

**ZC-21-18 (La Cima Multifamily Zoning) 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 <sup>st</sup> Century Workforce	Provides / Encourages educational opportunities			X
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business			X
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			X

**ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints**

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

**ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results**

Located in Subwatershed:	<b>Purgatory Creek</b>				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		<b>X</b>			
Notes: <b>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.</b>					

**NEIGHBORHOODS – Where is the property located**

CONA Neighborhood(s):	<b>N/A – Outside City Limits</b>
Neighborhood Commission Area(s):	<b>N/A – Outside City Limits</b>
Neighborhood Character Study Area(s):	<b>N/A</b>

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

	YES	NO
Will Parks and / or Open Space be Provided?		<b>X</b>
Will Trails and / or Green Space Connections be Provided?		<b>X</b>
<b>Not with this request, however, the La Cima DA provides parks and trails throughout the project.</b>		
<b>Maintenance / Repair Density</b>	Low (maintenance)	High (maintenance)
Wastewater Infrastructure	<b>X</b>	
Water Infrastructure	<b>X</b>	
Public Facility Availability		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)? <b>Upper Purgatory Creek Natural Area is located south of La Cima.</b>		<b>X</b>
Wastewater service available? <b>As part of the Development Agreement, extensions are required, and developer will provide.</b>	<b>X</b>	
Water service available? <b>As part of the Development Agreement, extensions are required, and developer will provide.</b>	<b>X</b>	

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

	A	B	C	D	F
Existing Daily LOS <b>Wonder World Drive Old Ranch Road 12</b>	<b>X</b>				<b>X</b>
Existing Peak LOS <b>Wonder World Drive Old Ranch Road 12</b>	<b>X</b>				<b>X</b>
Preferred Scenario Daily LOS <b>Wonder World Drive Old Ranch Road 12</b>	<b>X</b>				<b>X</b>
Preferred Scenario Peak LOS <b>Wonder World Drive Old Ranch Road 12</b>			<b>X</b>		<b>X</b>

The Transportation Demand Model shows that Wonder World Dr remains at a service level A for the Existing Daily and Peak along with the Preferred Daily. It drops from A to C LOS in the Preferred Scenario Peak LOS. Old Ranch Road 12 across each scenario is modeled LOS F.

	N/A	Good	Fair	Poor
Sidewalk Availability		X		

Residential sidewalks and an 8' trail already exist.

	YES	NO
Adjacent to existing bicycle lane?		X
Adjacent to existing public transportation route?		X

Notes: The closest CARTS bus route is Route 7, which is the Bishop Street route.