

RESOLUTION NO. 91-99

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES CERTIFYING THAT THE FINAL ENVIRONMENTAL IMPACT REPORT ON THE GENERAL PLAN UPDATE AND RELATED COMMERCIAL PROJECTS IS ADEQUATE, ADOPTING FINDINGS REGARDING THE PROJECT'S ENVIRONMENTAL EFFECTS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, the City of Paso Robles has prepared updates to the Land Use and Circulation Elements of the General Plan, in accordance with Sections 63550 et seq. of the Government Code of the State of California.

WHEREAS, the updates to the Land Use and Circulation Elements, will hereafter be collectively referred to as the "General Plan Update"; and

WHEREAS, the adoption of the General Plan Update constitutes a "project" as defined by the California Environmental Quality Act (CEQA); and

WHEREAS, the adoption of the General Plan Update is a discretionary action of the City Council of the City of Paso Robles, and the City is defined under CEQA as the "lead agency" for the project; and

WHEREAS, in its capacity as lead agency, the City has prepared an environmental impact report (EIR) on the probable environmental effects of the adoption and implementation of the General Plan Update; and

WHEREAS, consultations with numerous responsible agencies and other concerned organizations and individuals were conducted prior to publication of the EIR including but not limited to study sessions and workshops on the General Plan Update; and

WHEREAS, a draft of the EIR on the General Plan Update was circulated, for a period of forty-five (45) days concluding November 29, 1990, to all responsible agencies and other interested agencies, organizations, and individuals; and

WHEREAS, copies of the Draft EIR on the General Plan Update were also available throughout the forty-five day period referenced above for public inspection and review at City Hall and the public library; and

WHEREAS, The City of Paso Robles received thirteen (13) letters commenting on the content of the Draft EIR by the close of the forty-five day review period referenced above; and

WHEREAS, on November 27, 1990, the Planning Commission of the City of Paso Robles conducted public hearings and took testimony from 20 persons on the General Plan Update and accompanying EIR; and

WHEREAS, the City held four (4) noticed public workshops on the General Plan Update and its Draft EIR; and

WHEREAS, responses to the comments included in the thirteen letters and 20 speakers have been prepared and the Final EIR has been modified, enhanced or refined in response to these comments; and

WHEREAS, public testimony raised no new issues or concerns related to the environment not previously addressed in the EIR or not adequately responded to by the City's consultant, staff or legal counsel in the Final EIR; and

WHEREAS, at its meeting of December 10, 1990, the Planning Commission of the City of Paso Robles did recommend that the City Council take tentative action to approve the Draft Final EIR, with comments and responses, on the General Plan Update as being adequate; and

WHEREAS, the City Council of the City of Paso Robles has had the opportunity to review and consider the content of the Proposed EIR on the General Plan Update and has itself heard testimony on the Plan and EIR from the public at a hearing conducted on December 18, 1990; and

WHEREAS, the City Council of the City of Paso Robles determined, upon consideration of all presented information and testimony, to give tentative approval to the Final EIR and General Plan, and to give City staff direction to prepared final documents for consideration at a second set of public hearings before the Planning Commission and City Council; and

WHEREAS, on January 7, 1991, the City Council did hold a noticed public hearing to consider the Final EIR and General Plan; and

WHEREAS, based on the January 7, 1991 public hearing, and the Final EIR and General Plan presented and discussed at said public hearing, no new and relevant information was provided that would significantly change the basis for the City Council's tentative approval on December 18, 1990; and

WHEREAS, at its meeting of January 7, 1991, the City Council directed that a final draft of the General Plan Update be prepared to address the geographic area of the Largest Area Scenario, as described in the EIR, but that development and growth be managed to a City population target of 35,000 in the year 2010, which would be a mitigation measure for the Largest Area Scenario that would be the population estimate/target for the Existing Zoning Scenario, as described in the EIR; and

WHEREAS, the City has prepared an addendum to the EIR, as provided for in Section 15164 of the California Code of Regulations, to summarize the changes made to the draft Land Use and Circulation Elements made to produce the final draft of the Land Use and Circulation Elements, attached as Exhibit "A"; and

WHEREAS, the changes listed in the Addendum to the EIR consist of minor technical changes and additions, do not raise important new issues about the significant effects on the environment, and do not warrant the preparation of a subsequent EIR for the reasons specified within Section 15162 of the Code of California Regulations; and

WHEREAS, the City Council of the City of Paso Robles is required to adopt certain findings and determinations regarding the potential environmental consequences of the General Plan Update prior to taking any action to approve that plan; and

WHEREAS, CEQA further requires that the City of Paso Robles find, in certifying the EIR on the proposed General Plan Update, either that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessens the project's potentially significant environmental effects as identified in the final EIR or that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR; and

WHEREAS, CEQA further requires that, where a decision of a public agency allows the occurrence of significant effects which are identified in the Final EIR but are not at least substantially mitigated, the agency shall state in writing the specific reason(s) to support its action; and

WHEREAS, CEQA specifies that if the benefits of a proposed project outweigh the unavoidable adverse environmental effects of the project, those environmental effects may be considered "acceptable"; and

WHEREAS, Public Resources Code Section 21081.6 requires that the City adopt a reporting or monitoring program for all mitigation measures included within the Final EIR;

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that the changes listed in the Addendum to the EIR, attached as Exhibit "A", consist of minor technical changes and additions, do not raise important new issues about the significant effects on the environment, and do not warrant the preparation of a subsequent EIR for the reasons specified within Section 15162 of the Code of California Regulations, and directs that the Addendum to the EIR, attached as Exhibit "A", be included as part of the EIR; and

BE IT FURTHER FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles to adopt and implement, as feasible, all of the mitigation measures contained within the EIR by incorporating them into the General Plan Update's policies and programs as shown on the "General Plan Update EIR Mitigation Measure Locator/Reference" attached as Exhibit "B"; and

BE IT FURTHER FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that the development of land within the present City Limits and within a portion of the Planning Impact Area (which, as a whole, has the same geographic boundaries as the Largest Area Scenario), to a population of 35,000 in the year 2010 (same population as the Existing Zoning Scenario), including development of the four related special commercial projects, in accordance with the General Plan Update's proposed policies, could have the following unavoidable and irreversible impacts that may be incapable of being mitigated to less than a significant level by reasonable means, if the plan is to be adopted and implemented:

- a. Loss of prime agricultural soils and agricultural preserves to urban development: This impact could occur if any prime agricultural land or land within agricultural preserves is annexed and developed. The General Plan contains mitigation measures that enable cluster development with Planned Development overlay zoning (pages LU-15 and LU-60) and transfer of development rights (page LU-60) that could be used to preserve land with prime soils and/or under agricultural preserves. However, it is possible that some prime agricultural land could be developed.
- b. Incompatibility with County and Local Agency Formation Commission (LAFCO) land use policies: This impact could occur if the City is unsuccessful in negotiating with the County and/or LAFCO to arrive at mutually-agreeable boundaries for the Urban Reserve Lines and the Spheres of Influence and Service. The General Plan Update contains a policy and programs (pages LU-2 and 3) that call for coordination among the City, the County, and LAFCO that will serve to mitigate this type of impact.
- c. Up to five intersections operating below the City's desired level of service standard "C": The Existing Zoning Scenario, with its population of 35,000, did not list this impact as unavoidable and irreversible. However, if the City continues to grow beyond a population of 35,000 over a period of more than 20 years, this impact could occur.
- d. Increased regional air emissions and probable exceedances of state/federal ambient air quality standards for carbon monoxide: The Existing Zoning Scenario, with its population of 35,000, did not list this impact as unavoidable and irreversible. However, if the City continues to grow beyond a population of 35,000 over a period of more than 20 years, this impact could occur.
- e. Increased demand for wastewater treatment capacity from the present 4.9 MGD capacity to 9.9 MGD: This impact will occur if the City is to grow beyond a population of about 27,000. The General Plan Update contains a policy

and programs (page LU-54) to provide for the necessary expansion to the wastewater treatment facilities prior to reaching the current 5.0 MGD capacity of the wastewater treatment plant.

- f. Unavoidable increases in noise of more than 5 dB because of increases in traffic volumes: This impact will occur if the City grows to the population and geographic limits of either the Existing Zoning or the Largest Area Scenarios. The existing Noise Element contains policies that serve as mitigation measures to protect citizens from the adverse effects of noise. Additionally, the City will, in 1991, be updating the Noise Element.
- g. More water will be used than will be replenished into the ground water table: This impact will occur if the City is to grow beyond its current population and geographic limits. General Plan Policy OA-6 (page LU-4) to manage growth towards a population of 35,000 in the year 2010 will cause a lesser impact than would allowing a build-out of the Largest Area Scenario in the same 20 year period. The General Plan proposes mitigation measures such as storm water recharge basins and conservation measures.

BE IT FURTHER FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that the social and economic benefits to the community, associated with development of the housing, commercial and industrial uses provided for by the plan make the possibility of occurrence of the above-listed unavoidable and irreversible impacts acceptable to the city. These overriding benefits include, but are not limited to, the following:

- o The City Council's adopted purpose statement is: "In order to enhance Paso Robles' unique small town character and high quality of life, the City Council supports the development and maintenance of a balanced community where the great majority of the population can live, work and shop." To achieve and maintain this balance, the City needs to provide a range of housing resources and to be a center for commerce and industry in the north county area.
- o A balance between employment, shopping, and homes is called for under the City's adopted goals program and supported through the results of the Citizen Involvement Questionnaire.
- o Efforts to retain and attract clean industries and businesses in order to balance the number of jobs and housing units and to attract regional commercial development will act to reduce the present regional trend of increasing amount of impacts to air quality and traffic flow caused by the existing pattern in which

local residents leaving the community for employment and shopping opportunities;

- o Comprehensive land use planning for the Paso Robles environs, within the City's adopted "Planning Impact Area", designed to designate the appropriate mix of land uses and particularly their relationships to the City, its residents, and implementation of the City Council's adopted Goals and Objectives for the future of Paso Robles;
- o Environmental protection, including application of the City's Hillside Development and Oak Tree Preservation Ordinance, Architectural Review, Specific Plans in designated areas, Planned Developments, and other City land use regulations that exceed the specificity and ability of other applicable land use requirements in terms of providing for the protection of the environment;
- o City service including but not limited to sewage system master planning to protect ground water quality and to provide approved water recharge opportunities; water system master planning to provide adequate volumes and pressures for domestic, commercial, industrial, and fire protection purposes; municipal public safety services; municipal landfill facilities; adequate vehicular access to projected land uses; City Library and Parks & Recreation programs.

BE IT FURTHER FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that the following mitigation reporting or monitoring program be adopted as required by Public Resources Code Section 21081.6:

a. Method of Reporting or Monitoring:

- (1) As part of the annual review of the General Plan required by Government Code Section 65400(b) and provided for by the General Plan program following Policy OA-2 (page LU-1), a report of the status of implementation of all EIR mitigation measures shall be prepared.
- (2) As part of the environmental review process for future public or private projects that are subject to the California Environmental Quality Act (CEQA) and which conform to the General Plan, a check will be made to ensure that all relevant mitigation measures called for by the General Plan Update EIR have been incorporated into the project and its environmental document

b. Responsibility for Reporting or Monitoring: The Environmental Coordinator, under the direction of the Community Development Director, shall prepare the annual report and shall review each environmental document for future projects subject to CEQA to ensure that relevant mitigation measures of the General Plan Update EIR are being implemented.

BE IT FURTHER FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that:

a. The Final EIR for the General Plan Update fully and adequately addresses, identifies and evaluates all potential environmental consequences of the proposed development of the plan area and fully conforms to the requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, and certification of the EIR in its present form is appropriate and responsible in the interests of the citizens of the City of Paso Robles and the State of California. The City Council of the City of Paso Robles has reviewed and considered the information contained in this EIR prior to taking any action on the proposed General Plan Update.

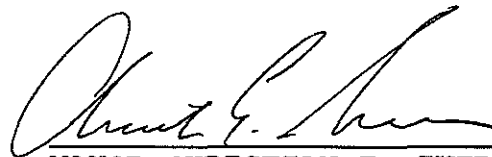
b. The Final EIR for the General Plan Update, at copy of which is contained in the files of the City Clerk of the City of Paso Robles and dated December, 1990 and labeled Exhibit "B" shall be regarded as certified and the City Clerk shall be directed to file a notice of determination, as required by the State CEQA Guidelines, with the Clerk of the County of San Luis Obispo.

PASSED AND ADOPTED THIS 6th day of August, 1991 by the following roll call vote:

AYES: Martin, Picanco, Reneau and Russell

NOES: Iversen

ABSENT: None



MAYOR CHRISTIAN E. IVERSEN

ATTEST:


DEPUTY CITY CLERK

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EXHIBIT A

ADDENDUM TO GENERAL PLAN UPDATE EIR

(SUMMARY OF CHANGES MADE TO THE DRAFT LAND USE AND CIRCULATION ELEMENTS STUDIED BY THE EIR TO PRODUCE THE FINAL DRAFT LAND USE AND CIRCULATION ELEMENTS)

1. EIR mitigation measures were incorporated into the final draft of the Land Use and Circulation Elements as policies, programs, or changes in land use categories.
2. The population target for the year 2010 was reduced from 41,000 to 35,000. This would reduce the impacts on City services and impacts related to traffic congestion, air quality, agricultural and biological resources within this time period.
3. The proposed Urban Reserve Line/Sphere of Influence (URL/SOI) and Sphere of Service (SOS) planning lines were eliminated. These lines were to be the City's recommendation for the planning lines of the same name that are adopted by the County and the Local Agency Formation Commission (LAFCO). The City will negotiate with the County and LAFCO to arrive at boundaries that advance City goals and policies. This change should reduce the confusion that could result from the City, County and LAFCO having their own lines with the same name but potentially different locations.
4. The General Plan has a program that called for population targets for 5 year increments and the mitigation measure indicated on page IV.A-25 of the EIR. Since the new population target of 35,000 could be reached within the present City boundaries, the first 5 year increment phasing line would be set at present City boundaries as a means of facilitating the population target and the EIR mitigation measure.
5. Residential Land Use Categories were changed as follows:
 - a. Maximum density for the Residential Multiple Family, Low Density (RMF-L) Category was reduced from 10 units per acre to 8 units per acre; the expectation for build-out on the east side of the City was raised from 50% to 75%. The net change would be insignificant.
 - b. Maximum density for the Residential Multiple Family, Medium Density (RMF-M) Category was reduced from 15 units per acre to 12 units per acre; the expectation for build-out on the east side of the City was raised from 50% to 75%. The net change would be insignificant.

- c. The Residential Multiple Family, High Density was created with a maximum density of 16 units per acre and a requirement that the minimum parcel size be 3 acres. Presently, this category will be assigned to only one 10 acre parcel. Together with the other reductions in density for the RMF-L and RMF-M categories, the net change would be insignificant.
 - d. Limited types and amounts of neighborhood commercial uses were added as conditional uses in residential categories as a means of reducing vehicle miles traveled and air quality impacts.
 - e. The expected build-out for the Residential Suburban Category was revised from 100% to 50%. This change recognizes that not every parcel will be developed to its maximum density. Some areas have deed restrictions setting a minimum lot size of 5 acres; topographical constraints and requirements for sewer connection for lots less than 5 acres in area will discourage many subdivisions.
6. The Industrial Planned Development Land Use Category was replaced with two categories: Business Park (BP) and Industry (I). The former to be used for land intensive, indoor industrial uses; the latter to be used for land extensive uses that include outdoor activities. This change is a refinement and not significant in terms of environmental impacts.
 7. In subarea B, the industrial land use category for the Airport Specific Plan reflects the current/existing Agriculture land use category in order that the Specific Plan and its EIR might more accurately address the appropriate land uses. (Amendments to the Land Use Map will be required if new categories other than the equivalent of the existing Agriculture Category is to be assigned by the Airport Specific Plan.)
 8. In Subareas 8 and C, Land Use Categories for the Chandler Ranch Specific Plan and adjacent area were changed from Residential Single Family, 2 units per acre to the equivalent of existing land use categories in order that the Specific Plan and its EIR might more accurately address the appropriate land uses. (Amendments to the Land Use Map will be required if new categories other than the equivalent of existing categories are to be assigned by the Chandler Ranch Specific Plan.
 9. The boundaries between subareas changed as follows:
 - a. The boundaries between Subareas 4 and 8 were changed so that Golden Hill Road, north of Union Road, is the boundary between the two subareas and the area northeast

of Golden Hill and Union Roads is now in subarea 8. This made for a more-logical boundary between the two subareas.

- b. The boundaries for Subareas 3, A and B were changed to reflect Annexation #69, which was completed in December, 1990.
 - c. The boundaries for Subareas 2 and I were changed to reflect Annexation #67, which was completed in December, 1990.
10. The layout of the Land Use and Circulation Elements was reformatted and reorganized to make it more easily readable and to consolidate similar policies and programs without changing the context and substance of the documents.
 11. The legend on the map illustrated on page III of the Environmental Impact Report should be corrected to delete any reference to proposed Urban Reserve Line (URL) or Sphere of Influence (SOI) Line, in order to be consistent with the General Plan text which does not propose to establish either the URL or the SOI Line.

**EXHIBIT B
GENERAL PLAN UPDATE EIR MITIGATION MEASURE LOCATOR/REFERENCE**

Notes:

1. Mitigation measures have been abbreviated. See the EIR for the full text.
2. Mitigation measures will be implemented as feasible.

| <u>EIR Page</u> | <u>Mitigation Measure #/Subject</u> | <u>GP Page</u> | <u>Note</u> |
|-----------------|---|----------------|-------------|
| IV.A-24 | • ...establish the following planning lines: a Planning Impact Area (PIA); an Urban Reserve Line/Sphere of Influence; a Sphere of Service; and request the county to amend its documents accordingly. | LU-2,3 | 1 |
| IV.A-24 | • Protect residential neighborhoods from noise, loss of privacy, excessive traffic and on-street parking, and incompatible land uses and development. | LU-17 | |
| IV.A-24 | • Densities and design for...multiple family residential development should be compatible with existing and/or planned land uses on neighboring property. | LU-17 | |
| IV.A-24 | • ...require buffers such as increased setbacks, masonry walls, dense landscaping, and/or sensitive building orientation... | LU-17 | |
| IV.A-24 | • Limit the types of non-residential uses in residential zones... | LU-17 | |
| IV.A-24 | • Implement the Multiple Family Residential policy by placing Planned Development Overlay Zoning over all multiple family residential zones. | LU-18 | |
| IV.A-24 | • Recategorize commercial areas in the following cases... | Land Use Map | 2 |
| IV.A-24 | • Place Planned Development Overlay Zoning over all commercial zones. | LU-27 | |
| IV.A-25 | #1: Establish a phasing and monitoring program | LU-4 | |

NOTES:

1. Since the General Plan Update EIR was prepared, the draft Land Use Element has been revised to call only for the establishment of a Planning Impact Area (PIA) and to negotiate with the County and the Local Agency Formation Commission (LAFCO) to arrive at boundaries for the County's Urban Reserve Line (URL) and LAFCO's Sphere of Influence (SOI) and Sphere of Service (SOS) Lines that advance City goals and policies. This revision serves to reduce the number of planning lines and confusion that would result if the City had a URL, an SOI, and an SOS that differed from those adopted by the County and LAFCO. The end result is the same: that the City negotiate with the County and the Local Agency Formation Commission (LAFCO) to arrive at appropriate boundaries for the URL, SOI and SOS.
2. Since the General Plan Update EIR was prepared, the proposed land use map was revised to make the changes to commercial land use categories referred to in this mitigation measure.

| EIR Page | Mitigation Measure #/Subject | GP Page | Note |
|----------|---|--------------|------|
| IV.A-26 | #2: Emphasize need to recruit different types of employment | LU-9 | |
| IV.A-26 | #3: Consider a jobs/housing ratio between 1.1 and 1.5 | LU-9 | |
| IV.A.26 | #4: Categorize meat plant site for multi-family housing | Land Use Map | |
| IV.A.26 | #5: Specific Plan Overlay Category criteria | LU-8 | |
| IV.A-26 | #6: City/County urban growth guidelines | LU-3,4 | |
| IV.A-27 | #7: Limits on Office Professional category area and on office area in Neighborhood Commercial centers | LU-28 | 3 |
| IV.A-27 | #8: Recommendations for Neighborhood Commercial areas | LU Map | 4 |
| IV.A-28 | #9: Limits on permissible uses in Community Commercial centers outside of the downtown | LU-29 | |

NOTES:

3. Approximately 7 acres of Office Professional are to be located on the east side of the City on the northwest corner of Creston and Rolling Hills Roads. This decision was made in response to public demand for office space on the east side and as a means of reducing an oversupply of Neighborhood Commercial in this area.
4. Mitigation Measure #8 on EIR Page IV.A-27 directs the City to "consider the following (5) suggestions regarding the size and location of Neighborhood Commercial (NC) land use category." The City has considered these suggestions and has made the following decisions:
 - a. In Subarea 3, the decision to locate the NC close to Golden Hill Road was made prior to adoption of the General Plan Update, as part of the Borkey Area Specific Plan, which was the subject of a separate EIR.
 - b. In Subarea 4, the CS land use category allows for the development of NC uses. Therefore, this recommendation has been incorporated into the plan.
 - c. In Subarea 5, the NC area has been redesignated for Office Professional use.
 - d. In Subarea 7, the NC area has been retained, but co-designated for regional commercial, should the regional commercial center be located at the southwest corner of Niblick and South River Road.
 - e. The Land Use Map has identified general areas for Neighborhood Commercial in Subareas D and E. Subarea C would be served with Neighborhood Commercial from Subarea 8, which is immediately adjacent to it.

| <u>EIR Page</u> | <u>Mitigation Measure #/Subject</u> | <u>GP Page</u> | <u>Note</u> |
|-----------------|--|-----------------|-------------|
| IV.A-40 | • Protect agricultural uses from development of land adjacent to the City with incompatible urban development. | LU-10 | |
| IV.A-40 | • Establish agricultural buffer easements as a condition of approval of discretionary development applications. | LU-10, LU-11 | |
| IV.A-40 | • Require new agricultural uses to provide agricultural buffers to protect neighboring properties. | LU-11 | |
| IV.A-41 | #1: Refer all discretionary projects outside of the current City Limits and adjacent to a parcel with active production agriculture to the County Agricultural Commissioner.... | LU-10 | |
| IV.A-41 | #2: Include specifications for appropriate buffer distances... | LU-10, LU-13 | |
| IV.A-44 | #1: ...apply agricultural buffer easements... | LU-10, LU-13 | |
| IV.A-44 | #2: ...require solid walls and vegetative screening... | LU-10 | |
| IV.A-50 | #1: ...consider initiation of a Specific Plan for Subarea E... | LU-8 | |
| IV.A-50 | #2: ...consider a system of thresholds based on quality of life standards... | LU-4 | |
| IV.B-3 | • Establish a set of minimum standards for City services and require new development to meet these standards. | LU-4 | |
| IV.B-3 | • Provide no City water or sewer service outside of city limits except in accordance with existing agreements. | LU-6, LU-51 | |
| IV.B-3 | • If adequate public services are not yet available, allow development subject to the condition that developers will supply the necessary services to the site at no cost to the City. | LU-4 LU-51 | |
| IV.B-3 | • Measure and monitor growth for its effects on maintaining or improving the quality of life and the quality of services. | LU-1 | 5 |
| IV.B-3 | • To minimize opportunities for crimes to occur, police personnel should be routinely involved in the review of new development applications as they relate to street access and safety. | LU-56 | |

NOTES:

- The General Plan is to be reviewed annually and updated at least every 5 years for effectiveness and relevance of its policies and programs.

| EIR Page | Mitigation Measure #/Subject | GP Page | Note |
|-------------------------|--|-----------------|------|
| IV.B-3 | • Incorporation of concepts of "defensible space" should be sought in reviewing development projects. | LU-56 | |
| IV.B-3 | • Consider the feasibility of requiring on-site, usable open space/recreational facilities for development proposals. | LU-17 | |
| IV.B-3 | • Consider design guidelines that seek to protect the privacy of residents of higher density developments... | LU-17 | |
| IV.B-3 | • Consider design guidelines that seek to encourage the successful integration of higher density developments with existing development... | LU-17 | |
| IV.C-24 through IV.C-47 | Circulation system mitigation measures | | 6 |
| IV.D-7 | • ...develop a program for mitigation of the earthquake-related hazards of unreinforced masonry buildings... | LU-106 | |
| IV.D-7 | • ...new development to mitigate those impacts... which are created by the development itself... include mitigation of any soil erosion attributable to construction activities. | LU-5, LU-108 | |

NOTES:

6. The following policies and programs implement the mitigation measures contained on pages IV.C-24 through IV.C-47:
 - a. Resource Management: Land Use Element Policy OA-6 and its first 2 programs on pages LU-4 and LU-5 and the Circulation Element's Circulation Master Plan (pages CE-7, 9 and 10) propose that level of service of "C" be the goal of circulation system improvements to be required as conditions of development applications.
 - b. Environmental Impact Mitigation: Policy OA-7 and its first and third programs on page LU-5 will be used as the basis to require circulation system improvements as conditions of development applications.
 - c. Specific Plans: Policy OA-10 and its program on page LU-8 will enable the collection of fees and conditioning of development applications for the installation of circulation system improvements.
 - d. Economic Development: Policy OA-11 and its first program on page LU-9 will strive to increase the jobs/housing ratio, which in turn, will lower the number of vehicle miles traveled.
 - e. Circulation Element: Circulation Element policies and programs, including the Circulation Master Plan, will serve as the basis to require circulation system improvements as conditions of development applications and for placing public works projects on the Capital Improvement Program/Budget.

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| <u>EIR Page</u> | <u>Mitigation Measure #/Subject</u> | <u>GP Page</u> | <u>Note</u> |
|-----------------------|---|-----------------------|-------------|
| IV.D-7 | <ul style="list-style-type: none"> ...manage land use to protect citizens and property from landslides and other geologic hazards...precluding development on slopes of 35 percent of greater... | LU-105 LU-106 | |
| IV.D-7 through IV.D-8 | #1-7: Soils and Geology mitigation measures | LU-106 through LU-108 | |
| IV.E-12 | <ul style="list-style-type: none"> Preservation of significant natural features and floodways through dedications of open space easements... | LU-7 | |
| IV.E-12 | <ul style="list-style-type: none"> Discouragement of alteration of stream beds. | LU-55 | |
| IV.E-12 | <ul style="list-style-type: none"> Acquisition of land within floodplains for use as equestrian paths or for other recreational purposes. | LU-59 | |
| IV.E-12 | <ul style="list-style-type: none"> Prevention of flooding by construction and maintenance of storm drain systems to efficiently convey runoff. | LU-55 | |
| IV.E-12 | <ul style="list-style-type: none"> Designation of land uses to protect property and public from flood hazards. | LU-1,7 | |
| IV.E-12 | #1: ...development of supplementary water supplies... | LU-52 | |
| IV.E-13 | #2: Design urban drainage systems to discharge to aquifer recharge areas... | LU-52 | |
| IV.E-13 | #3: Direct stormwater runoff from developed areas... | LU-55 | |
| IV.E-13 | #4: Continue to monitor wells for water quality... | LU-53 | |
| IV.E-13 | #5: Encourage the County Agricultural Commissioner to provide technical assistance that helps agriculturalists to minimize application of agricultural chemical fertilizers... | LU-54 | |
| IV.E-13 | #6: ...establishment of a household hazardous waste collection program... | LU-54 | |
| IV.E-13 | #7: Seek to meet Regional Water Quality Control Board objectives for surface water... | LU-53 | |
| IV.E-13 | #8: Take water samples at storm drain outfalls and detention basin inlets at regular intervals... | LU-54 | |
| IV.E-13 | #9: Maintain natural streams to provide, at a minimum, flow capacity for a 100 year storm. | LU-55 | |
| IV.E-13 | #10: Discourage channelization or other alteration of streams in the Paso Robles PIA. | LU-55 | |

| EIR Page | Mitigation Measure #/Subject | GP Page | Note |
|-------------------------|--|----------------------------|------|
| IV.E-13 | #11: Develop floodplain acquisition, flood control projects, and recharge programs to mitigate increased runoff from new development... | LU-55 | |
| IV.E-13 | #12: Work with the County Agricultural Commissioner to discourage unnecessary irrigation and wasteful use of water resources by agriculture. | LU-53 LU-54 | |
| IV.E-13 | #13: Encourage water conservation measures for both urban and agricultural uses. | LU-53 LU-54 | |
| IV.E-14 | #14: Group plants of similar water use to reduce over-irrigation of low-water-using plants. | LU-53 | |
| IV.E-14 | #15: Provide information to the public regarding benefits of low-water-using landscaping and sources of additional assistance. | LU-53 | |
| IV.E-14 | #16: Use mulch extensively in all landscaped areas. | LU-53 | |
| IV.E-14 | #17: Use pervious paving material whenever feasible to reduce surface water runoff and to aid in ground-water recharge. | LU-53 | |
| IV.E-14 | #18: Investigate the feasibility of using reclaimed wastewater, stored rainwater, or grey water for irrigation. | LU-53 | |
| IV.F-14 | • Protect oak woodlands by requiring new development be designed to preserve oaks and...require the planting of two (2) new oaks for each oak removed. | LU-93 | |
| IV.F-14 | • Plant oaks in parks and on other City-owned properties. | LU-93 | |
| IV.F-14 | • Encourage and/or require landscaping plans for new development to include the planting of new oaks where feasible. | LU-93 | |
| IV.F-15 | • Protect riparian vegetation by requiring new development be designed to preserve riparian vegetation... | LU-93 | |
| IV.F-15 | • Encourage the preservation of significant natural features such as oak woodlands... | LU-93 | |
| IV.F-15 through IV.F-18 | #1-12: Vegetation and Wildlife mitigation measures | LU-94, LU-99, LU-100 | |
| IV.G-13 | • Develop a Transportation System Management plan in consultation with the County APCD. | LU-92 CE-1,2 | |
| IV.G-13 | • ...implement feasible measures within the City's jurisdiction to reduce the number of vehicular miles traveled. | LU-91 | |

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| IV.G-13 | • Encourage the increased use of public transportation and/or ride sharing. | LU-91, CE-3,4 | |
| IV.G-13 | • Establish land use patterns that reduce vehicular trips. | LU-1,91 | |
| IV.G-13 | • Establish criteria in consultation with the County APCD to determine the significance of air quality impacts of proposed developments in conjunction with environmental review... | LU-93 | |
| IV.G-13 | • Work with the County APCD to establish procedures to review potential stationary emitters or source points of air pollutants during environmental and project review. | LU-93 | |
| IV.G-13 | #1: Implement programs to achieve energy efficiency and reduction in peak energy demands within public buildings. | LU-92 | |
| IV.G-13 | #2: Require builders to use appropriate techniques to minimize pollution from construction activities... | LU-92 | |
| IV.G-14 | #3: Implement traffic improvement measures... | LU-91 | |
| IV.H-7 | • Support the public school district's efforts to ensure that new development mitigates its impacts to public schools, particularly in avoiding overcrowding conditions. | LU-61 | |
| IV.H-7 | • Continue to collect impact fees for development of capital facilities for public schools as permitted by state law... | LU-61 | |
| IV.H-7 | • Investigate and implement means to eliminate shortfalls that may result from the inability of impact fees to fund the acquisition of sites and construction of public schools... | LU-61 | |
| IV.H-7 | • Support the school district's request that public school sites be located in accordance with the following standards... | LU-61 | |
| IV.H-8 | #1: Facilitate the provision of schools by continuing to work closely with the school districts... | LU-62 | |
| IV.H-8 | #2: Coordinate with the school districts to alleviate traffic and circulation problems in the vicinity of school sites. | LU-62 | |
| IV.H-10 | • Seek county financial participation for library improvements such as new books, personnel, and book mobile programs. | LU-51 | |
| IV.H-12 | • Plans in the City's 20-year Capital Improvement Program for a new 28,000-square-foot main library should be approved and funded by the City. | LU-58 | |

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| IV.H-12 | #1: Add new outreach programs including a Book Mobile Program to serve the eastern side of the PIA. | LU-58 | |
| IV.H-12 | #2: Implement shut-in library services and library services to the handicapped.... | LU-58 | |
| IV.H-12 | #3: ...consider branch libraries to serve development areas east of the City core... | LU-58, LU-59 | |
| IV.H-15 | • During the permit review process for new projects, the City should request as a condition of approval, that stricter security and crime prevention measures be incorporated into the design of the project... | LU-56 | |
| IV.H-15 | • Implement the City's Building Security Ordinance. | LU-56 | |
| IV.H-15 | • Maintain Mutual and Automatic Aid agreements with regional law enforcement agencies. | LU-55 | |
| IV.H-15 | #1: Maintain a ratio of 0.5 non-sworn and between 1.4 and 1.6 sworn staff for every 1,000 residents. | LU-56 | |
| IV.H-15 | #2: ...installation of an override system to the street signal system to reduce delays in response time. | LU-56 | |
| IV.H-15 | #3: Establish additional neighborhood watch programs in existing and new neighborhoods. | LU-56 | |
| IV.H-19 | • Maintain Mutual and Automatic Aid Agreements... | LU-55 | |
| IV.H-19 | • Incorporate fire prevention measures in the design and construction of new development... | LU-56 | |
| IV.H-19 | Require or improve the following stations in the currently incorporated areas and acquire the following equipment for each station to enable the fire department to meet the City's emergency response time of four minutes: | LU-56 | |
| | a. Abandon the current Main Station at 623 13th Street and build a headquarters fire station in the area between 1st and 6th Streets... | | |
| | b. Require another fire station in the general area of 24th to 28th Streets... | | |
| | c. Add three bays to existing Sherwood Station, and add a 1,500 gpm engine; and | | |
| | d. Require a new Airport Station on airport property... | | |

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| IV.H-20 | Require the following additional stations in the Planning Impact Area... | LU-56 | LU-57 |
| | a. ...in the general area of SR 46 West and Highway 101... | | |
| | b. ...in the general area of Golden Hill Road and SR 46 East... | | |
| | c. ...in the Creston Road/Neal Springs Road area... | | |
| IV.H-20 | #1: Consider establishing service level standards in the range of 1.0 to 1.3 firefighters per 1,000 (population). | LU-57 | |
| IV.H-20 | #2: Set up the following thresholds, which if exceeded, would require additional water supply and fire stations... | LU-57 | |
| IV.H-26 | • Seek County financial participation for parks and recreational facilities which would benefit county residents, properties and businesses. | LU-51 | |
| IV.H-26 | • Provide for the development and reservation of both public and private land... | LU-59, | Parks & Recreation Element |
| IV.H-26 | • Follow Parks and Recreational Element in the General Plan and the Capital Improvements... | LU-59, | LU-60 |
| IV.H-26 | • ...acquisition of land, in fee or in easement, within the floodplains of the Salinas River and the Huerhuero Creek... | LU-59 | |
| IV.H-26 | • Require multiple family residential development to provide onsite open space and recreation space and amenities... | LU-61 | |
| IV.H-27 | #1: Create a green belt of hiking and biking trails which would connect all or some of the parks in the City to create a cohesion to the open space and recreational areas in Paso Robles. | LU-59 | |
| IV.H-27 | #2: Design park and recreational facilities to serve the recreational and social interaction needs of neighborhood residents of all ages, economic situations and physical conditions of the area... | LU-60 | |
| IV.H-29 | • Ensure that the landfill maintains sufficient capacity to serve the needs of the "expected" population and business needs within the planning period. | LU-57 | |

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| IV.H-29 | <ul style="list-style-type: none"> • Reduce the amount of solid waste to be taken to the landfill via such methods as: <ul style="list-style-type: none"> a. Requiring trash compactors for new dwellings; b. Develop a City-operated compost facility; and c. ...sponsor programs to increase local community involvement, especially with regards to glass, paper, cardboard, and aluminum recycling. As stated in the City of Paso Robles 20 Year Capital Improvements Plan Schedule of Projects Fiscal Years 1990-2010, the City should set up a recycling yard, recycling storage bins, and a curbside collection of recyclables. | LU-58 | |
| IV.H-29 | <ul style="list-style-type: none"> • Support and participate in an update to the County Solid Waste Management Plan (adopted in January, 1977). | LU-58 | |
| IV.H-29 | #1: Initiate studies and permit requests to expand existing landfill at least five years prior to expiration of its expected useful life. | LU-58 | |
| IV.H-30 | #2: Encourage source reduction and recycling, at the point of manufacture or use, of products which generate waste. | LU-58 | |
| IV.H-30 | #3: Develop and implement methods to reduce the amount of wood and yard wastes being landfilled. | LU-58 | |
| IV.H-30 | #4: Consider eliminating acceptance of solid wastes from the unincorporated areas. | LU-58 | |
| IV.H-33 | <ul style="list-style-type: none"> • Provide an adequate supply of water to serve the needs of the "expected" build-out within the planning period and for future generations. | LU-52 | |
| IV.H-33 | <ul style="list-style-type: none"> • Support and defend the Live Stream Agreement to maintain a constant flow of water in the Salinas River. | LU-52 | |
| IV.H-33 | <ul style="list-style-type: none"> • Investigate the benefits and costs associated with participation in the State Water Project... | LU-52 | |
| IV.H-33 | <ul style="list-style-type: none"> • Investigate and implement, if feasible, development of dams and reservoirs. | LU-52 | |
| IV.H-33 | <ul style="list-style-type: none"> • Investigate and implement, if feasible, development of facilities to make use of water from Lake Nacimiento. | LU-52 | |
| IV.H-33 | <ul style="list-style-type: none"> • Investigate and implement appropriate water conservation measures. | LU-53 | |

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| IV.H-33 | <ul style="list-style-type: none"> • Investigate and implement, if feasible, development of facilities to use stormwater runoff to recharge the ground-water supply. | LU-52 | |
| IV.H-34 | <ul style="list-style-type: none"> • Maintain an updated Water Master Plan and develop needed water facilities as part of the Capital Improvement Plan/Budget. | LU-53 | |
| IV.H-34 | <ul style="list-style-type: none"> • Encourage the use of drought-resistant landscaping materials as part of Architectural Review approval and street tree planting. | LU-53 | |
| IV.H-34 | <ul style="list-style-type: none"> • As part of the Water Master Plan or Engineering Standards and Specifications, establish water service standards... | LU-53 | |
| IV.H-35 | <ul style="list-style-type: none"> • Provide storm drain systems that efficiently and safely convey runoff to the Salinas River, Huerhuero Creek, or to detention basins... | LU-55 | |
| IV.H-36 | <ul style="list-style-type: none"> • Maintain an updated Storm Drainage Master Plan and develop needed drainage facilities as part of the Capital Improvement Plan/Budget. | LU-55 | |
| IV.H-36 | <p>#1: If the development occurs in the upper one-third of the watershed basin, detention basins should be constructed to prevent overflow of waterways and inundation of developed areas.</p> | LU-55 | |
| IV.H-36 | <p>#2: See mitigation measures in Section E. Surface and Subsurface Water of this chapter.</p> | LU- | |
| IV.H-38 | <ul style="list-style-type: none"> • In the City of Paso Robles 20-Year Capital Improvements Plan Schedule of Projects for the Fiscal Years 1990-2010, there are plans for extensions and upgrades of collection systems, and lift stations. These improvements should include the following: <ul style="list-style-type: none"> a. An extension of the Airport Business Park and Airport collection system; b. Upgrades for lift stations (#1, 2, and 3); c. Addition of a River Road Interceptor Relief Main and a Munari Relief Main; d. Sludge bed paving, CYA Wastewater Treatment Plant PreTreatment Conversion; and e. Addition of an Hydrogen Sulfide Treatment Digester. | LU-54 | |

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| IV.H-38 | <ul style="list-style-type: none"> Plan to have additional wastewater treatment facilities to increase treatment capacity beyond the present 5.0 mgd on line prior to reaching capacity. However, make residential sewer connections based on first-come, first-serve basis, reserving capacity for commercial and industrial land uses... | LU-54 | |
| IV.H-39 | <ul style="list-style-type: none"> Provide adequate wastewater treatment capacity and sewer mains to serve all parcels in the City... | LU-5 | |
| IV.H-39 | <ul style="list-style-type: none"> Maintain an updated Sewer Master Plan and develop needed sewer facilities as part of the Capital Improvements Plan/Budget. | LU-54 | |
| IV.H-39 | <ul style="list-style-type: none"> Require sewer connections for all new buildings... | LU-54 | |
| IV.H-39 | <ul style="list-style-type: none"> Require the abandonment of all septic systems at such time that both sewer becomes available to a parcel and sewer connection is ordered by the City Council. | LU-54 | |
| IV.H-41 | <ul style="list-style-type: none"> All electrical distribution lines should be placed underground. | LU-62 | |
| IV.H-41 | <ul style="list-style-type: none"> PG&E's facilities, such as substations and transmission lines should be classified as allowed uses, or allowed subject to a Use Permit, in all zoning classifications. This would assist PG&E in maintaining the reliability of its service and insure that its facilities are compatible with the surrounding land uses. | LU-62 | |
| IV.H-41 | <ul style="list-style-type: none"> Easements should be required for all gas mains not installed in public right-of-way. | LU-62 | |
| IV.H-41 | <ul style="list-style-type: none"> For future development projects, the project sponsor is required by law to demonstrate compliance with the stringent standards of the California Administrative Code, Title 24, prior to issuance of a building permit. | State Law | |
| IV.H-41 | <ul style="list-style-type: none"> New buildings also must comply with strict requirements of the Uniform Building Code requiring insulation, glazing, weather sealing, choice of building materials, and water and energy conservation. | State Law | |
| IV.H-41 through IV.H-43 | Energy conservation mitigation measures | LU-98 LU-103 LU-104 | |
| IV.H-44 | <ul style="list-style-type: none"> All cable lines should be placed underground to achieve the City's goal of placing all electrical and cable lines underground to preserve the aesthetic value of the City streets. | LU-62 | |

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| IV.I-4 | • Reduce exposure to and creation of natural and man-made hazards and nuisances. | LU-1 | |
| IV.I-4 | • Arrange land uses in a manner to protect citizens from hazardous materials, as well as other hazards and nuisances. | LU-105 | |
| IV.I-4 | • Implement the County Hazardous Waste Management Plan. | LU-106 | |
| IV.I-4 | #1: Prior to siting industrial facilities, consult with the San Luis Obispo County Health Agency... | LU-106, LU-107 | |
| IV.I-4 | #2: In the event that the county's transfer station is located near the Paso Robles Airport... | LU-106, LU-107 | |
| IV.I-4 | #3: Update the City's Safety Element to incorporate criteria and land use controls for new industries that generate hazardous waste or handle hazardous substances... | LU-106, LU-107 | |
| IV.I-8 | Noise mitigation measures | Noise Element | |
| IV.J-15 | • Protect the form of hillsides and ridges as a visual amenity via development standards... | LU-96 | |
| IV.J-15 | • Preclude development on slopes of 35 percent or greater. | LU-106 | |
| IV.J-16 | • Update the various zoning district regulations to incorporate above development standards that protect both hillsides and ridges; | LU-96 | |
| IV.J-16 | • Implement the Hillside Development Overlay District... | LU-96 | |
| IV.J-16 | • Encourage the preservation of significant natural features such as oak woodlands... | LU-7 | |
| IV.J-16 | • Preserve existing oak trees and promote the planting of new oak trees... | LU-93 | |
| IV.J-16 | • Protect riparian vegetation... | LU-93 | |
| IV.J-17 | • Cooperate with the County, SLOACC, CalTrans, and other agencies with jurisdiction and/or funding sources to implement programs that would preserve these viewsheds; | LU-97 | |
| IV.J-17 | • Prepare and implement design standards for new development; | LU-95, LU-96 | |
| IV.J-17 | • Implement the Hillside Development Overlay District. | LU-96 | |

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| IV.J-17 | • The Salinas River, creeks, streams and other waterways shall be preserved in their natural state whenever possible; | LU-7, LU-55, LU-93 | |
| IV.J-17 | • To assure that water courses are maintained in their natural condition with minimum design and structural alteration. | LU-55 | |
| IV.J-17 | • To preserve significant natural features and floodways through dedications of open space easements as a condition of approval and through discouragement of alteration of stream beds. | LU-7, LU-55 | |
| IV.J-17 | • Investigate and implement, if feasible, acquisition of land within the floodplains for the development of equestrian paths or other recreational uses. | LU-59 | |
| IV.J-17 | • Encourage the preservation and restoration of historic buildings to preserve the small town atmosphere and revitalization of the downtown... | LU-97 | |
| IV.J-17 | • Continue promotion of Facade Improvement Program; | LU-9 | 7 |
| IV.J-17 | • Implement the Hillside Development Overlay District. | LU-96 | |
| IV.J-18 | #1: Blend new slopes with existing grades and minimize cut and fill. | LU- | |
| IV.J-18 | #2: Take particular care regarding development on slopes of 29 percent or greater, and on the crest of major ridgelines, as mapped in Figure IV.J-3. | LU-96 | |
| IV.J-18 | #3: Permit and encourage cluster housing... | LU-60 | |
| IV.J-18 | #1: To encourage the protection and preservation of natural areas, including significant tree life throughout the community, preserve or substantially maintain tree-covered areas in their present form. | LU-7, LU-60 | |
| IV.J-18 | #1: Residential development patterns should emphasize the relationship of living units to open space; | LU- | |
| IV.J-18 | #2: Cluster housing should be permitted in areas designated Residential or Agricultural in the proposed Land Use Element, in order to provide permanent open space. | LU-60 | |

NOTES:

7. The Facade Improvement Program is a Redevelopment Agency program and, as such, is included within the second program following Policy OA-11.

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| IV.J-18 | #3: Institutional uses should be required to complement the natural environment in their location and design; | LU-60 | |
| IV.J-18 | #4: Agricultural land use should be coordinated with adjacent development and with the preservation and promotion of permanent open space. | LU-60 | |
| IV.J-18 | #5: When possible, development shall be designed to promote and preserve agricultural environments. | LU-60 | |
| IV.J-18 | #6: A substantial amount of open space shall be provided and preserved throughout the City... | LU-60 | |
| IV.J-18 | #7: Transfer of development rights from open space lands to other lands should be encouraged; | LU-60 | |
| IV.J-19 | #8: Projects should be designed to fit the natural landform; the site should not be significantly altered to accommodate the project. | LU-60 | |
| IV.J-19 | #9: Provide perimeter landscaping with large shrubs and trees at the City's edge... | LU-61 | |
| IV.J-19 | #10: For new development located on ridges and hills, provide a generous parcel-and-building setback from the edge of the downhill slope, from where it exceeds 15 percent. | LU-61 | |
| IV.J-19 | #1: Review proposals for cluster housing to minimize adverse effects on views from existing residential areas; | LU-95 | |
| IV.J-19 | #2: Avoid the siting of buildings in locations that will detract from or block scenic views... | LU-95 | |
| IV.J-19 | #1: New residential development should seek to complement existing residential development... | LU-95 | |
| IV.J-19 | #2: Commercial uses should be properly buffered from adjacent noncommercial uses... | LU-95 | |
| IV.J-19 | #3: Assure that all commercial development will take place in a setting that is generally landscaped and has substantial setbacks. | LU-95 | |
| IV.J-19 | #4: Site institutional uses so that they will not intrude upon areas of adjacent land uses; | LU-95 | |
| IV.J-19 | #5: Utilize landscaping and urban design to assist in giving Paso Robles form and continuity; | LU-95 | |
| IV.J-19 | #6: Consider identifying "high visual impact" locations in the City... | LU-95 | |
| IV.J-20 | #7: Encourage the provision of amenities such as courtyards, open space, benches, and artwork in private development projects. | LU-95 | |

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| IV.J-20 | #1: Review development projects at the gateways to the City... | LU-96 | |
| IV.J-20 | #2: Landscape future medians of all major arterials to give Paso Robles a recognizable form and enhance the scenic corridors. | LU-97 | |
| IV.K-11 | • Encourage the preservation and restoration of historic buildings... | LU-1 | |
| IV.K-11 | • Establish Historic Districts. | LU-97 | |
| IV.K-11 | • Develop design standards for both the restoration of historic buildings and construction of neighboring buildings... | LU-98 | |
| IV.K-11 | • Investigate adoption of the State Historic Code. | LU-98 | |
| IV.K-11 | • Investigate use of redevelopment funds for restoration of historical buildings. | LU-98 | |
| IV.K-11 | • Preserve "unique architectural resources" as defined by CEQA. | LU-98 | |
| IV.K-11 | • Require archeological studies... | LU-98 | |
| IV.K-11 | #1: ...establishment of a historic resources commission... | LU-98 | |
| IV.K-12 | For the Hotel and Conference Facility: | LU-31 | |
| | • Integration of design basics... | | |
| | • Consideration of views of the resource... | | |
| | • Protection of enjoyment and use of the City Park. | | |