

GENERAL PLAN UPDATE SUMMARY (JUNE 24, 2003)

LAND USE ELEMENT	
<p>Introduction – Land Uses</p> <p>The City's character is strongly influenced by how it develops and transitions over time.</p> <p>The Land Use Element identifies the location and the Distribution of the allowable land uses throughout the City.</p> <p>The Land Use Map:</p> <ul style="list-style-type: none">➤ Shows where each type of land use may occur;➤ Includes different categories/designations of allowable land uses; and➤ Identifies the maximum density/intensity for each type of land use.	<p>Existing/Proposed Policies -- No Major Revisions</p> <p>For the most part, the allowable land uses and densities/intensities throughout the City would be retained, except as noted.</p> <p>Refinements to the Land Use Map are recommended to:</p> <ul style="list-style-type: none">▪ Allow mixed uses in the Downtown (Residential, Commercial, & Office Professional)▪ Establish a Vine Street Historical/Architectural Preservation Overlay District▪ Create a Salinas River Corridor Overlay District▪ Require Specific Plans on key and/or underutilized sites▪ Establish a Senior Housing Overlay District▪ Identify locations throughout the City for higher density (and thus affordable) housing▪ Increase the maximum density of the RMF-H land use category/designation From 16 to 20 units/acre▪ Create a RSF-6 (Residential Single-Family, Up to 6 units/acre) land use category/designation▪ Allow second units in single-family residential areas

LAND USE ELEMENT																												
Land Use Categories/Designations	<table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="background-color: #d3d3d3;">Land Use</th> <th style="background-color: #d3d3d3;">Acreage</th> <th style="background-color: #d3d3d3;">Percent of Total City Area</th> </tr> </thead> <tbody> <tr> <td style="background-color: #d3d3d3;"></td> <td style="background-color: #d3d3d3;"></td> <td style="background-color: #d3d3d3;"></td> </tr> <tr> <td>Commercial</td> <td>1,276</td> <td>10%</td> </tr> <tr> <td>Business Park/Industrial</td> <td>1,693</td> <td>13.5%</td> </tr> <tr> <td>Other/Public Facilities</td> <td>1,947</td> <td>15.5%</td> </tr> <tr> <td>Agriculture & Open Space</td> <td>2,359</td> <td>19%</td> </tr> <tr> <td>Residential</td> <td>5,234</td> <td>43%</td> </tr> <tr> <td style="background-color: #d3d3d3;"></td> <td style="background-color: #d3d3d3;"></td> <td style="background-color: #d3d3d3;"></td> </tr> <tr> <td>Total</td> <td>12,509 acres</td> <td>100%</td> </tr> </tbody> </table> <p>The Total Acreage includes both vacant and developed properties within:</p> <ul style="list-style-type: none"> ◆ The existing City limits, ◆ The City's Adopted Sphere of Influence and ◆ The City's Potential Expansion areas 	Land Use	Acreage	Percent of Total City Area				Commercial	1,276	10%	Business Park/Industrial	1,693	13.5%	Other/Public Facilities	1,947	15.5%	Agriculture & Open Space	2,359	19%	Residential	5,234	43%				Total	12,509 acres	100%
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Land Use Goals	<ol style="list-style-type: none"> 1. Provide for an appropriate mix and diversity of land uses 2. Maintain/Enhance the City's Image, Identity, and Character 3. Maintain/Improve the quality of life enjoyed by residents 																											

<p>Goal 1</p> <p>Provide for an appropriate mix and diversity of Land Uses</p>	<p>How will this Goal be achieved?</p> <ul style="list-style-type: none"> ◆ Maintain a wide range of allowable land use categories/designations ◆ Allow projects and/or areas to be developed with more than one type of land use when located in Downtown or in a Specific Plan area
<p>Goal 2</p> <p>Maintain/Enhance The City's Image, Identity, and Character</p>	<p>How will this Goal be achieved?</p> <p>Foster citizen participation in the planning process</p> <p>Promote architectural and design excellence, by imposing stringent design and construction standards for commercial, industrial, mixed use, & multi-family projects</p> <p>Preserve/Enhance Downtown and the Historic Vine Street Neighborhood through Adherence to established guidelines</p> <p>Strive to maintain and create livable, vibrant neighborhoods with:</p> <ul style="list-style-type: none"> • Attractive streetscapes, • A pedestrian friendly setting, • Coordinated site design, architecture, and amenities, • Adequate public and private spaces; and, • A recognizable and high quality design aesthetic. <p>Require preparation of Specific Plans for vacant/underutilized areas</p> <p>Protect oak trees, oak woodlands, and riparian corridors</p> <p>Enhance public views along major thoroughfares through Landscaping, Building Setbacks, Enhanced Architecture, and Signage/Monuments</p> <p>Create an urban edge for the City surrounded by an Open Space/Purple Belt (providing for maintenance of open space and agricultural uses)</p> <p>Establish a urban growth boundary for the City to clearly define the separation Between urban and the rural/open space areas</p>
<p>Goal 3</p> <p>Maintain/Improve The quality of life enjoyed by residents</p>	<p>How will this goal be achieved?</p> <p>Strive to ensure that City services and facilities are maintained At current levels and/or in accordance with adopted standards</p>

<p>Goal 3 (Continued)</p> <p>Maintain/Improve The quality of life enjoyed by residents</p>	<p>How will this goal be achieved?</p> <p>Prohibit new residential development within the Airport Land Use Planning and Influence Area</p> <p>Notice of Airport land use restrictions shall be recorded against all affected properties.</p>
<p>City Services – Public Safety</p>	
<p>Goal</p> <p>Minimize hazards to people and property Caused by fire, crime, and related causes</p>	<p>Existing/Proposed Policies – No Major Revisions</p> <p>Maintain a ratio of 0.5 non-sworn police personnel per 1,000 population Maintain a ratio of 1.4 to 1.6 sworn police personnel per 1,000 population</p> <p>Review and update, as necessary, the City's Building Security & Construction Standards for new development projects to address:</p> <ul style="list-style-type: none"> ◆ Exterior lighting, ◆ Surveillance devices, ◆ Illuminated street numbering, ◆ Locking devices for doors, ◆ Pedestrian safety devices, ◆ City Security Plan requirements, and ◆ City requirements/standards to incorporate considerations related to safety and defensibility into project design and site layout <p>Strive to achieve a 4 minute response to 90% of calls for fire/life safety service</p> <p>Maintain a ratio of 0.8 to 1.3 Firefighters per 1,000 population</p> <p>As part of the environmental review of new Specific Plans, require preparation of fire station analysis identifying staffing requirements, station location, and response times.</p> <p>As part of implementation of the General Plan Update, review/refine the existing Growth Management Plan to address Emergency service needs on a periodic basis.</p>
<p>City Services – Public Works</p>	
<p>Water Sewer Storm Drainage Solid Waste</p>	<p>Existing/Proposed Policies - No Major Revisions</p> <p>Public facilities to be designed to meet the current and planned land uses, and provisions made for continued operation, maintenance, and upgrades as necessary</p> <p>Revise/update the City's Master Plans of Water, Sewer, Storm Drainage, & Solid Waste and city standards and specifications</p> <p>Update the Capital Improvement Program</p>

City Services – Library	
Library	<p>Existing/Proposed Policies – No Major Revisions</p> <p>Investigate expansion of branch libraries to serve outlying areas and adding new outreach programs, including a book mobile</p> <p>Maintain 0.5 square feet per capita of library facilities</p> <p>Implement planned City library expansion into the 2nd floor of the existing library and develop City hall relocation plans, as feasible</p> <p>Maintain the Youth Arts Center satellite library</p>
Non-City Services	
Schools	<p>Existing/Proposed Policies – No Major Revisions</p> <p>Set aside public school sites in accordance with established standards</p> <p>Refer development applications to the school districts' for comment</p> <p>Collect impact fees prior to building permit issuance</p> <p>Work with School Districts to explore options for providing supplemental funding as part of the establishment or revision of a Specific Plan</p>
Non-City Services	
Utilities	<p>Existing/Proposed Policies – No Major Revisions</p> <p>Refer development projects to utility companies</p> <p>Underground electrical (except 45 kv or greater), telephone, & cable transmission lines</p>
CIRCULATION ELEMENT	
<p>Goal</p> <p>Establish a safe, balanced, and efficient circulation system,</p> <p style="padding-left: 40px;">Serving all segments of the community,</p> <p style="padding-left: 40px;">Preserving the City's small town character and quality of life, and</p> <p style="padding-left: 40px;">Planning for anticipated growth.</p>	<p>Existing/Proposed Policies – No Major Revisions</p> <p>Revise/Update the City's Circulation Master Plan to address the existing and projected needs, including:</p> <ul style="list-style-type: none"> ◆ Providing safe, efficient, and effective traffic and pedestrian flow within the City and working with federal, state, regional, and neighboring agencies to provide the same for surrounding areas; ◆ Improving access to Downtown by implementing the Parking & Circulation Plan; ◆ Providing adequate access for emergency vehicles and evacuation; ◆ Defining and eliminating any circulation deficiencies on a prioritized basis;

<p>CIRCULATION ELEMENT(Continued) Goal</p> <p>Establish a safe, balanced, and efficient circulation system,</p> <p style="padding-left: 40px;">Serving all segments of the community,</p> <p style="padding-left: 40px;">Preserving the City's small town character and quality of life, and</p> <p style="padding-left: 40px;">Planning for anticipated growth.</p>	<ul style="list-style-type: none"> ◆ Reducing vehicle miles traveled by offering public transit and other alternatives to the automobile; ◆ Providing adequate bridge crossings for the Salinas River, the Huerhuero Creek, and Dry Creek; ◆ Establishing safe paths to school for pedestrian and bicycle traffic; ◆ Encouraging citizen participation in the process; and ◆ Requiring new development to mitigate a fair share of the impact created by that development. <p>Continue to use the Capital Improvement Program, the City's budget process, and development impact fees to prioritize and fund major improvement projects.</p> <p>Continue to actively seek federal, state, and regional grants and/or funding.</p>
<p>Airport Improve transportation to the airport</p>	<p>How will these goals be achieved?</p> <p>Establish policy and action items with the Airport Master Plan & Land Use Plan Updates</p> <p>Pursue federal and state grants for airport improvement projects.</p>
<p>Transit Improve transit services</p>	<p>How will this goal be achieved?</p> <p>Continue operation of local bus service and inter-connectivity with regional transit</p> <p>Require new development to provide bus stops, shelters, and turn outs, where appropriate.</p> <p>Make information available on traffic and circulation, as well as transit</p>

Pursue funding and implementation of the improvements listed below. Where noted, coordinate these efforts with other agencies
 To implement regional improvements (noted with an asterisk) with funding from multi-agencies

<i>Downtown</i>
Access Improvements, including improved on/off ramps to Highway 101 where appropriate, at 16 th and 24 th Streets*
Improvements to traffic flow within the downtown*
<i>Improvements to Existing Arterials</i>
24 th Street—Lake Nacimiento Road widening and improvement*
Creston Road corridor widening and improvements*
Spring Street consistent paved width, but retain as two lanes*
Niblick Road corridor 4-lane configuration*
Union Road widening to improved 2-lane configuration*
River Road safety improvements and bikepath through city limits*
<i>Roadway Extensions or Realignments</i>
Airport Road extension and intersection/interchange with Highway 46 East*
Airport Road full extension between Dry Creek & Charolais Road*
Realignment of Sherwood/Linne via the Chandler Ranch Area Specific Plan
Union Road realignment to eliminate access to SR 46 East*
4 th Street connection to Riverside with underpass connection to U.S. 101*
<i>New Bridges and Interchanges</i>
SR 46E/Golden Hill Interchange improvements*
SR 46E/Airport Road Interchange improvements(grade separated)*
Charolais Road Bridge over Salinas River*
Southbound onramp to U.S. 101 at/near 16 th Street*
24 th Street Overpass over the railroad*
Airport Road bridge over Huerhuero Creek*
Dry Creek Road bridge over the Salinas River and extension to Highway 101*
Dry Creek Road bridge over Huerhuero Creek*
Wellsona Road bridge over the Salinas River*
U.S. 101/SR 46 East interchange improvements*
U.S. 101/SR 46 West interchange improvements*
South Vine Street improvements from 1 st Street to SR 46 West*
Ramada improvements from SR 46 West to Volpi Ysabel Road*
<i>Traffic Signals</i>
Traffic Signal at 24 th /Vine, Creston/Lana, Niblick/Country Club, Niblick/Nicklaus, Niblick/High School
Install camera-operated traffic signals
<i>Pedestrian/Bikeway Facilities</i>
Bikeways per the City's Bikeway Plan*
LED lighted crosswalks, especially near schools
DeAnza Trail along Salinas River corridor*
Chandler Ranch Area Specific Plan trail system
Interconnecting pedestrian paths between Salinas River corridor and other facilities within the City*
Traffic Calming Measures where appropriate

HOUSING ELEMENT																									
<p>Goal</p> <p>Facilitate development of a range of housing types & densities, including taking actions to address affordability, and provide a proper balance of ownership and rental units.</p>	<p>How will this goal be achieved?</p> <p>Set-aside sufficient housing sites through the General Plan and Zoning To accommodate the City's share of the regional housing needs.</p> <p>General Plan Update -- Review of Compliance with Regional Housing Needs Plan</p> <table border="1"> <thead> <tr> <th>Income Category</th> <th>Target Units</th> <th>General Plan Update</th> <th>Compliance With RHNP</th> </tr> </thead> <tbody> <tr> <td>Above Moderate</td> <td>651</td> <td>3,246</td> <td>Yes</td> </tr> <tr> <td>Moderate</td> <td>520</td> <td>903</td> <td>Yes</td> </tr> <tr> <td>Low</td> <td>467</td> <td>618</td> <td>Yes</td> </tr> <tr> <td>Very Low</td> <td>627</td> <td>1,381 (844 excluding 2nd nits)</td> <td>Yes</td> </tr> <tr> <td>TOTAL</td> <td>2,266</td> <td>6,148</td> <td>Yes</td> </tr> </tbody> </table>	Income Category	Target Units	General Plan Update	Compliance With RHNP	Above Moderate	651	3,246	Yes	Moderate	520	903	Yes	Low	467	618	Yes	Very Low	627	1,381 (844 excluding 2nd nits)	Yes	TOTAL	2,266	6,148	Yes
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CONSERVATION ELEMENT																									
<p>Goal</p> <p>Periodically review City programs and policies addressing conservation, development, and use of natural resources</p>	<p>Existing/Proposed Policies – No Major Revisions</p> <p>Natural Resources addressed include air quality, biology, mineral, visual, Hillsides, historic, archeological, and energy conservation</p>																								
<p>Air quality -Goal</p> <p>Seek to maintain good air quality</p>	<p>How will air quality be addressed:</p> <p>The City will take actions, as appropriate, in furtherance of</p> <ul style="list-style-type: none"> ◆ Reducing traffic congestion, vehicle miles traveled, & air pollutant emissions. ◆ Requiring new development to implement emission reduction measures, as feasible, per Air Pollution Control District (APCD) recommendations; and ◆ Continue to work APCD to implement other non-development project related air pollutant emission reduction measures and programs. 																								
<p>Biological Resources (Oak Trees) - Goal</p> <p>Preserve existing oak trees & promote the planting of new oak trees</p>	<p>How will preservation of oak trees be achieved?</p> <p>New development projects will be required to preserve oak trees and, where Removal is approved by the City Council, replacement trees will be planted Per Zoning Code requirements</p>																								
<p>Biological Resources (Sensitive Habitats) - Goal</p> <p>Incorporate habitats into project design, as feasible, including</p> <p>Oak woodlands, Native grasslands, Wetlands, and Riparian areas</p>	<p>How will sensitive habitats be addressed?</p> <p>As part of the environmental review of new development projects,</p> <ul style="list-style-type: none"> ◆ Biological studies/surveys will be prepared to assess habitat value; ◆ Alternatives to habitat removal will be explored; and, ◆ Input will be sought from other agencies with expertise in biological resources 																								

<p>Biological Resources (San Joaquin Kit Fox) - Goal Address preservation of the San Joaquin Kit Fox & its habitat</p>	<p>How will the City address potential impacts to the San Joaquin Kit Fox and its habitat?</p> <p>Require new projects to provide mitigation based on input from the CA Dept of Fish & Game and US Fish & Wildlife</p> <p>Support regional efforts to prepare a Habitat Conservation Plan</p>
<p>Mineral Resources - Goal Oversee/Manage mineral resources</p>	<p>How will this be achieved?</p> <p>Seek to protect important mineral resources and continue to allow surface mining operations as appropriate (subject to issuance of a Conditional Use Permit)</p>
<p>Visual Resources -Goal Enhance/Upgrade the City's appearance</p>	<p>How will this be achieved?</p> <p>Important visual resources will be identified and mapped.</p> <p>Gateways, corridors, major arterials, & natural areas are to be identifiable, through use of coordinated/complementary site design, landscaping, architecture, & signs</p>
<p>Hillsides -Goal Protect hillsides</p>	<p>How will this be achieved?</p> <ul style="list-style-type: none"> ➤ Decrease density as slope increases ➤ Limit the amount of grading ➤ Provide substantial amounts of landscaping ➤ Incorporate architectural treatment that enhances the form of the hillside ➤ Limit the number of building sites that may be placed on prominent ridgelines ➤ Prevent development of new buildings that project above the ridgeline (Unless adequately mitigated with landscaping)
<p>Historic Resources -Goal Protect/Preserve important historic resources</p>	<p>How will this be achieved?</p> <p>Implement adopted Downtown Design Guidelines</p> <p>Establish a Vine Street Historic Neighborhood, covering the properties located between Chestnut Street, Oak Street, 8th Street, and 21st Street</p>
<p>OPEN SPACE ELEMENT</p>	
<p>Goal Preserve/Expand Open Space in and around Paso Robles</p>	<p>How will this be achieved?</p> <p>Develop an open space plan/program for establishing an open space/purple belt (agricultural preserve area) surrounding the City</p>
<p>PARKS AND RECREATION ELEMENT</p>	
<p>Goal Optimize use and development of existing parks and recreation facilities</p>	<p>How will this be achieved?</p> <p>Strive to achieve a 7-acres per 1,000 population parkland standard</p> <p>Develop a Master Park, Recreational Facility, & Trails Plan</p>

NOISE ELEMENT	
<p>Goal Minimize exposure to noise and generation of noise</p>	<p>How will this be achieved?</p> <p>New development shall be designed to comply with the maximum, allowable Noise Exposures of 65 dB L_{dn}/CNEL for outdoor activities (except for parks); and 45 dB L_{dn}/CNEL for indoor activities.</p> <p>(Noise measurement [dB L_{dn} or CNEL] is calculated using a daily average that takes into account the time of day the noise occurs. Sounds occurring at night are weighted more heavily)</p> <p>Minimize exposure to airport noise through implementation of the Airport Land Use Plan noise policies and programs</p>
SAFETY ELEMENT	
<p>Goal Minimize exposure to natural and manmade hazards</p>	<p>How will this be achieved?</p> <p>Inform the public about hazards, hazard avoidance, and disaster response</p> <p>Reduce the use, storage, and disposal of toxic and hazardous materials</p> <p>Establish a community-wide disaster response plan</p>