

May 20, 2025

Sent via email: wfrace@PRCity.com

Warren Frace
Community Development Director
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

Re: Operating Memorandum—Vinedo Development Agreement

Dear Mr. Frace,

We write this letter following our May 15, 2025, meeting regarding the construction of an “all electric” community within the Vinedo Specific Plan area (“**Vinedo**”). As you know, Trumark Homes, owns Planning Area 3 (“**PA-3**”) at Vinedo and holds options to purchase PA-11 and PA-12.

Trumark previously advised the City of its intent to construct an “all electric” community in PA-3 and likely in PA’s 11 and 12, further advising that Trumark did not intend to construct natural gas facilities within each of these Planning Areas. The City has identified several areas within the Vinedo Development Agreement and the Vinedo Specific Plan which reference “gas”, generally, as among the types of utilities that might be provided with Vinedo.

Notwithstanding these general references, it appears that neither the Development Agreement, nor the Vinedo Specific Plan impose an obligation upon the developer to install natural gas facilities within the Planning Areas. Conversely, the Final Environmental Impact Report for Vinedo imposes a mandatory prohibition of “natural-gas-fired appliances for proposed residential development” in order to resolve inconsistencies with the City’s Climate Action Plan and the SLOCOG 2019 Regional Transportation Plan. (See FEIR Mitigation Measure GHG-2).

To avoid inconsistent application and for the avoidance of doubt, we ask City staff to seek Council’s approval of an Operating Memorandum pursuant to Section 1.7 of the Development Agreement, concluding that neither the Development Agreement, nor the Vinedo Specific Plan, require the construction of “natural gas” facilities within any given Planning Area within Vinedo. To facilitate this effort, we have taken the lead by drafting a proposed Operating Memorandum, attached for your consideration.

We appreciate your attention to this matter and your understanding that this is a pressing matter for Trumark Homes.

Sincerely,



Michael P. Slater
Vice President of Land Use

cc: Joshua E. Peterson, Division President
Dan Garson, Director of Land Development
Dana Gillespie, Project Manager