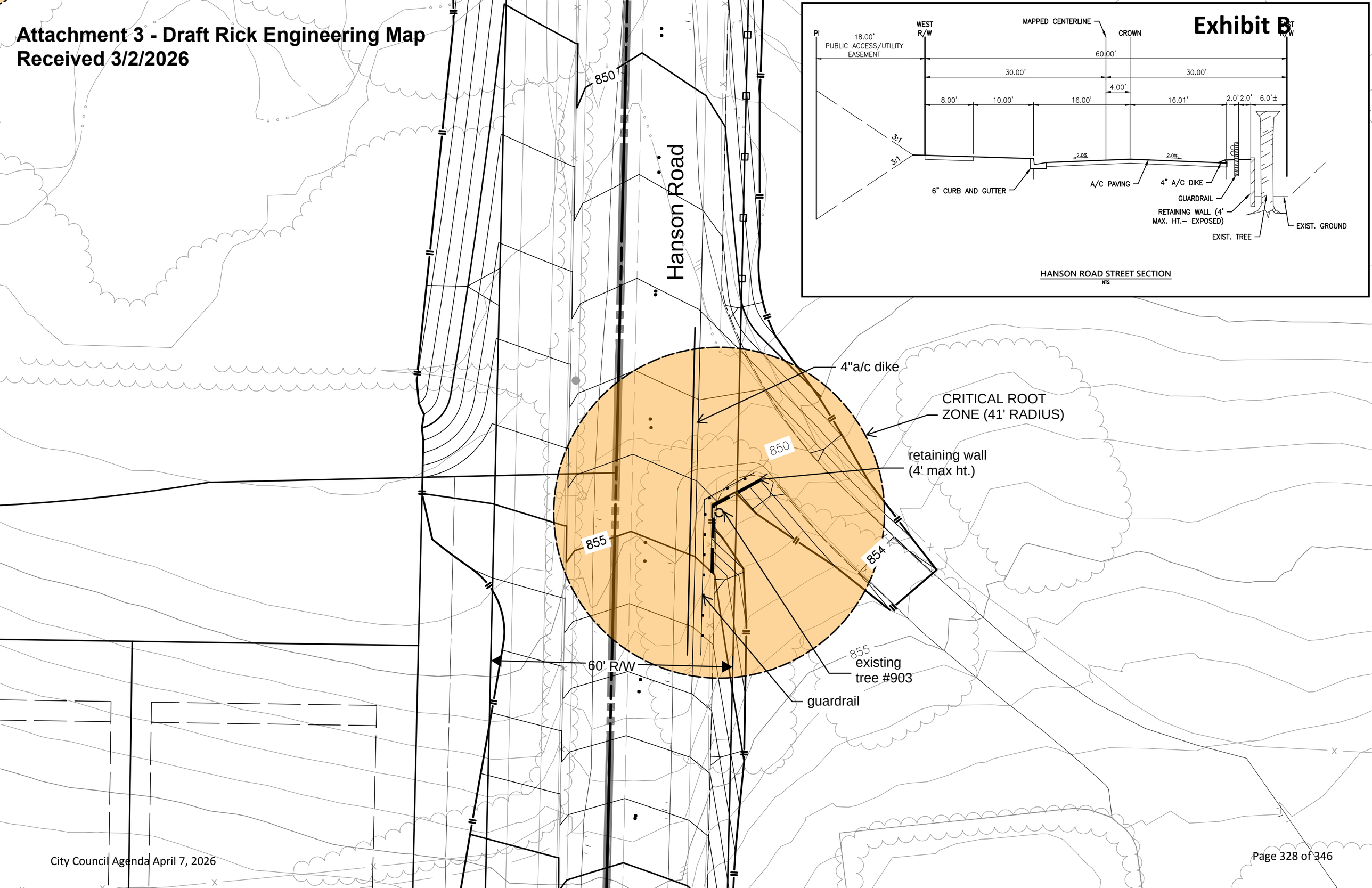
☐ Request to arrange for the replacement trees to be located on public property. I will provide a paid receipt from a local nursery for the value of the required sizes and species of trees to City staff within ninety (90) days from the date of issuance of this permit.

Danny Brose Date: 2/24/26

Applicant's Signature

ATTACHMENT 3. DRAFT RICK ENGINEERING MAP – RECEIVED 3/2/2026

Attachment 3 - Draft Rick Engineering Map
Received 3/2/2026



Attachment 2

RESOLUTION 26-XXX (B)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF El PASO DE ROBLES DENYING OTR 26-05 REQUESTING THE REMOVAL OF OAK TREE NO. 903 IN THE HANSON ROAD RIGHT OF WAY IN THE OLSEN SOUTH CHANDLER SPECIFIC PLAN

WHEREAS, Alhouse and Meade, Inc. on behalf of Olsen 212 ("Applicant") have applied for an oak tree removal ("P26-0028/OTR 26-05"), requesting to remove Tree No. 903, a forty-one (41)-inch diameter Valley Oak tree (Quercus lobata); and

WHEREAS, Tree No. 903 is located within the Hanson Road right of way, along the eastern edge of the Specific Plan boundary, along the eastern edge of Planning Area (PA) 17 within the Olsen South Chandler Specific Plan (OSCSP); and

WHEREAS, Olsen 212 is required to improve Hanson Road with curb, gutter, sidewalk and new paving. The excavation and construction to build the road will impact Tree No. 903; and

WHEREAS, Certified Arborist, Sophie Kroesche of Althouse and Meade on behalf of Olsen 212, evaluated Tree No. 903 and provided an Arborist Report (See Exhibit B). The report concludes that the tree is in moderate to poor health, with significant rot at the base of trunk and roots, and has signs of stress in the canopy. The Arborist rates the tree a 3 on a scale of 1 to 10; and

WHEREAS, the Arborist indicates that impacts to the tree as a result of the construction of Hanson Road, would severely impact the tree, and these impacts and considering the existing health of the tree, recommends removal of the tree No. 903 and providing the required mitigation tree plantings as outlined in the EIR for the Olsen South Chandler Specific Plan; and

WHEREAS, Paso Robles Municipal Code 10.01.050.D.2 requires the Director consider "[t]he necessity of the requested action to allow construction of improvements or otherwise allow reasonable use of the property for the purpose for which it has been zoned. In this context, it shall be the burden of the person seeking the permit to demonstrate to the satisfaction of the director that there are no reasonable alternatives to the proposed design and use of the property. Every reasonable effort shall he made to avoid impacting oak trees, including but not limited to use of custom building design and incurring extraordinary costs to save oak trees"; and

WHEREAS, staff recommends denial of Oak Tree removal Permit 26-05 because Olsen 212 has not taken steps to consider reasonable alternatives to the proposed road design that could preserve the Tree No. 903 and allow for the road improvements to be built; and

WHEREAS, an Environmental Impact Report (SCH 2019011065) was adopted for the Olsen South Chandler Specific Plan (Res. 20-024) including Exhibit B to the EIR, Mitigation Monitoring and Reporting Plan (MMRP) in accordance with the California Environmental Quality Act (CEQA). Mitigation measure BIO-4(b) outlines required mitigation for oak trees removed to construct the OSCSP; and

Attachment 2

WHEREAS, at its meeting on April 7, 2026, the El Paso de Robles ("City") City Council discussed the request for removal of Tree No. 903, considered the facts as presented in the staff report prepared for this project, and accepted public testimony.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Pursuant to Paso Robles Municipal Code section 10.01.050.D., based on the information contained in the staff report, testimony presented during the public hearing, and responses thereto, the City Council hereby finds and determines that:

1. Olsen 212 has not taken steps to consider reasonable alternatives to the proposed road design that could preserve the tree and allow for the road improvements to be built while preserving Tree No. 903, therefore removal of Oak Tree No. 903, a forty-one (41)-inch diameter Valley Oak tree, is premature at this time.

Section 3. The City Council of the City of El Paso de Robles does hereby deny the request to remove Tree No. 903, a 41-inch diameter valley oak tree as shown in Exhibit A and B.

APPROVED this 7th Day of April, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

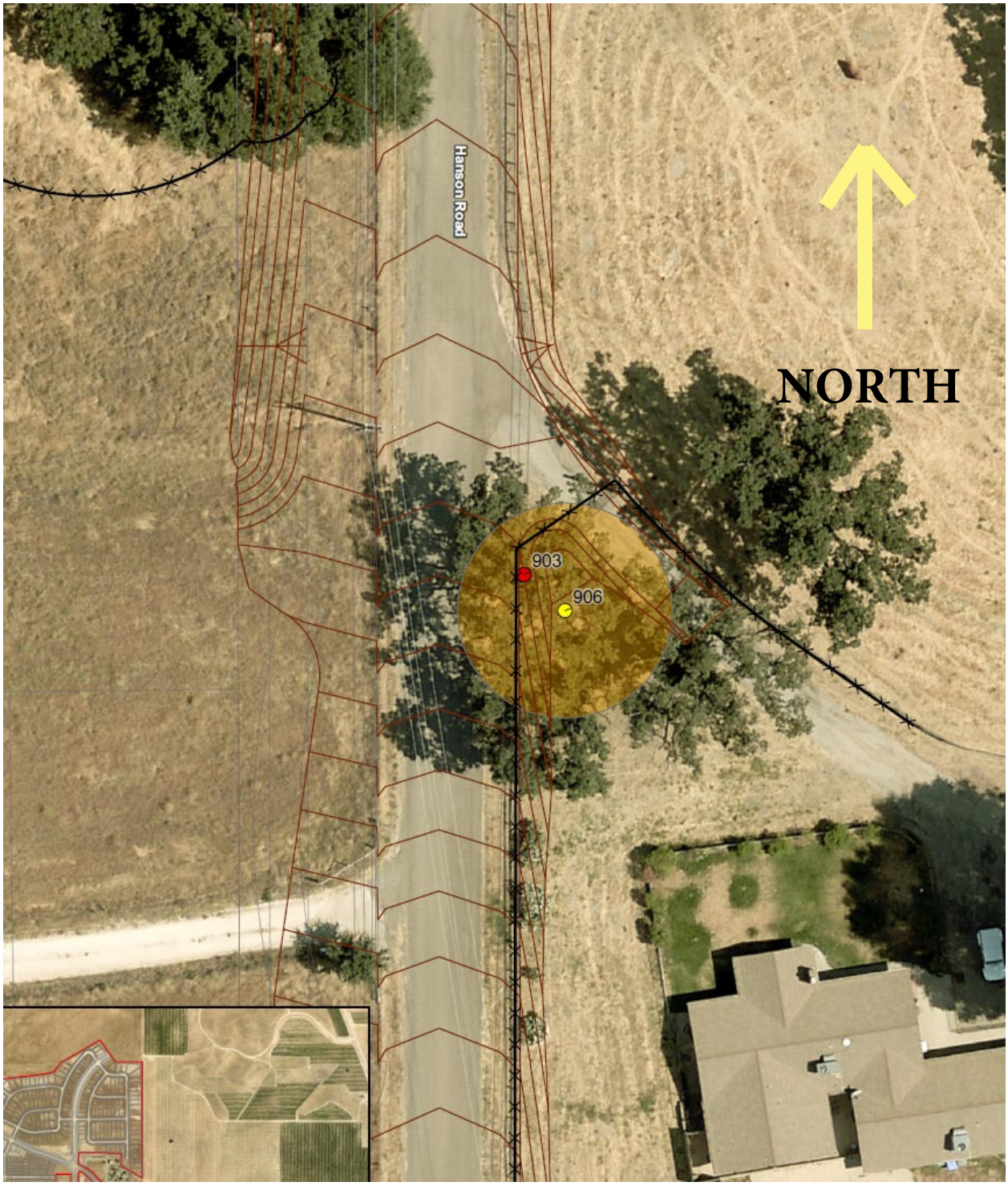
John R Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A - Site Plan
Exhibit B - A&M Arborist Report

Exhibit A



SITE PLAN

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES
1650 Ramada Drive, Suite 180, Paso Robles, CA 93446
(805) 237-9626 • www.althouseandmeade.com

March 4, 2026

Planning and Development Department, City of Paso Robles
c/o Darren Nash, City Planner
City of Paso Robles
1000 Spring Street
Paso Robles CA 93446
(805) 237-3970
DNash@prcity.com

Copy: Danny Brose, Danny Ray Edwards, Valerie Mattos, LynneDee Althouse

Re: Tree 903 Removal Request for Viñedo Phase 2B Mass Grading Plans, City of Paso Robles

Dear Darren:

On May 6, 2025 and February 17, 2026 Certified Arborist Sophie Kroesche (WE-15635A) assessed Tree 903, a valley oak (*Quercus lobata*), and noted site conditions. An Oak Tree Assessment (Attachment 1) and Oak Tree Removal (OTR; Attachment 2) application is included as part of this request. We reviewed Viñedo Phase 3 Mass Grading plans (draft plan received from Rick Engineering March 2, 2026; Attachment 3) that includes Hanson Road improvements and found that it would cause significant impacts to the health of Tree 903. Given the current poor health of the tree, it is unlikely that the tree will survive these impacts over time.

Proposed improvements to Hanson Road are intended to comply with San Luis Obispo County Public Road Standards. Because significant utilities are located on the west side of the road, enhancements and widening will be shifted toward the east side, which is where the tree is situated. The planned road widening involves placing approximately four feet of fill and a retaining wall within approximately one foot of the tree's trunk.

Tree 903 is exhibiting signs of stress since our initial survey on May 6, 2025. A large amount of epicormic sprouting around the trunk and on major branches indicates a stress response (Photo 1). Additionally, root rot was found on two sides of the tree, indicating a reduction in root function capacity and possible structural compromise. Our most recent winter survey on February 18, 2026, found the same indications of stress and rot. Surveys also noted that the trunk has a weak connection where it branches off into two main stems (Photo 2). Additionally, the tree is retaining many of its dead leaves instead of dropping them during winter, which is a sign of pit scale in valley oaks.

Raising the grade of the road and adding four feet of fill soil and a retaining wall within the critical root zone (CRZ) can reduce the oxygen supply to the tree roots and construction within the CRZ can cause soil compaction, leading to increased stress on the roots. Increased stress and reduced

root function, coupled with construction impacts will reduce Tree 903's viability. We believe it is unlikely that the tree will be able to survive long-term after impacts occur. Due to the current poor health of the tree and the significant increase in CRZ impact from road improvement activities, we are recommending the tree for removal.

Tree 903 was considered an impacted tree during our initial tree assessment described in our Oak Tree Protection and Mitigation Plan (October 2020[1]), which was identified as CRZ impact of less than 50 percent, and was included in the tree mitigation requirements at a one-to-one (1:1) mitigation ratio. Mitigation for Tree 903 was assessed using a 1:1 replacement ratio and will be revised to reflect the required mitigation upon approval of tree removal. In accordance with mitigation requirements for oak tree removal, replacement oaks must total 25 percent of the diameter at breast height (DBH) of the trees removed. Consequently, the removal of Tree 903, which has a DBH of 41 inches, necessitates the planting of seven (7) 24-inch box oaks, each with a minimum trunk caliper of one and one-half inches (1.5-inches), to satisfy mitigation obligations. Due to the mitigation already accounted for from the one-to-one (1:1) 'partially impacted' mitigation assumed from the original grading plans, the net additional mitigation trees will be six (6) 24-inch box oaks that are 1.5 inches trunk caliper.



Photo 1. Tree 903 in spring with epicormic sprouts at the base, view northeast, May 6, 2025.

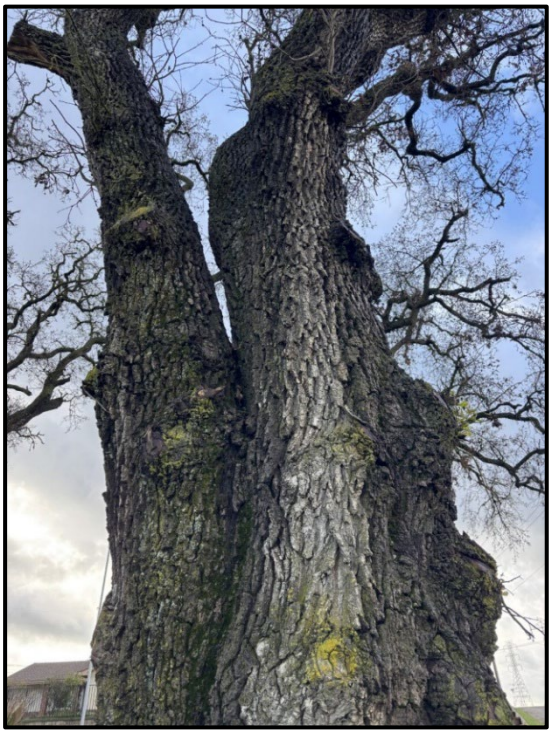


Photo 2. Tree 903, weak codominant stem branch connection and small epicormic resprouting (right), view south, February 18, 2026.

[1] Althouse and Meade, Inc. 2020. Oak Tree Protection and Mitigation Plan for Olsen-South Chandler Ranch. October 2020.

Sincerely,



Sophie Kroesche
Certified Arborist #WE-15635A

Attachments

Attachment 1. Oak Tree Assessment for Trees #903 & #906 along Hanson Road

Attachment 2. Oak Tree Removal Application

Attachment 3. Draft Rick Engineering Map - Received 3/2/2026

ATTACHMENT 1. OAK TREE ASSESSMENT FOR TREES #903 & #906 ALONG HANSON ROAD

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES
1650 Ramada Drive, Suite 180, Paso Robles, CA 93446
(805) 237-9626 • www.althouseandmeade.com

Memo

To: Darren Nash, City Planner
Community Development, City of Paso Robles

From: Sophie Kroesche - Certified Arborist

Copy: Danny Ray Edwards, Danny Brose, Michael Naggar

Date: March 4, 2026

Re: Oak Tree Assessment for Trees #903 & #906 along Hanson Road Viñedo; Olsen-South Chandler Ranch SPA, City of Paso Robles

Executive Summary

Tree #903 – To be Removed
DBH: 41 inches
CRZ radius: 41 feet
CRZ area: circular area extending 41 ft from the trunk in all directions

Tree #906 – CRZ Impacted
DBH: 28 inches
CRZ radius: 28 feet
CRZ area: circular area extending 28 ft from the trunk in all directions

Details

On May 6, 2025, and February 17, 2026, Althouse and Meade Certified Arborist Sophie Kroesche (WE-15635A) conducted evaluations of two valley oaks (*Quercus lobata*; Trees #903 and an untagged tree) located south of Linne Road on the east side of Hanson Road—a gravel roadway bordering the eastern edge of the Olsen-South Chandler Specific Plan Area (SPA). For the purposes of this report, as well as in future maps and mitigation plans, the untagged tree is designated as Tree #906. Both Trees #903 and #906 are situated outside the SPA boundary along Hanson Road along the eastern boundary of the City of Paso Robles, California, at approximately 35.6095639°N, 120.6321594°W (see Figure 1).

Improvements to Hanson Road will occur to comply with San Luis Obispo County Public Road Standards. Due to major utilities on the west side of Hanson Road, road widening will be offset to the east, where Trees #903 and #906 are situated. Road widening on the east side will require approximately four feet of fill and a retaining wall within approximately one foot of #903's trunk, which will result in significant impacts to the tree. This tree assessment provides baseline information and recommendations prior to road construction.

The overall condition/health of the trees were visually inspected from the ground. The rating system defined in Table 1 consists of a scale from one to ten based on the structure and health of each tree.

TABLE 1. TREE HEALTH RATING SYSTEM

Rating	Condition
0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline
2	May be saved with attention to pruning, insect/pest eradication and future monitoring
3	Some past failures, some pests or structural defects that may be mitigated with pruning
4	May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning
5	Relatively healthy tree with little visual structural and or pest defects
6	Healthy tree that probably can be left in its natural state
7, 8, 9	Have had proper arboricultural pruning and attention or have no apparent structural defects
10	Specimen tree with perfect shape, structure and foliage in a natural or protected setting

Results

Tree species, height, canopy width, and diameter breast height (DBH) were measured and recorded (Table 2). Any signs of pest, disease or structural weakness were noted. For this report, the critical root zone (CRZ) is defined as the area using a radius of one foot per one-inch DBH.

TABLE 2. TREE ASSESSMENT DATA, 02/17/2026

Tree Tag #	Species	Impact	Health Rating	Trunk DBH (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Notes
903	*Q. lobata*	Removal	3	41	55	50	Epicormic sprouting and dead branches on lower trunk. Rot in roots and at base of trunk. Weak trunk and branch connections.
906	*Q. lobata*	>50% CRZ impact	5	28	45	40	Significant lean to south. Some poor pruning.

Tree #903

Tree #903 is a 41-inch DBH valley oak (Photo 1) with a height of 55 feet and a canopy width of 50 feet. It is a single trunk tree with a health rating of 3. It is in moderate to poor health, with significant rot at the base of the trunk and roots, as well as signs of stress in the canopy. Approximately 8 feet up the tree, the trunk becomes two co-dominant stems with a weak attachment and included bark, which can increase the chance of the stems splitting and leading to partial tree failure (Photo 2).

During the May 6, 2025 survey, significant epicormic sprouting on the lower trunk was noted (Photo 3). By the February 17, 2026 survey, all epicormic growth had been pruned. However, the tree is still producing sprouts on the trunk where the branches were cut (Photo 4). Epicormic

sprouting from the trunk can indicate stress in the tree, as the tree attempts to rapidly grow above-ground biomass to compensate for injury or environmental stress (Bellingham and Sparrow, 2000[1]). Tree #903 shows signs of root and trunk decay, weak attachments, dieback in the canopy, and significant epicormic sprouting on the trunk and major branches. The tree has retained a large amount of dead leaves and twigs through winter, which is an indication of possible pit scale infestation. While it will not directly cause mortality, pit scale can increase stress on the tree (Geisel et al, 2013[2]).The proposed road widening and improvements for Hanson Road will cause significant impacts to Tree #903.

Tree #906 (untagged)

Tree #906 is an untagged valley oak (Photo 5) with a 28-inch DBH, height of 45 feet, and canopy width of 40 feet. It is a single trunk tree with a health rating of 5. It is a moderately healthy tree with some structural weakness in canopy branches and signs of stress. Tree 906 has also retained dead leaves and twigs through winter, indicating pit scale infestation (Photo 6). The tree was not included in the original Olsen-Chandler Arborist Report (A&M, 2018) survey, so it was added into our oak tree database/tracking during the May 6, 2025 survey as Tree #906. The tree is on private property adjacent to Hanson Road. Proposed road widening will impact more than 50 percent of the CRZ and may impact the trunk (Figure 1).



Photo 1. Tree #903, view south, February 17, 2026.

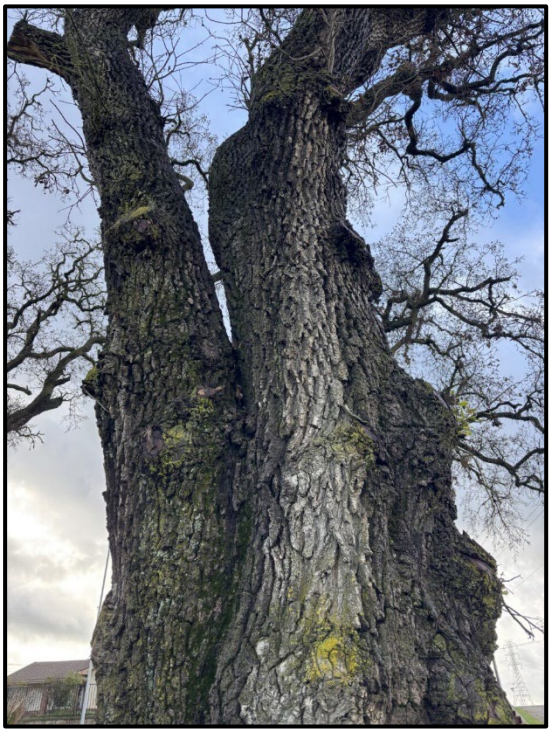


Photo 2. Tree #903, co-dominant trunks and included bark, view southeast, February 17, 2026.

[1] Bellingham, P. J., & Sparrow, A. D. (2000). Resprouting as a life history strategy in woody plant communities. Oikos, 89(2), 409–416.

[2] Giesel, P. M. and Perry, E. J. (2013). Oak Pit Scales. UCANR Statewide Integrated Pest Management Program. Pest Notes, Publication 7470.



Photo 3. Tree #903, mature epicormic sprouts at base, view north, May 6, 2025.



Photo 4. Tree #903, new epicormic sprouting on trunk, view north, February 17, 2026.



Photo 5. Tree #906, view south, February 17, 2026.



Photo 6. Tree #906, close-up of retained dead twigs and leaves, view north, February 17, 2026.

Figure 1. Trees #903 and #906 Impact Status



Legend

Olsen-South Chandler Ranch Development

Grading Limits

Fencing

Tree Status*

Impacted

To Be Removed

Potential CRZ Impact Percentage

>50%

N

0 25 50 Feet

*Estimated by A&M arborist, tree points are not survey grade

Olsen-South Chandler Ranch
Map Center: 120.63215°W 35.60945°N
Paso Robles, San Luis Obispo County

Basemap Source: World Imagery, 07/11/2024

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

Map Updated:
February 20, 2026 05:28 PM by SS

Impacts and Mitigation

The Oak Tree Protection and Mitigation Plan (OTPMP; A&M 2020[3]) provides guidelines for the mitigation of trees that require removal or impacts to their CRZs. Root systems of oak trees can extend well beyond the canopy dripline, and any disturbance inside this area can cause damage and impact tree health, thus mitigation is necessary. As shown on the draft grading plan from Rick Engineering for Hanson Road (Rick Engineering 3/2/2026), Tree #903 will be significantly impacted by grading and construction. This impact is likely to increase stress on a tree that is already showing signs of decay and poor health. Removal and compensatory mitigation are recommended.

The City of Paso Robles Oak Tree Preservation Ordinance (Chapter 10.01) provides policies, regulations, and specifications necessary to govern preservation of oak trees within the City and to control their pruning and/or removal. Any oak tree slated for removal requires an oak tree removal (OTR) permit and mitigation, where the total caliper diameter of replacement trees shall be equivalent to 25 percent of the total DBH of trees removed. In accordance with the City's Oak Tree Preservation Ordinance (Section 10.01.050), removal of **Tree #903**, which has a DBH of 41 inches, results in a mitigation requirement of 10.25 inches (25 percent of 41 inches). This requirement can be met through the planting of seven (7) 1.5-inch caliper oak trees. Caliper is measured as the tree trunk diameter taken six inches above ground level for field-grown stock, or at the soil line for container-grown stock. Impacts to **Tree #906** require mitigation at a 2:1 replacement ratio in accordance with the OTPMP.

TABLE 3. MITIGATION FOR TREES #903 AND #906

Tag #	Species	Status	Total DBH (in)	25% of DBH Sum (in)	Mitigation Trees	
					2:1 mitigation trees	1.5-inch caliper trees
903	Valley Oak (*Quercus lobata*)	Remove[4]	41	10.25	No	7[5]
903	Valley Oak (*Quercus lobata*)	>50% CRZ[6]	n/a	n/a	Yes	2

Mitigation trees should be planted in the Turtle Creek restoration and mitigation area within the Olsen-South Chandler Ranch SPA, or as landscape trees within 'the Vines' park (also part of SPA). Trees will be monitored for a minimum of 80 percent survival by Year 7, per the Oak Tree Protection and Mitigation Plan.

[3] [A&M] Althouse and Meade, Inc. 2020. Oak Tree Protection and Mitigation Plan for Olsen-South Chandler Ranch. October. 2020.

[4] See OTPMP and **BIO-4(a)b** of Mitigation Monitoring and Reporting Program (MMRP) from the Rincon Final EIR.

[5] Note that mitigation for this tree was previously accounted for as a CRZ <50% impacted tree at a 1:1 ratio, resulting in a net of 6 trees needed to account for tree removal.

[6] See OTPMP and **BIO-4(a)a** of Mitigation Monitoring and Reporting Program (MMRP) from the Rincon Final EIR.

ATTACHMENT 2. OAK TREE REMOVAL APPLICATION

Exhibit B

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

COMMUNITY DEVELOPMENT DEPARTMENT
OAK TREE REMOVAL PERMIT

PERMIT NUMBER:_____ DATE ISSUED:_____

NAME OF APPLICANT: Olsen 212, Althouse and Meade PHONE NO: (805)237-9626

STREET ADDRESS: Hanson Rd, (35.60957698, -120.63208105)

LOCATION AND DESCRIPTION OF OAK TREE(S): Olsen-South Chandler Ranch SPA. Tree #903: 41-in Quercus lobata along east side of Hanson Road. See Figure 6 in the Oak Tree Protection and Mitigation Plan for a map of the tree.

Pursuant to Section 10.01 (Oak Tree Preservation) of Title 10 of the Paso Robles Municipal Code, the property-owner is hereby requesting one of the following:

A. _____Removal of _____ Oak Tree(s) where no Development Application is pending

B. _____Removal of _____ Oak Tree(s) clearly dead or diseased beyond correction

C. __x__Removal of __1__Oak Tree(s) as part of a Development Application

D. _____Emergency Removal of _____Oak Tree (s)

As recommended and identified in the Arborist Report prepared for this Request for Removal by

Sophie Kroesche WE-15635A(ISA Certified Arborist) dated _____

By:_____
Community Development Director or authorized representative

Council Action: _____ Date:_____ Resolution No.:_____

Exhibit B

OAK TREE REPLACEMENT AGREEMENT

I hereby agree to plant replacement Oak trees of the same species as those removed at the replacement ratio of 25% of the combined diameter of the removed trees. Each replacement tree shall be a minimum 24-inch box specimen with a 1½ inch minimum trunk diameter per Section 10.01.050 F of Ordinance No 835 N.S.

Total Diameter of Oak Trees Authorized for Removal: 41 inches per resolution #_____

Oak Trees to be Planted:

7 (number) Valley oak species 1.5in caliper size(s)

_____(number) _____species _____size(s)

_____ (number) _____species _____size(s)

_____(number) _____species _____size(s)

I hereby agree that the Oak Trees will be planted per City Standard Detail and Specification L-4 (except that deep root barriers shall not be required if the trees are not adjacent to sidewalk areas):

☐ In conjunction with authorized building permit and prior to issuance of the certificate of occupancy.

☐ In conjunction with a subdivision and prior to acceptance of the final improvements by the City Council for the tract or parcel.

☒ In compliance with the attached Oak Tree replacement plan containing recommendations of the project arborist for tree placement, and within ninety (90) days from the date of issuance of this permit. A letter providing verification of compliance with tree placement recommendations from the project arborist will be submitted to City staff within fourteen (14) days of planting.

☐ I hereby acknowledge that I need to post a tree preservation security with the City in order to ensure that the replacement trees are properly established, per the conditions of my approval for removal.

I hereby:

☒ Intend to plant the replacements trees on my property located at: Olsen-S.Chandler Ranch .

☐ Request to arrange for the replacement trees to be located on public property. I will provide a paid receipt from a local nursery for the value of the required sizes and species of trees to City staff within ninety (90) days from the date of issuance of this permit.

Danny Brose Date: 2/24/26

Applicant's Signature

ATTACHMENT 3. DRAFT RICK ENGINEERING MAP – RECEIVED 3/2/2026

Attachment 3 - Draft Rick Engineering Map
Received 3/2/2026

