



## Planning Commission Agenda Report

From: Darren Nash, City Planner

Subject: Planned Development 21-04/P21-0030 Union Road Fire Training Facility  
2924 Union Road / APN: 025-362-042  
Applicant – City of Paso Robles Fire and Emergency Services  
Project includes the construction of a training building and training structure for Fire St

CEQA: In compliance with the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared for the master development plan project (PD21-04). Pursuant to the previously adopted Mitigated Negative Declaration (MND), all environmental impacts of this Training Center Project have been addressed within the MND such that no new or additional mitigation measures or alternatives are required, and there is no substantial evidence that the Training Center Project may result in any significant environmental impacts beyond those analyzed in the adopted MND. Conditions of approval have been added to this PD21-04 amendment project that require compliance with the necessary mitigation measures outlined in CC Res. 21-075 MND for master development plan.

Location: 2924 Union Road / APN: 025-362-042

Date: October 8, 2024

### Facts

1. On June 15, 2021, the City Council approved a master development plan (PD 21-04) for the 8-acre city property located at 2924 Union Road.
2. PD 21-04 approved master plan for the 8-acre site that included a two phased development which included the establishment of the Union Road Safety Training Center (UTSTC) project as Phase 1 and the development of additional city facilities as Phase 2. As part of the UTSTC it was anticipated that there would be additional buildings and training structure associated with Fire Station No. 3.
3. At the time of the approval of PD 21-04, it was anticipated that Phase 2 would be developed as a police substation. Since only conceptual information was provided with the initial master plan, Phase 2 was conditioned to go back to the Planning Commission for review and approval of a development plan (PD) that would provide details such as final architectural elevations, colors/materials, landscaping, and fencing/wall details.
4. Phase 1 of the URSTC was completed in March 2024 and included constructing Fire Station No. 3, complete site grading, installation of parking lot and driveways, storm water management

infrastructure, outdoor training areas, and landscaping. The City also completed the frontage improvements along Union Road and Ardmore Road with Phase 1.

5. It has been determined that Phase 2 development will not include Police Department facilities and will be the new home for the City's Public Works Incorporation Yards.
6. On August 27, 2024, the City Council approved Resolution 24-021 for Planned Development (PD 23-04) approving the development of a new City Corporation Yard (P23-0087) which includes a 5,808 square foot utilities and administration building, a 12,000 square foot fleet maintenance shop, and a 17,500 square foot landscape maintenance shop.
7. An application for an amendment to Planned Development (PD 21-04), has been filed by Paso Robles Fire and Emergency Services Department to construct a 3,600 square foot training building and a 43-foot-tall training structure ("Training Center Project").
8. The DRC reviewed this project on August 19, 2024. The DRC was supportive of the project plans as proposed and recommended that the project move forward to the full planning commission.
9. Pursuant to the California Environmental Quality Act (CEQA) the City previously determined that an Mitigated Negative Declaration (MND) be prepared pursuant to CEQA in order to analyze all potential adverse environmental impacts of an Initial Study was prepared for the master development plan project (PD21-04). Based on the information and analysis contained in the Initial Study, staff determined that the proposed project (Phases 1 and 2) as designed, and with appropriate mitigation measures added as conditions of approval, would not result in significant environmental impacts, and a Mitigated Negative Declaration was prepared and circulated for public review and comment in full compliance with CEQA.
10. A duly noticed public hearing was conducted by the Planning Commission on May 25, 2021, to consider the facts as presented in the staff report prepared for PD21-04, and to accept public testimony regarding this development plan and conditional use permit request. The City Council adopted the MND and Mitigation, Monitoring and Reporting Program (MMRP) on June 15, 2021. Based on the MND adopted by the City, staff has concluded that the previously adopted MND fully analyzed and mitigated all potentially significant environmental impacts, if any, that would result from the Training Center and therefore, no subsequent EIR or mitigated negative declaration is required. Conditions of approval have been added to this PD21-04 amendment project that require compliance with the necessary mitigation measures outlined in CC Res. 21-075 MND for master development plan.

### **Options**

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

1. Approve the project as follows:
  - a. Approve Draft Resolution A (Attachment 2), approving Planned Development 21-04, subject to conditions of approval; and
2. Amend the above listed action; or
3. Refer back to staff/Planning Commission for additional analysis; or
4. Make findings to deny the application.

## **Analysis and Conclusions**

### General Plan & Zoning Compatibility:

The proposed Fire Station No. 3 training buildings are located within an area that is planned for commercial and light industrial development, with surrounding uses ranging from contractor storage yards to light manufacturing. Although there are still some rural residential uses in the vicinity, there are no residences contiguous to this site. The property has a special overlay to ensure it remains compatible in this area. More specifically, the Zoning Code designates the C3 properties south of Union Road, and east of Golden Hill Road as a special overlay district "F". Because of the proximity of residential uses to the commercial/industrial zoned parcels, special conditions are required upon the development of the C3 properties. However, since this site is not adjacent to a property used for residential use, the special conditions within Section 21.13.030F do not apply to this site.

### Architecture & Appearance

**Training Prop:** The training prop will be built within the outdoor training area located behind (south) of the Fire Station No.3. the structure and will consist of the stacking of multiple shipping containers up to 43-feet in height. The containers will be painted beige to match the metal roofing and doors of the fire station.

**Training Building:** The training building will sit adjacent to the existing fire station parking lot. It will have a standing seam metal roof with stucco exterior finish that will match the fire station 3 building.

The style, materials and colors of the buildings will fit in well with the surrounding industrial buildings including Auto Craft and Daniels Woodland.



○ TRAINING PROP  
NTS



○ TRAINING BUILDING  
NTS

### Environmental Determination

On June 21, 2021, the City adopted a MND for the 8.08-acre site in conjunction with the approval of the development plan for the Union Road Safety Training Center, that anticipated development of additional buildings and training structure for the fire department. This project will be required to comply with any applicable mitigation measures that correspond with the project. Most of the mitigation measures were required to be completed prior to the issuance of the mass grading permit that was issued for the entire site at the time of the construction of Phase 1.

### **CEQA**

Staff recommends that, as the decision-making body for the Training Center Project, the Planning Commission find that it has reviewed and considered the previously adopted MND, any oral or written comments received, and the administrative record prior to making any decision on the Training Center Project. And that the Commission find that the MND contains a complete and accurate reporting of all of the environmental impacts associated with the Training Center Project.

Staff further recommend that the Planning Commission find that, based on the substantial evidence set forth in the record, including but not limited to, the previously adopted MND, and all related information presented to the Planning Commission, the Training Center Project does not necessitate even minor modifications to the MND and, therefore, preparation of a subsequent or supplemental EIR is not required for the Training Center Project.

Staff recommends that the Planning Commission find that, having considered the administrative record, the previously adopted MND and all written and oral evidence, all environmental impacts of the Training Center Project have been addressed within the MND, no new or additional mitigation measures or alternatives are required and that there is not substantial evidence in the administrative record supporting a fair argument that the Training Center Project may result in any significant environmental impacts beyond those analyzed in the adopted MND.

Finally staff recommends that the Planning Commission direct staff to file a Notice of Determination for the approval of the Training Center Project via PD 21-04 under CEQA.

**Fiscal Impact**

This project is included in the Fire Department's budget to allow for construction.

**Recommendation**

Staff recommends Option 1 to approve the project subject to conditions of approval by the following actions:

- a. Approve Draft Resolution A; approving Planned Development 21-04

**Attachments**

1. Vicinity Map
2. Draft Resolution – A (PD)
3. Initial Study and Mitigated Negative Declaration
4. Mail Affidavit
5. Legal Notice - Newspaper Affidavit