

TO: JAMES L. APP, CITY MANAGER  
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: SPECIFIC PLAN AMENDMENT 12-002: UPTOWN/TOWN CENTRE  
DATE: SEPTEMBER 4, 2012

---

Needs: For the City Council to conduct a semi-annual review of the Uptown/Town Centre Specific Plan (UTCSP) and consider approval of amendments to the plan.

Facts:

1. When the UTCSP was adopted in May 2011, the City Council adopted a policy to conduct semi-annual reviews of the plan to consider making adjustments to the plan.
2. The City Council adopted several minor modifications to the UTCSP on January 17, 2012, primarily related to development standards. A couple substantive amendments that were considered in January were continued in order to provide additional time for analyses. These issues include:
  - Build-out potential for (number of new dwelling units to be accommodated within) the Specific Plan area and the need for a growth management policy;
  - Major public improvements subject to the AB 1600 Project List.
3. New amendments to development standards in Chapter 5, Development Code are ripe for consideration. These include:
  - Sign Regulations;
  - Community rooms for multi-family residential complexes;
  - "Flex-Shed" buildings: allow in TC-1 Zone and allow 3 story height in all zones where flex shed buildings are allowed;
  - Residential open space requirements for flex shed and flex block buildings that are located within ¼ mile of a park;
  - Garage door design (i.e., eliminate requirement for single-car doors);
  - Uptown Retail Plaza: clarify design expectations and standards;
  - Permitted land uses (Table 5.3-1) – consider permitting manufacturing of food products in businesses that sell their products onsite (e.g. baked goods, gelato, etc.) in the T-4F, T-4NC, TC-1, and TC-2 Zones;
  - Allow Carriage Houses in the T-4F Zone.
4. On June 28, 2012, the Council's Uptown/Town Centre Specific Plan Ad Hoc Committee reviewed the proposal to revise the build-out potential from 1,649 units to 989 units and recommended its approval.
5. On July 13, 2012, the Council's AB 1600 Ad Hoc Committee recommended that six public improvements be eliminated from the plan. These improvements are enumerated in Item #2 of the Analysis Section of this Report. This ad hoc committee also recommended that the riverside paseo (pedestrian path) be re-prioritized from a "long-term" to a "mid-term" project.

6. The Planning Commission considered the proposed amendments at its meeting of August 14, 2012. The Commission unanimously recommended that the Council approve the items presented in this report with the following exceptions.
  - a. Retaining the following public improvements as "long-term" priorities:
    - (1) Pedestrian bridge over Highway 101 at 12<sup>th</sup> Street;
    - (2) Equestrian underpass under Highway 101 at Pioneer Park;
    - (3) At-grade pedestrian railroad crossing at 28<sup>th</sup> Street.
  - b. Reducing the proposed floor area standard for community rooms for multi-family residential projects with 32 or more units from 40 square feet per unit to 20 square feet per units provided that the minimum floor area shall not be less than 1,200 square feet.
7. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment. Based on the information and analysis contained in the Initial Study, a determination has been made that the Project would not result in significant environmental impacts and a Draft Negative Declaration has been prepared.

Analysis and  
Conclusions:

Policy Amendments:

1. Residential Development Capacity

The adopted UTCSP identified a potential number of 1,649 units that could be added to the City's inventory after January 1, 2010.

Prior to adoption of the UTCSP, it was determined that the City's General Plan would accommodate 989 potential units (after January 1, 2010), which was the sum of the following:

- a. 550 potential units on vacant and partially-developed lots in the planning area as entered in the City's Land Use Inventory;
- b. 120 additional units in Oak Park Public Housing based on the acreage of the site and the General Plan Land Use Designation of RMF-12 (multi-family residential at 12 units per acre); (There are 148 existing units in Oak Park Public Housing.)
- c. 319 dwelling units in mixed use development on the West Side of the City as shown on Item C6 in Figure LU-2 of the Land Use Element (Attachment #3).

The additional 660 potential units added to the UTCSP (1,649 – 989 = 660) were proposed by the consultants that prepared the specific plan *based on an assumption* that numerous properties in the plan area whose footprints are shown in the UTCSP'S Illustrated Plan would re-develop to replace existing land uses, (including residential buildings) with 2-3 story buildings with higher residential densities and mixed use.

It is not anticipated that the additional 660 units will be built for the following reasons:

- According to City Building Permit records, final inspections for 187 units were given in the UTTC area in calendar years 1991 through 2010, yielding an average number of 9.4 units per year; assuming that such an average continues into the future, a build-out of 989 units would take more than 100 years to realize;
- The 319 mixed use units noted above that were already allowed in this area (as part of the 989 units) adequately describe the expected development of units in mixed use developments for several decades to come;
- Most of the properties identified in the Illustrative Plan as having potential for redevelopment are in a good to fair state of repair, and the economic incentive for replacing existing development with new development is not expected to materialize for several decades;
- The additional 660 units appears to have assumed redevelopment at maximum density on all properties identified in the Illustrative Plan; this would entail 3 story construction, for which elevators are necessary, and a preponderance of relatively small units (e.g., studio and one-bedroom units), which the market has not historically favored.

A build-out of 989 units within the UTCSP Area is much more realistic than a build-out of 1,649 units.

## 2. Major Public Improvements

The Council Ad Hoc Committee on AB 1600 development impact fees recently considered the list of public improvements for the UTCSP and recommended that (a) certain improvements be eliminated as not being realistic/ feasible during the life of the Specific Plan and (b) priorities be adjusted for other improvements.

Projects proposed to be eliminated include:

- Pedestrian bridge over Highway 101 at 12<sup>th</sup> Street \*;
- Pedestrian bridge over the railroad at 6<sup>th</sup> Street;
- Equestrian underpass under Highway 101 at Pioneer Park \*;
- Pedestrian bridge over the Salinas River at the Hot Springs north of the wastewater treatment plant;
- At-grade pedestrian railroad crossing at 28<sup>th</sup> Street \*;
- North River Road playfield.

\* *NOTE: The Planning Commission unanimously recommended that these improvements remain in the plan, as a Long-Term priorities.*

It is proposed that the UTCSP (Section 4.1.D – Timing) be amended to clarify that:

- a. Short-term priority projects will be included on the City's AB 1600 development impact fee list;
- b. Mid-term projects are important, but not enough to warrant inclusion on the AB 1600 list. These projects may be pursued if grant funds become available, and would likely require City matching funds.

- c. Long-term projects that merit consideration in the Specific Plan, but are not likely to be funded during the timeframe of the Plan.

A list of the Short-, Mid- and Long-term projects as recommended by the AB 1600 Ad Hoc Committee are provided in Attachment 4. It is proposed that Table 4.3-1 (on pages 4:7 – 4:14 of the UTCSP) be amended to eliminate the projects listed above and re-assign priorities per Exhibit 1.

#### Development Code Amendments

1. Sign Regulations, Section 5.6: The purpose of the sign regulations is to support a vibrant, pedestrian-oriented environment. This section of the Development Code provides for sign standards in areas designated for mixed-use (T-3F, T-4F, and T-4NC) zones and the TC-1 (Downtown) and TC-2 (Spring Street Corridor) zones. Signs in the residential zones (T-3N and T-4N) and Riverside Corridor (RC Zone) are governed by the Zoning Code's sign regulations in Chapter 21.19.

Per Section 5.6, the only type of freestanding/monument sign allowed in the mixed use zones (e.g. Vine Street), Downtown, Spring Street Corridor, and 21<sup>st</sup> Street, is a "Yard" sign, which may not exceed 6 square feet in area (3' x 2') and a height of 5 feet. (These signs would be similar in design to a typical real estate listing sign.)

The sign regulations in the Zoning Code (Chapter 21.19 for most zones and 21.18 for the Office Professional Zone) provide the following limits for monument signs:

- a. 24 square feet in area and 4 feet in height on non-arterial streets in the OP Zone (which would have applied to Vine Street);
- b. 32 square feet in area and 6 feet in height elsewhere.

Numerous freestanding monument signs have been established in the UTCSP Planning Area, primarily on Spring and Vine Streets, in accordance with the Zoning Code. Members of the DRC stated that they were not aware of any concerns that those regulations were not working well for the community.

If the Planning Commission and City Council would like to allow the historic pattern to continue, Section 5.6 can be amended to specify that freestanding/monument signs may be no more than 24 square feet in area and 4 feet in height on non-arterial streets in the T-3F, T-4F, TC-1, and TC-2 Zones and no more than 32 square feet in area and 6 feet in height along Spring and 24<sup>th</sup> Streets.

2. Community Rooms for Multi-Family Residential Complexes:

The UTCSP Development Code does not specify recreation rooms/day care centers for large multi-family projects, but instead defers to the Zoning Code requirements. The Zoning Code requires 40 square feet of recreation room per each unit for projects that are have 32 or more units. A couple issues have been raised regarding this provision.

- Should it continue to be required in the UTCSP area, and if so should it be specified in the code?
- Should the requirement be modified or eliminated?

City staff surveyed several other communities in the State through the League of CA Cities and found that the City's requirement is more-stringent than most. However, (a) there are only two or three vacant properties in the UTCSP Area that would be large enough to accommodate a multi-family development with 32 or more units, and (b) recently-approved large affordable multi-family housing complexes had no trouble meeting that standard. The DRC recommended that the standard be incorporated into the UTCSP since it applies outside of the UTSCP.

*NOTE: The Planning Commission unanimously recommended that this standard be reduced to 20 sq ft per unit, provided that the minimum floor area shall not be less than 1,200 sq ft.*

3. "Flex-Shed" Buildings

"Flex Shed" buildings are *freestanding* commercial and mixed-use buildings. A hotel would be a typical type of flex block building. Presently, flex shed buildings are not allowed in the TC-1 (Downtown) Zone and, in those zones that they are allowed (T-4NC, TC-2, and RC Zones), they are limited to 2 stories/26 feet in height.

The DRC agreed that, since hotels may be developed in flex block buildings, it would seem to be advantageous to allow such buildings to be located in the TC-1 Zone and to allow them to be 3 stories (36 feet) high in all zones where they are permitted.

4. Residential Open Space Requirements Within ¼ Mile of a Park

The UTCSP provides that on-site open space requirements may be waived for flex block buildings that are located within ¼ mile of a park that is at least 0.1 acres in size; flex shed buildings are not provided the same incentive. The primary difference between flex block and flex shed buildings is the overall size of building, not in design. It would appear to be equitable to extend the incentive for this waiver to flex block buildings.

The Planning Commission recently debated if Robbins Field qualified as a "park", since access to the park was limited to ball games scheduled through the City's Recreational Services. The DRC recommended that the UTCSP be amended to tighten the definition of park to specify only those parks that are open to all users without reservations (e.g., City Park, Pioneer Park, and the First 5 Center Playground) as being eligible for such a waiver.

5. Garage Door Design

The "Parking and Service Standards" for Single Dwellings, Carriage Houses, Rear Yard Single Dwellings, Rear Yard Duplexes, Duplexes, Triplexes, and Quadplexes noted on pages 5:26 – 5:28, require garage doors that face a street to be single garage doors (i.e. for one-car). The DRC recommended that this requirement be eliminated since it

would require larger garages, more openers, and increase the cost of housing unnecessarily.

6. Uptown Retail Plaza

The Vision for Uptown set forth on Pages 2:3 and 2:4 of the UTCSP call for the introduction of a neighborhood-serving retail plaza along Spring Street between 34<sup>th</sup> and 32<sup>nd</sup> Streets. The Illustrative Plan for Uptown (Page 2:4) shows a new alignment for 34<sup>th</sup> Street between Spring and Park Streets that divides the former Paso Robles Ford property. During the Charrette for the UTCSP, conceptual plans for the Uptown Center showed a mixed-use center with a public plaza centered on the new alignment of 34<sup>th</sup> Street and proposed that the old alignment be used for a parking lot.

In general, it was not the intention of the Illustrative Plan to mandate development patterns. The portrayed realignment of 34<sup>th</sup> Street and use of the present right-of-way as a parking lot is not mentioned in the text of the UTCSP. Since adoption of the UTCSP, staff has worked with the owner of the former Paso Robles Ford property to review alternative projects and designs. For a variety of reasons, it now appears that the best design would be one that leaves 34<sup>th</sup> Street in its present alignment. However, it could be reconfigured to provide angled parking much like that in the Downtown. Street Detail No. 3 on Page 3:3 of the UTCSP shows angled parking on Spring Street between 32<sup>nd</sup> and 34<sup>th</sup> Streets.

The UTCSP requires new development to provide “off-street” parking on-site in compliance with the code provisions of the UTCSP. However, the Illustrative Plan for Uptown and Detail No. 3 suggest that there is an understanding that some of the Uptown Center’s parking requirements may be met with on-street parking, both on Spring and 34<sup>th</sup> Streets. This is not out-of-character for the neighborhood as much of the necessary parking for Oak Park Public Housing, located immediately east of the Uptown Center, has been met via on-street parking for decades, and the development plan for its redevelopment allows that historical pattern to continue.

Beyond the historical pattern, the rationale underlying the “understanding” that on-street parking may be used is that the Uptown Center will serve the needs of a relatively dense neighborhood, which includes Oak Park, where many of the residents can be expected to walk to the center.

The DRC was agreeable to allowing the development of the Uptown Center to meet a portion of its parking requirements on Spring and 34<sup>th</sup> Streets, with the percentage of on-street parking to be determined at the time that a development plan application was reviewed and based on the nature and scale of the use.

7. Permitted land uses

Since adoption of the UTCSP, the City has received requests to establish a micro-brewery and small scale food products manufacturing in the TC-2 and T-4F Zones. Table 5.3-1, the list of permitted and conditional land uses for the various zones in the UTCSP Area (Pages 5:7 – 5:10) presently provides that manufacturing of food products is permitted only in the RC Zone. The micro-brewery was permitted in the

TC-2 Zone as a continuation of a non-conforming use; a gelato manufacturing business was permitted in the T-4F Zone provided that it sold its product on-site.

It would seem preferable to amend the code to provide that small-scale manufacturing of food products may be conducted in the T-4F and TC-2 Zones if there are retail sales of products on site. "Small scale" could be defined by a maximum floor area such as 5,000 sq ft. The DRC agreed with this proposal.

8. Carriage Houses in the T-4F zone

The UTCSP presently allows carriage houses only in the T-3N, T-3F, and T-4N Zones, but not in the T-4F Zone. This appears to be an oversight in the drafting of the plan and it is suggested that the Code be amended to allow carriage houses in the T-4F Zone.

Reference: Uptown/Town Center Specific Plan, 2003 General Plan, 2006 Economic Strategy

Fiscal Impact: There are no fiscal impacts associated with the proposed code amendments. Modification of the public improvement priority lists will impact the cost of AB 1600 Development Impact Fees. An analysis on specific costs is being developed.

Options: That the City Council approve of one of the following sets of options:

- a. (1) Adopt the attached Resolution Approving a Negative Declaration.
- (2) Adopt the attached Ordinance Adopting Specific Plan Amendment 12-002 to:
  - (a) Revise the projected numbers of dwelling units at build-out, as described in Sections 1.5.A, 1.8.B, and 2.1 from 1,649 to 989 and to delete Subsection 6 of Section 5.1.D, which requires growth monitoring and management.
  - (b) Eliminate the following public works projects from the plan (as described in Chapters 2, 3, and 4):
    - Pedestrian bridge over Highway 101 at 12<sup>th</sup> Street;
    - Pedestrian bridge over the railroad at 6<sup>th</sup> Street;
    - Equestrian underpass under Highway 101 at Pioneer Park;
    - Pedestrian bridge over the Salinas River at the Hot Springs north of the wastewater treatment plant;
    - At-grade pedestrian railroad crossing at 28<sup>th</sup> Street;
    - North River Road playfield.
  - (c) Adjust priorities for completing public works projects described in Chapters 2 and 4;

- (d) Make several changes to development regulations contained in Chapter 5, including requiring community rooms on multi-family residential complexes with 32 or more units to have a floor area that is no less than 40 square feet per unit.
- b. (1) Adopt the attached Resolution Approving a Negative Declaration.
- (2) Adopt the attached Ordinance Adopting Specific Plan Amendment 12-002 to:
- (a) Revise the projected numbers of dwelling units at build-out, as described in Sections 1.5.A, 1.8.B, and 2.1 from 1,649 to 989 and to delete Subsection 6 of Section 5.1.D, which requires growth monitoring and management.
- (b) Eliminate the following public works projects from the plan (as described in Chapters 2, 3, and 4):
- Pedestrian bridge over the railroad at 6<sup>th</sup> Street;
  - Pedestrian bridge over the Salinas River at the Hot Springs north of the wastewater treatment plant;
  - North River Road playfield.
- (c) Adjust priorities for completing public works projects as described in Chapters 2 and 4, with the following projects being listed as being “long-term” priority;
- Pedestrian bridge over Highway 101 at 12<sup>th</sup> Street;
  - Equestrian underpass under Highway 101 at Pioneer Park;
  - At-grade pedestrian railroad crossing at 28<sup>th</sup> Street.
- (d) Make several changes to development regulations contained in Chapter 5, including requiring community rooms on multi-family residential complexes with 32 or more units to have a floor area that is no less than 20 square feet per unit and provided that the minimum floor area shall not be less than 1,200 square feet.
- c. Amend, modify, or reject the above options.

Attachments:

1. Resolution Approving a Negative Declaration
2. Ordinance Amending the Uptown/Town Centre Specific Plan
3. Figure LU-2 of the Land Use Element
4. Priorities for Public Improvements
5. Newspaper Notice Affidavit

RESOLUTION NO. 12-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES  
APPROVING A NEGATIVE DECLARATION FOR  
SPECIFIC PLAN AMENDMENT 12-002  
(CITY INITIATED)

---

WHEREAS, the Uptown/Town Centre Specific Plan (UTCSP) was adopted by the City Council on May 3, 2011; and

WHEREAS, with the adoption of the UTCSP the City Council adopted a policy to conduct semi-annual reviews of the Plan to consider making adjustments to the plan; and

WHEREAS, the current request is to amend the plan regarding: (a) projected numbers of dwelling units at build-out, (b) revising the list public improvements and priorities for undertaking them, and (c) making adjustments to several zoning development standards; and

WHEREAS, public notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, public hearings were conducted by the Planning Commission on August 14, 2012 and by the City Council on September 4, 2012 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination for the proposed specific plan amendment; and

WHEREAS, based on the information and analysis contained in the Initial Study (Exhibit A) prepared for this project and testimony received as a result of the public notice, the City Council finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the Specific Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED, that based on the City's independent judgment, the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration for Specific Plan Amendment 12-002 in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 4<sup>th</sup> day of September, 2012 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Duane Picanco, Mayor

ATTEST:

---

Caryn Jackson, Deputy City Clerk

**Exhibit A**

**ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM  
CITY OF PASO ROBLES**

**1. PROJECT TITLE:** **Uptown/Town Centre Specific Plan -  
Amendment (SPA 12-001)**

**Concurrent Entitlements:**

**2. LEAD AGENCY:** City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446

**Contact:**  
**Phone:** (805) 237-3970  
**Email:**

**3. PROJECT LOCATION:** UTCSP Area

**4. PROJECT PROPONENT:** **City of Paso Robles**

**Contact Person:** **Susan DeCarli**  
**Phone:** (805) 237-3970  
**Email:** sdecarli@prcity.com

**5. GENERAL PLAN DESIGNATION:**

**6. ZONING:**

**7. PROJECT DESCRIPTION:** Applications initiated by the City of Paso Robles proposing to amend the Uptown Town Centre Specific Plan to incorporate amendments to the plan regarding: (a) projected number of dwelling units at build-out, which is proposed to be reduced by 660 units, (b) revising the list of public improvements and priorities for undertaking them, and (c) making adjustments to several development standards, including the following:

- sign regulations;
- community rooms for multi-family complexes;
- “Flex-Shed” buildings: allow in TC-1 Zone and allow 3 story height in all zones where flex shed buildings are allowed;
- Residential open space requirement for flex-shed and flex-block buildings that are located within ¼ mile of a park;
- garage door design (i.e. eliminate requirement for single-car doors)
- Uptown Retail Plaza: clarify design expectations and standards;

- Permitted land uses (Table 5.3-1) – consider permitting manufacturing of food products in businesses that sell their products onsite (e.g. baked goods, gelato, etc.) in the T-4F, T-4NC, TC-1, and TC-2 Zones;
- Allow Carriage Houses in the T-4F Zone.

**8. ENVIRONMENTAL SETTING:**

The proposed Specific Plan amendments would affect properties within the Uptown/Town Center Specific Plan (UTCSP) area within the City of Paso Robles. The UTCSP area is located between 1<sup>st</sup> and 36<sup>th</sup> Streets and Vine and Paso Robles Street and including existing urbanized area on the west side of the City

**9. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED):** None.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils                     |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities / Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: Sam DeCauli

Date: 7/13/12

## EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. "Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question; and
  - b. the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS:</b> Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-c) There are no scenic vistas identified in the City's General Plan within the UTCSP area. The proposed amendments will not materially impact the existing visual character of the planning area. Additionally, development is reviewed on a case-by-case basis whereby visual quality and potential project specific impacts are considered during design review with the intent of protecting and enhancing the visual quality of the UTCSP area. The proposed amendments will not alter light and glare resulting from development.

Impacts from this Specific Plan Amendment on aesthetics will be less than significant.

---

**II. AGRICULTURE AND FOREST RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest, land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Timberland Production (as defined by Government Code section 5114(g))?				

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. | Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-e:

There is no agriculturally zoned land, forest resources, or property used for agricultural purposes or that has agricultural resources on it within the UTCSP, therefore there would be no impact to agriculture and forest Resources.

**III. AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Create objectionable odors affecting a substantial number of people? (Source: 11)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-e:

The proposed amendments to the UTCSP would not change the intention of supporting and providing for infill development, consistent with the Clean Air Plan, nor would the plan modifications directly affect

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

emissions. Therefore, there would be no impact related to air quality from the proposed amendments.

**IV. BIOLOGICAL RESOURCES:** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-f):

The proposed amendments to the UTCSP relate to standards and land uses currently in the existing plan and the amendments would not directly affect biological resources. Biological resources would be evaluated on a case-by-case basis when development is proposed to determine if property has biological resources and if they would be impacted and/or need to be mitigated. Therefore, this amendment would not result in impacts to biological resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

**V. CULTURAL RESOURCES:** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-d):

The proposed amendments to the UTCSP relate to development standards and future public improvements. The project would not directly impact cultural resources. Future development in the UTCSP area would be evaluated on a case-by-case basis to determine potential impacts and/or mitigations to cultural resources.

**VI. GEOLOGY AND SOILS:** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:  |                          |                          |                          |                                     |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Strong seismic ground shaking? (Sources: 1, 2, & 3)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv. Landslides?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Be located on a geologic unit or soil that is  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-e: The proposed amendments to the UTCSP relate to development standards and future public improvements. The project would not directly impact geological resources. Future development in the UTCSP area would be evaluated on a case-by-case basis to determine potential impacts and/or mitigations to geological resources.

**VII. GREENHOUSE GAS EMISSIONS:** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-b): The proposed amendments to the UTCSP relate to development standards and future public improvements. The project would not directly result in GHG impacts. Future development in the UTCSP area would be evaluated on a case-by-case basis to determine potential impacts and/or mitigations resulting from greenhouse gas emissions.

**VIII. HAZARDS AND HAZARDOUS MATERIALS:** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
involving the release of hazardous materials into the environment?				
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-h): The proposed amendments to the UTCSP relate to development standards and future public improvements. The project would not directly create or result in impacts related to hazardous materials. Future development in the UTCSP area would be evaluated on a case-by-case basis to determine potential impacts and/or mitigations to hazards or hazardous materials.

**IX. HYDROLOGY AND WATER QUALITY: Would the project:**

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-l): The proposed amendments to the UTCSP relate to development standards and future public improvements. The project would not directly impact hydrology or water resources. Future development in the UTCSP area would be evaluated on a case-by-case basis to determine potential impacts and/or mitigations to hydrology and water quality.

**X. LAND USE AND PLANNING: Would the project:**

a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The code amendment will not physically divide established communities.				
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: This application is an amendment to an adopted specific plan. The amendment will comply with the general plan and zoning code, and will not result in conflicts with land use plans or divide an established community.				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: There are no habitat conservation plans or natural community conservation plans established in this area of the City. Therefore there could not be impacts related to conservation plans.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

**XI. MINERAL RESOURCES:** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no know mineral resources within the City of Paso Robles.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: see XI a. above.

---

**XII. NOISE:** Would the project result in:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1)   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: The proposed amendments to the UTCSP relate to development standards and future public improvements. The project would not directly result in noise related impacts. Future development in the UTCSP area would be evaluated on a case-by-case basis to determine potential impacts and/or mitigations resulting from noise.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

**XIII. POPULATION AND HOUSING:** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-c): The project will not create or induce population growth, displace housing or people, but would reduce development potential by 660 units.

**XIV. PUBLIC SERVICES:** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fire protection? (Sources: 1,10)         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Police protection? (Sources: 1,10)       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Schools?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Parks?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Other public facilities? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-e): Future development in the UPCSP area would be required to mitigate impacts to City services through payment of AB 1600 and Development Impact Fees. Therefore, the project will not create an impact to public services.

**XV. RECREATION**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
facility would occur or be accelerated?				

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion (a&b): See XIV above, the project will not impact recreational facilities.

**XVI. TRANSPORTATION/TRAFFIC:** Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures or effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Discussion (a-f): The proposed amendments to the UTCSP relate to development standards and future public improvements. The project would not directly impact traffic or transportation facilities. Future development in the UTCSP area would be evaluated on a case-by-case basis to determine potential impacts and/or mitigations related to transportation or traffic.

---

**XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Comply with federal, state, and local statutes and regulations related to solid waste?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-g): The proposed amendments to the UTCSP relate to development standards and future public

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
---	---	---	----------------------

improvements. The project would not directly impact utility systems, and would potentially reduce impacts by reducing the development potential in the UPCSP area. Future development in the UTCSP area would be evaluated on a case-by-case basis to determine potential impacts and/or mitigations to utilities, water or wastewater treatment or delivery services.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed amendments to the UTCSP relate to general development standards and potential public improvements that would be evaluated at such time as a project is proposed and would therefore not directly impact environmental resources, therefore there would be no impact related to issues in this section.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

As a code amendment it will not result in direct impacts to individual or cumulative impacts, but future development in the plan area will be analyzed to determine potential project specific related impacts.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

As a code amendment it will not result in direct or indirect adverse impacts to humans but future development in the plan area will be analyzed to determine potential project specific related impacts.

**EARLIER ANALYSIS AND BACKGROUND MATERIALS.**

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

**Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials**

<b><u>Reference #</u></b>	<b><u>Document Title</u></b>	<b><u>Available for Review at:</u></b>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2005 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2005	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	Uptown/Town Centre Specific Plan	Same as above
12	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
13	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
14	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446

## ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
 AMENDING THE UPTOWN/TOWN CENTER SPECIFIC PLAN  
 (SPECIFIC PLAN AMENDMENT 12-002 - CITY INITIATED)

---

WHEREAS, the Uptown/Town Centre Specific Plan (UTCSP) was adopted by the City Council on May 3, 2011; and

WHEREAS, with the adoption of the UTCSP the City Council adopted a policy to conduct semi-annual reviews of the Plan to consider making adjustments to the plan; and

WHEREAS, it has been determined that the build-out scenario of 1,649 residential units provided by the consultants that prepared the plan to be unrealistic and that the current General Plan build-out scenario of 989 residential units is more likely; and

WHEREAS, several of the public improvements proposed in the plan are so expensive to construct and have such a low priority for accomplishment and, therefore, warrant removal from the plan; and

WHEREAS, the several development standards contained in Chapter 5, the Development Code, have been determined to be too restrictive and counter to the City's efforts to facilitate business and affordable housing; and

WHEREAS, at a meeting held on August 14, 2012, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council approve the proposed ordinance; and

WHEREAS, based on information received at its meeting on September 4, 2012 the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Considered the Planning Commission's recommendation from its August 14, 2012 public meeting;
- d. Introduced said ordinance for the first reading; and

WHEREAS, on September 18, 2012 the City Council held a second reading of said ordinance,

NOW, THEREFORE, the City Council of the City of El Paso de Robles does hereby ordain as follows:

SECTION 1: Section 1.5.A (Page 1:4) is amended to delete the last four paragraphs as noted below.

~~Because this Specific Plan has been drafted five years after the last comprehensive update of the General Plan, the provisions of this Specific Plan represent more current community intentions for the character and quality of development in the areas covered by the plan than are reflected in the existing, older General Plan. Therefore, provisions of the existing General Plan that are superseded by the directions proposed in this Specific Plan will be revised simultaneously with the adoption of the Specific Plan, and those changes will be evaluated in the overall project Environmental Impact Report. Specific amendments to the General Plan could include increasing the potential number of dwelling units allowed in the Plan area from 989 to 1,649.~~

~~This Specific Plan projects that up to 1,649 new residential units will be constructed within the plan area between the years 2010, when this Specific Plan was adopted, and 2035, the vision horizon of this plan. However, the 2003 General Plan allows only 989 new residential dwelling units to be built within the plan area between the years 2010 and 2025, when the current General Plan expires.~~

~~Since the vision for this plan is ten years longer than the horizon for the 2003 General Plan, there is a possibility should all eligible properties in the plan area be developed per this Specific Plan that the number of new residential units could exceed the threshold mandated in the 2003 General Plan.~~

~~In order to prevent the number of new residential units from exceeding the amount permitted by the 2003 General Plan, this plan provides a mechanism for monitoring and controlling growth (see Section 5.3.D. Residential Growth Monitoring).~~

SECTION 2: Section 1.8.B (Pages 1:6 – 1:7) is amended to revise the last sentence in the first paragraph to read:

“Growth in San Luis Obispo County between 2010 and 2030 presents a potential target market of 37,000 additional households, indicating that the Specific Plan Area would need to capture ~~3~~ 4 percent of this potential market in order to achieve build-out of ~~989~~ 1,322 new units by 2030.”

SECTION 3: Section 2.1 (Page 2:1) is amended as follows:

a. To revise the second paragraph and the first bullet to read:

“This chapter shows a vision of significant change that is likely to take as long as 25 years to occur. The 25-year build-out projection<sup>1</sup> includes the addition of up to:

- ~~989~~ 1,649 residential units (~~unit counts over 989 would require a General Plan amendment~~)<sup>2</sup>
- 228,000 square feet of retail space
- 223,000 square feet of office space
- 275,000 square feet of industrial space
- 20 acres of usable open space”

b. To delete footnote “2” at the bottom of Page 2:1 as follows.

~~Moule & Polyzoides calculated the development potential on a parcel by parcel basis and only from parcels that were identified as changed during the Charrette. Residential potential was calculated by multiplying the area identified for change within each zone and within each plan area by the average density of the building types allowed within each zone, per Table 5.5.1 (Building Type Standards by Zone). Hotel, Retail, Office, and Industrial potential was calculated by multiplying the area identified for change within each zone and within each plan area by the expected floor area ratio that can be accommodated by the allowed building types in Table 5.5.1. Note that the development capacity also subtracts existing development (for example, if a quadplex replaces a single family house, the net development potential is 3 units).~~

SECTION 4: Section 2.1.1.B (Pages 2:3 – 2:4) is amended as follows:

- a. To revise the first bullet under Short Term projects to read:
  - Introduce a neighborhood-serving retail plaza along Spring Street between 34<sup>th</sup> and 32<sup>nd</sup> Streets. The realignment of 34<sup>th</sup> Street as shown in the Illustrative Plan is an option, but not a mandate. Angled parking that may be developed on Spring and 34<sup>th</sup> Streets may be used to meet a portion of the off-street parking requirements of this plaza; the actual percentage of which will be determined at the time of review of a development plan and shall be appropriate to the nature and intensity of the proposed uses on the plaza site.
- b. To delete the second bulleted item under Mid Term projects:
  - ~~Introduce a pedestrian/vehicular crossing over the existing railroad tracks at 28<sup>th</sup> Street.~~
- c. To delete "G" (Potential Vehicular and/or Pedestrian Crossing of Railroad Tracks at 28<sup>th</sup> Street) from the Illustrative Plan of Uptown.

***Note: The Planning Commission recommended that the railroad crossing described in "b" and "c" be retained as a Long-Term Project.***

SECTION 5: Section 2.1.4.B (Pages 2:9 – 2:10) is amended as follows:

- a. To delete the Long Term project as follows:
  - ~~Introduce a pedestrian bridge at 12<sup>th</sup> Street that crosses the 101 Freeway, connecting downtown to the Salinas River.~~
- b. To delete "B" (Pedestrian Bridge Across Highway 101) from the Illustrative Plan of Downtown.

***Note: The Planning Commission recommended that the pedestrian bridge described in "a" and "b" be retained as a Long-Term Project.***

SECTION 6: Section 2.1.5.B (Pages 2:11 – 2:12) is amended as follows:

- a. To delete the fourth bulleted item under Long Term projects as follows:
  - ~~Introduce a pedestrian bridge across the railroad tracks between Pine Street and the near vicinity of the historic Farmers' Alliance Building.~~
- b. To delete "C" (Pedestrian Bridge Across Railroad Tracks) from the Illustrative Plan of South of Downtown.

SECTION 7: Section 2.1.7.B (Page 2:15) is amended to delete Item #14 as follows:

- ~~Provide an under crossing of Highway 101 from the Event Center to the Salinas River at the current County maintenance yard for equestrian access to the river. (See Illustrative Plan of Museum Complex at Pioneer Park on following page.~~

***Note: The Planning Commission recommended that the undercrossing described above be retained as a Long-Term Project.***

**SECTION 8:** Section 2.1.8 (Page 2:16) is amended to delete Item “G” (Equestrian/Pedestrian Highway 101 Underpass) from the Illustrative Plan of Museum Complex at Pioneer Park.

*Note: The Planning Commission recommended that the underpass described above be retained as a Long-Term Project.*

**SECTION 9:** Section 2.1.9.B, is amended as follows:

a. To revise subsection “b” under the third bulleted Long Term project (Page 2:18) to read as follows:

- Pedestrian/bicycle bridge at the ~~bridges at the north (Hot Springs property)~~ south (Charolais Road) end ~~ends~~ of the trail system.

b. To delete Item “A” (Equestrian/Pedestrian Highway 101 Underpass) from the Trails and Bicycle Path Plan (Page 2:19).

c. To revise subsection “a.ii” under “Proposals” (Page 2:20) to read as follows:

**West Side Trail.** The West Side Trail is comprised of a combination of riverside trails and on-street paths. Beginning at the Charolais Road pedestrian/bicycle bridge, the West Side Trail follows the Salinas River along the top of bank, staying outside of the 10-year and 50-year floodway as much as possible. At 13<sup>th</sup> ~~12<sup>th</sup>~~ Street, the trail crosses Highway 101 ~~over a new pedestrian bridge~~ and joins the urban fabric of the city, at which point its paving surface changes from decomposed granite to pavement. ~~Until the pedestrian bridge is built or if the pedestrian bridge is not built, the trail would cross the existing 13<sup>th</sup> Street Bridge.~~ At this point, trail users may either continue north along Riverside Drive or continue to Paso Robles City Park and then head north along the re-landscaped Park Street Greenway. Both the Riverside Drive and Park Street trails lead to the Hot Springs Interpretive Center and connect to the East Side Trail via the ~~Hot Springs pedestrian/bicycle bridge.~~

Importantly, the West Side Trail provides opportunities for designation as a portion of the historic Anza Trail.

d. To delete subsection “b.ii” under “Destinations” (Page 2:21) as follows:

~~**Highway 101 Underpass and Equestrian Park.** The introduction of a pedestrian and equestrian underpass beneath Highway 101 would provide a great way to connect the Paso Robles Event Center and Pioneer Park and its historical institutions to the river.~~

~~The County of San Luis Obispo currently owns the site on the east side of the underpass and currently uses it as a maintenance yard. If the City works with the County to relocate the maintenance yard elsewhere within the City (perhaps in a joint City County facility), the site could host a public loading/unloading site for horseback riders who want to use the Salinas River as a “trail” — a use that would be very complementary to the Paso Robles Event Center located just on the other side of the freeway.~~

~~The site is flat, is located outside of the 100-year floodway, and would require little alteration to accommodate this use, although access from the site to the river would require cutting a trail into an existing hillside separating the two. The facility could also provide a picnic pavilion that would be available to all users.~~

*Note: The Planning Commission recommended that the underpass described above be retained as a Long-Term Project.*

e. To re-number and revise subsection “b.iii” under “Destinations” (Page 2:22) to read as follows:

~~ii. iii.~~ **Hot Springs Interpretive Center.** The historic Hot Springs site, located at the northern end of the Specific Plan area, contains both natural and cultural assets. Along its western edge, the site contains a beautiful wetland, the result of stormwater discharges onto the site and, possibly, a natural spring. Currently privately owned, the site offers tremendous opportunities including:

- Introducing an interpretive kiosk and a winding boardwalk that could pass over the river's meandering stream bed, eventually leading to the Paso Robles Wastewater Treatment Plant property, where a second educational kiosk could tell the story of Paso Robles' water—from river to tap to river—and the City's efforts to conserve and recycle its precious resource. Though within the floodway, the boardwalk could likely be designed in a manner that would not inhibit flood flows and consequently be approved by regulatory agencies.
- Reconstructing the historic Hot Springs Resort that previously operated on the site. Potential uses for the facility could include a resort, restaurant, artists' retreat, or interpretive center. The rich land around it could be used to recreate historic gardens and/or provide interpretive exhibits describing native American practices and the Anza Trail.
- ~~▪ Introducing a pedestrian/bicycle bridge that would connect the eastern and western branches of the proposed riverside trail system.~~

The viability of redevelopment of this site is in part dependent upon resolving current safety issues related to the at-grade railroad crossing that provide access to the site.

f. To delete subsection "b.iv" under "Destinations" (Page 2:22) as follows:

~~**River Road Park.** The City owns an undeveloped parcel of land on the east side of the Salinas River that is currently within the 10-year floodplain. With the procurement of adjacent properties, this land is ideally suited for a park capable of accommodating a soccer field, basketball and/or tennis court(s), a playground and a picnic grove/pavilion.~~

SECTION 9: Section 3.1.3 (Page 3:9) is amended to delete Item "A" (Equestrian/Pedestrian Highway 101 Underpass) from the Trails and Bicycle Path Plan.

*Note: The Planning Commission recommended that the underpass described above be retained as a Long-Term Project.*

SECTION 10: Table 4.3-1 is amended as follows:

a. To delete the following line item projects:

- (1) 28<sup>th</sup> Street at-grade pedestrian crossing at railroad tracks (5<sup>th</sup> "Street Improvements" line item for Uptown on Page 4:7);
- (2) Pedestrian bridge across railroad tracks between Pine Street and the near vicinity of the historic Farmers' Alliance Building (7<sup>th</sup> "Street Improvements" line item for South of Downtown on Page 4:11);
- (3) 12<sup>th</sup> Street Pedestrian Bridge (6<sup>th</sup> "Street Improvements" line item for Riverside Corridor on Page 4:13);
- (4) Equestrian Underpass Beneath Highway 101 (8<sup>th</sup> "Street Improvements" line item for Riverside Corridor on Page 4:13);

- (5) Playfield on the east side of the river (2<sup>nd</sup> "River restoration" line item for Salinas River on Page 4:13);
- (6) Hot Springs Pedestrian Bridge (5<sup>th</sup> "River restoration" line item for Salinas River on Page 4:13).

***Note: The Planning Commission recommended that items "(1)", "(3)", and (4)" described above be retained as Long-Term Projects.***

- b. To enter "mid-term" as a priority for the "Riverfront Promenade" (1<sup>st</sup> "River restoration" line item for Salinas River on Page 4:13).

SECTION 11: Section 5.1.D.6 (Page 5:4) is deleted as follows:

~~6. **Growth Monitoring and Management.** The draft Specific Plan has the potential to allow more dwelling units to be built than the current (2003) General Plan population planning threshold of 44,000 by 2025 would accommodate. Because the Specific Plan proposes to set a vision that will last beyond the General Plan's 2025 horizon, to ensure that the Specific Plan is consistent with the General Plan, the following growth management and monitoring program is established.~~

- ~~▪ Monitor and report the rate of growth in the Specific Plan area and City wide as part of the annual General Plan Status Report.~~
- ~~▪ Establish 600 new units (added since January 1, 2010) as a milestone expressed as the number of dwelling units (within the planning area) at which point the City will begin to develop a growth management program that would limit the number of building permits issued annually for new dwelling units (in the planning area).~~
- ~~▪ Establish 750 new units (added since January 1, 2010) as the number of dwelling units (within the planning area) at which point the City will implement the developed growth management program.~~

SECTION 12: Table 5.3-1 (Page 5:4) is amended to add a row under "Commercial: Retail, Service, Office" for "Food products, small scale manufacturing and retail (e.g. bakeries, gelato, etc.)" and show such uses as being permitted ("P\*") in the TC-1, TC-2, T4-F, and T4-NC Zones and placing a note in the "Specific Use Regulations" column for this item to read: "Food products must be available for retail purchase on site. Total floor area of the manufacturing and retail use shall not exceed 5,000 sq ft."

SECTION 13: Amend Section 5.4.4.B, Allowed Building Types and Heights in the T-4F Zone (Page 5:18) to provide that "Carriage House" buildings may be built in this zone and be 2 stories/26 feet in height.

SECTION 14: Amend Section 5.4.5.B, Allowed Building Types and Heights in the T4-NC Zone (Page 5:19) to provide that "Flex Shed" buildings may be 3 stories/36 feet in height.

SECTION 15: Amend Section 5.4.6.B, Allowed Building Types and Heights in the TC-1 Zone (Page 5:20) to provide that "Flex Shed" buildings may be built and may be 3 stories/36 feet in height.

SECTION 16: Amend Section 5.4.7.B, Allowed Building Types and Heights in the TC-2 Zone (Page 5:21) to provide that "Flex Shed" buildings may be 3 stories/36 feet in height.

SECTION 17: Amend Section 5.4.8.B, Allowed Building Types and Heights in the Riverside Corridor Zone (Page 5:22) to provide that "Flex Shed" buildings may be 3 stories/36 feet in height.

SECTION 18: Amend Table 5.5.1, Building Type Standards by Zone (Page 5:24) to provide that "Flex Shed" buildings (Item #14) may be 3 stories/36 feet in height in the T4-NC, TC-1, TC-2, and Riverside Corridor Zones.

SECTION 19: Amend Section 5.5.1.F.1, Single Dwelling Requirements (Page 5:26) as follows:

- a. Subsection d.v. shall read as follows:

Garages on lots without alley access may accommodate no more than two cars. ~~and shall have separate, one-car garage doors.~~

- b. Subsection d.vi. shall read as follows:

Garages that face primary streets shall be set back by at least 25 feet from the front face of the building. ~~and shall have separate, one-car garage doors.~~

SECTION 20: Amend Subsection d.iii. of Section 5.5.1.F.2, Carriage House, Rear Yard Single Dwelling, and Rear Yard Duplex Requirements (Page 5:27) to read as follows:

A non-alley-accessed garage may accommodate no more than two cars. ~~A side-street-facing garage shall have 1-car garage doors.~~

SECTION 21: Amend Section 5.5.1.F.3, Duplex, Triplex, Quadplex Requirements (Page 5:28) as follows:

- a. Subsection d.iv. shall read as follows:

Garages on corner lots without alley access may accommodate no more than four cars. ~~and shall have separate, one-car garage doors.~~

- b. Subsection d.v. shall read as follows:

Garages that face primary streets shall be set back by at least 25 feet from the front face of the building. ~~and shall have separate, one-car garage doors.~~

SECTION 22: Amend Subsection e.i of Section 5.5.1.F.13, Flex Block Building Requirements (Page 5:39) to read as follows:

- i. Private and shared open space is not required if the building is within a 1/4-mile walking distance of a park that is at least 0.10 acres in size and is open to use by the public at any time. Otherwise, private patios or balconies must be provided for each unit. (Note: The use of Robbins Field is restricted to scheduled sports teams and does not qualify as a "park" for this purpose.)

SECTION 23: Amend Section 5.5.1.F.14, Flex Shed Building Requirements (Page 5:40) as follows:

a. Subsection b.i. shall read as follows

Maximum height: 3 stories.

b. Subsection e shall read as follows:

**e. Open Space Standards**

i. If the building is occupied entirely by non-residential uses: there are no open space requirements.

ii. If the building is occupied by residential uses:

- Open space may be pooled into a large, shared open space at the equivalent of 40 square feet per dwelling unit; or
- Each dwelling ground floor unit shall be provided with a private or semi-private required yard (patio or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet; yard must be enclosed by a fence, wall, or hedge; or
- Private and shared open space is not required if the building is within a 1/4-mile walking distance of a park that is at least 0.10 acres in size and is open to use by the public at any time. Otherwise, private patios or balconies must be provided for each unit. (Note: The use of Robbins Field is restricted to scheduled sports teams and does not qualify as a "park" for this purpose.)

iii. ~~ii.~~—Private balconies may be provided at front, side, or rear yards.

**SECTION 24:** Subsection B.1 of Section 5.6, Sign Standards (Pages 5:101 – 5:102) is amended to read as follows:

**1. Signs regulated.**

a. These sign regulations, as described and illustrated in Tables 5.6.1 (Allowed Sign Types) and 5.6.2 (Allowed Sign Locations by Frontage Type), apply to all building-mounted signs in the T-3F, T4-F, T4-NC, TC-1, and TC-2 zones.

b. All other signs, including building-mounted signs in the RC Zone, banner signs, inflatable signs, yard signs, monument signs, real estate directional signs, winery directional signs, and billboards shall instead comply with Zoning Code Requirements (Chapter 21.19).

c. In the T-3F, T-4F, T-4NC, TC-1, and TC-2 Zones, monument signs:

(1) Shall not exceed 24 square feet in area and 4 feet in height on non-arterial streets (e.g. Vine and 21<sup>st</sup> Streets);

(2) Shall not exceed 32 square feet in area and 6 feet in height on arterial streets (e.g. Spring, 13<sup>th</sup>, and 24<sup>th</sup> Streets).

d. Monument signs are defined as "freestanding signs set on an architecturally integrated base structure". They are a type of allowed sign in addition to those shown in Table 5.6.1.

e. In the T-3F, T-4F, T-4NC, TC-1, and TC-2 Zones, in the event of a conflict between the sign regulations in Chapter 21.19 and in Section 5.6 of this plan, the provisions of Section 5.6 shall take precedence.

SECTION 25: Section 5.7.8, (to be placed on Page 5:110) is established to read as follows:

**Community/Recreation Rooms for Multi-family Residential Developments.** Multi-family residential developments consisting of thirty-two or more dwelling units shall provide either a community/recreation room or a day care center. The minimum size of such a facility shall be no less than forty square feet for each dwelling unit in the development. If a day care center is provided, it shall be operated in accordance with state law governing day care services.

*Note: The Planning Commission recommended that the floor area for a community room be not less than 20 sq ft per unit and shall be a minimum of 1,200 sq ft.*

SECTION 26. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 27. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 28. Inconsistency. To the extent that the terms or provisions of this ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof, such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

Introduced at a regular meeting of the City Council held on September 4, 2012, and passed and adopted by the City Council of the City of El Paso de Robles on the 18<sup>th</sup> day of September, 2012 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

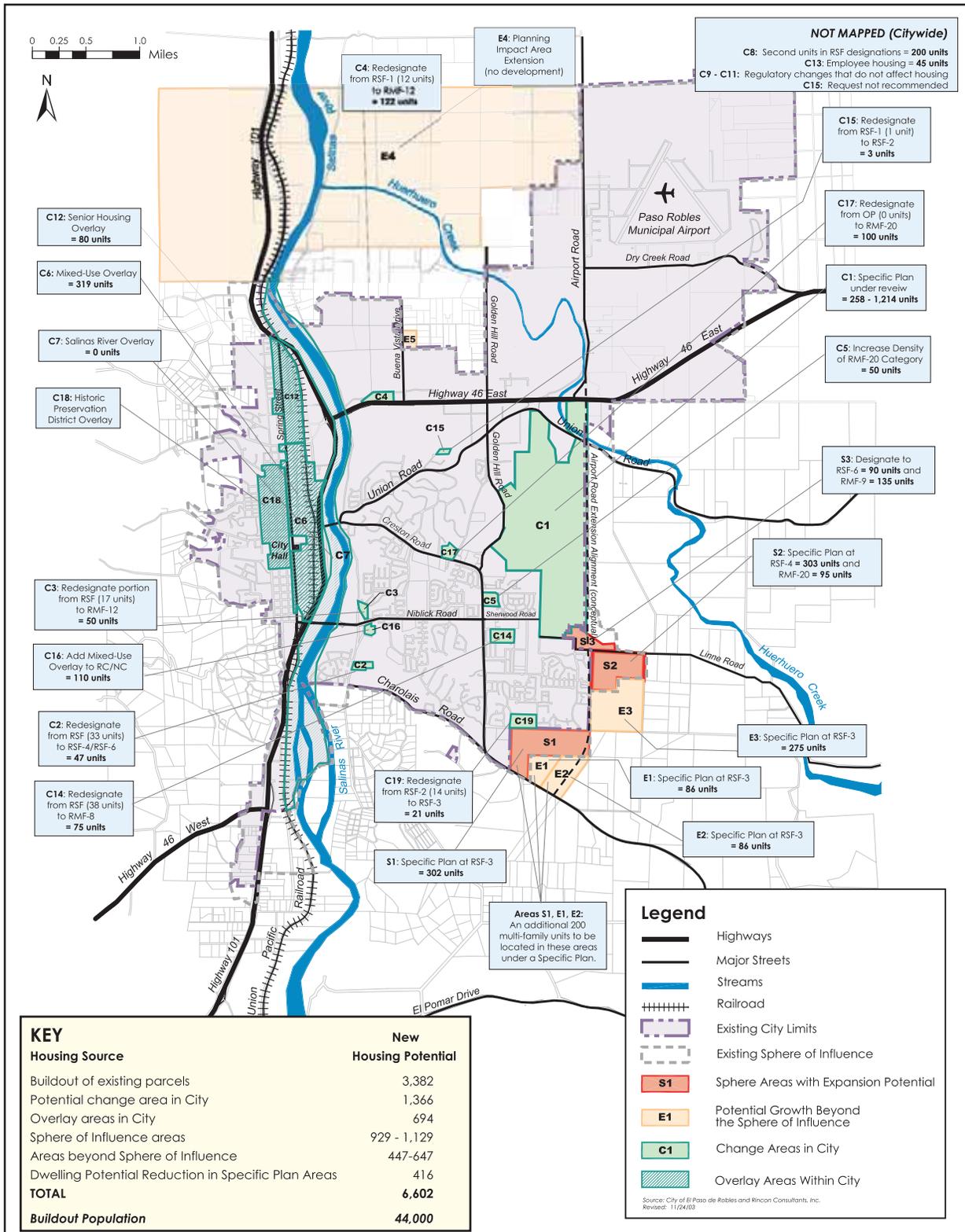
ATTEST:

---

Duane Picanco, Mayor

---

Caryn Jackson, Deputy City Clerk



Land Use Designation Changes  
 from the 1991 General Plan

Figure LU-2  
 City of El Paso de Robles

MEMORANDUM

**TO:** AB 1600 Impact Fee Ad Hoc Committee  
**FROM:** John Falkenstien  
**SUBJECT:** Realigned UTTC Project Priorities  
**DATE:** July, 2012

---

**Unrealistic Projects**

The following projects are suggested to be presented to council for consideration for elimination from the Uptown-Town Centre Plan.

- Pedestrian Bridge over railroad at 6<sup>th</sup> Street
- Pedestrian Bridge over freeway at 12<sup>th</sup> Street
- Equestrian Underpass under freeway at Pioneer Park
- Pedestrian Bridge over Salinas River at the Hot Springs north of the Treatment Plant
- At-grade pedestrian railroad crossing at 28<sup>th</sup> Street
- N. River Road Playfield (not a UTTC issue, and should not be referenced in the plan)

**AB 1600 Projects**

The following projects are currently on the draft Needs List reviewed by the City Council at their February 23<sup>rd</sup> workshop, however, they are not listed as “short-term” projects in the UTTC. It is recommended that these projects be re-prioritized in the UTTC to “short-term” in order to gain policy support for inclusion on the AB 1600 Needs List.

- Vine Street 32<sup>nd</sup> to 36<sup>th</sup> Streets
- Bike and Pedestrian Bridge over the railroad at or near 24<sup>th</sup> Street
- “Midtown Urban Stream” (Accomplished by 21<sup>st</sup> Street grant in progress)
- Railroad Street 10<sup>th</sup> to 14<sup>th</sup> Streets
- Bike-Pedestrian Path north Riverside Avenue under 101 to Hot Springs and Salinas River
- Aquatics Center Expansion at 28<sup>th</sup> Street
- Uptown Park
- 4<sup>th</sup> Street underpass under railroad
- Paso Robles Street improvements
- 300 Space Parking Structure
- 13<sup>th</sup> Street Traffic Calming (also an LID water quality project)

**Mid-Term Projects**

These projects would be considered for matching funds should grants become available

- Robbins Field Redevelopment
- Oak Park Community Center
- Georgia Brown School Playfield
- Park Street Greenway 15<sup>th</sup> to 24<sup>th</sup> Streets
- 13<sup>th</sup> Street Bridge Pedestrian Improvements
- Charolais area Pedestrian Bridge over Salinas River
- Riverfront Paseo

**Long-Term Projects**

Concepts to keep in mind for the future

- M. Bauer School Redevelopment
- North Park Street Extension 24<sup>th</sup> to 28<sup>th</sup> Street (Bike and Pedestrian Path)
- Performing Arts Center
- New City Hall
- Amphitheatre
- River Discovery Center

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

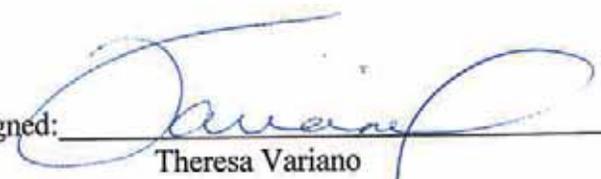
Newspaper: Tribune

Date of Publication: August 21, 2012

Hearing Date: September 4, 2012  
(City Council)

Project: Specific Plan Amendment 12-002 and adoption of a Negative Declaration (Uptown Town Centre Specific Plan)

I, Theresa Variano, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed:   
Theresa Variano

forms/newsaffi.691

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A  
NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City Council Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider the following application:

**Specific Plan Amendment 12-002:** Application is initiated by the City of Paso Robles proposing to amend the Uptown Town Centre Specific Plan to consider the following revisions to the plan:

- a. To revise the expected build-out under the plan from 1,649 units to 969 units;
- b. To consider eliminating and re-prioritizing certain proposed public projects (pedestrian paths and crossings of the railroad, Highway 101, and the Salinas River);
- c. To revise several zoning standards in Chapter 5, The Development Code.

A public hearing on the Specific Plan Amendment will take place in the Conference Center (First Floor) at the Paso Robles Library/ City Hall, 1000 Spring Street, Paso Robles, California, on Tuesday, September 4, 2012. All interested parties may appear and be heard at this hearing.

At this public hearing, the City Council will consider the following:

- a. Recommendations made by the Planning Commission at its meeting of August 14, 2012, which included (1) reducing the number of public improvements to be eliminated and (2) reducing the proposed floor area standard for community rooms for multi-family residential projects with 32 or more units; and
- b. Adoption of a Negative Declaration (statement that there will be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act to the City Council. The Draft Negative Declaration may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California, until the date of the hearing.

Comments on the proposed Amendments and Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the public hearings. For more information on these applications, please contact Ed Gallagher at (805) 237-3970 or via email to [ed@prcity.com](mailto:ed@prcity.com).

If you challenge the Amendment applications in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission and City Council at, or prior to, the public hearings.

Ed Gallagher, Community Development Director  
August 21, 2012

6997083