

ZC-20-04 (Mystic Canyon) Zoning Change Review (By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

| | YES | NO (map amendment required) |
|---|----------|--------------------------------|
| Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix? | X | |

ECONOMIC DEVELOPMENT – Furthering the goal of the Core 4 through the three strategies

| STRATEGY | SUMMARY | Supports | Contradicts | Neutral |
|---|---|----------|-------------|---|
| Preparing the 21 st Century Workforce | Provides / Encourages educational opportunities | | | Applicant has not indicated that educational facilities will be included. |
| Competitive Infrastructure & Entrepreneurial Regulation | Provides / Encourages land, utilities and infrastructure for business | | | Applicant will extend utilities to the site in order to develop. |
| The Community of Choice | Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity | | | Applicant has not indicated that opportunities for jobs and services will be included. |

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

| | 1 (least) | 2 | 3 (moderate) | 4 | 5 (most) |
|-----------------------------|--------------|----------|-----------------|----------|-------------|
| Level of Overall Constraint | | | | X | X |
| Constraint by Class | | | | | |
| Cultural | X | | | | |
| Edwards Aquifer | | | | | X |
| Endangered Species | X | | | | |
| Floodplains | X | | | | |
| Geological | X | | | | |
| Slope | | X | | | |
| Soils | | X | | | |
| Vegetation | X | | | | |
| Watersheds | | | | | |
| Water Quality Zone | X | | | | |

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

| | | | | | |
|--|------------------------|----------|--------|---------|-------|
| Located in Subwatershed: | Purgatory Creek | | | | |
| | | | | | |
| | 0-25% | 25-50% | 50-75% | 75-100% | 100%+ |
| Modeled Impervious Cover Increase Anticipated for watershed | | X | | | |
| Notes: The change in impervious cover under the Preferred Scenario is attributed to portions of the Paso Robles development, the Government Center, and downtown development. Purgatory Creek is a direct tributary of the San Marcos River, home of several endangered species. The Plan emphasizes the need to identify potential pollution from redevelopment as construction runoff and debris can wash into the creek during storm events. | | | | | |

NEIGHBORHOODS – Where is the property located

| | |
|----------------------------------|----------------------|
| CONA Neighborhood(s): | Castle Forest |
| Neighborhood Commission Area(s): | Sector 2 |

PARKS, PUBLIC SPACES AND FACILITIES –Availability of parks and infrastructure

| | | |
|--|----------------------|-------------------------|
| | YES | NO |
| Will Parks and / or Open Space be Provided? | X | |
| Will Trails and / or Green Space Connections be Provided? | X | |
| The developer intends to dedicate more parkland than required due to impervious cover restrictions in the area. | | |
| Maintenance / Repair Density | Low (maintenance) | Medium (maintenance) |
| Wastewater Infrastructure | X | |
| Water Infrastructure | X | |
| Public Facility Availability | | |
| | YES | NO |
| Parks / Open Space within ¼ mile (walking distance)? Upper Purgatory is adjacent to this property. | X | |
| Wastewater service available? The developer will be required to extend wastewater service through the site. | X | |
| Water service available? The developer will be required to extend water service through the site. | X | |

TRANSPORTATION – Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation

| Main Street Corridor - Level of Service (LOS), Access to Sidewalks, Bicycle Lanes and Public Transportation | | A | B | C | D | F |
|---|---|-----|-----|------|------|------|
| Existing Daily LOS | Wonder World Drive Old Ranch Road 12 | X | | | | X |
| Existing Peak LOS | Wonder World Drive Old Ranch Road 12 | X | | | | X |
| | | | | | | |
| Preferred Scenario Daily LOS | Wonder World Drive Old Ranch Road 12 | X | | | | X |
| Preferred Scenario Peak LOS | Wonder World Drive Old Ranch Road 12 | | | X | | X |
| | | | | | | |
| | | | N/A | Good | Fair | Poor |
| Sidewalk Availability | | X | | | | |
| Sidewalks are required to be built as part of the development. | | | | | | |
| | | YES | | | NO | |
| Adjacent to existing bicycle lane? | | | | | X | |
| Adjacent to existing public transportation route? | | | | | X | |
| Notes: The closest CARTS bus route is Route 5 which is the Texas State/Outlet Malls route. | | | | | | |