

RESOLUTION NO. 12-163

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING GENERAL PLAN AMENDMENT 2012-002 AMENDING THE
TEXT OF THE LAND USE ELEMENT TO INCLUDE A VACANCY RATE,
UPDATE THE AVERAGE HOUSEHOLD SIZE, AND MAKE SEVERAL UPDATES
(CITY-INITIATED)

WHEREAS, the City has initiated General Plan Amendment 2012-002 to amend the text of Land Use Element of the City's General Plan to consider the following:

- a. Incorporate a vacancy rate in the calculation of population that will reside in the City at the time of "build-out" of all dwelling units authorized by the Land Use Element;
- b. Use an average household size based on the 30 year average reported by the U.S. Census Bureau instead of the average household size reported by the State Department of Finance in its 2005 population estimate;
- c. A variety of updates of text and tables that report the status of acreages of areas for various land uses, potential numbers of dwelling units, existing floor areas for commercial/industrial development;
- d. Several minor "clean up" updates throughout the Land Use Element; and

WHEREAS, the proposed amendments will not change the population planning threshold of 44,000 persons as established via Resolution 03-232; and

WHEREAS, since 1980, household sizes reported by the U.S. Census have ranged between 2.51 and 2.73 percent, and have averaged 2.66 percent; and

WHEREAS, since 1980, vacancy rates reported by the U.S. Census have ranged between 2.67 and 8.91 percent, and have averaged 6.22 percent; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a Negative Declaration was prepared to describe the effects of the general plan amendment; and

WHEREAS, at its meeting of September 11, 2012, the Planning Commission conducted a public hearing on the Project and took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for the Project;
- b. Conducted a public hearing to obtain public testimony on the parts of the Project;
- c. Considered public testimony from all parties;
- d. Recommended that the City Council approve a Negative Declaration for the Project;
- e. Recommended that the City Council approve the general plan amendment subject to the following revisions:
 - (1) Use a vacancy rate of 5 percent instead of 3 percent;
 - (2) Delete "Items # 2 and 3" under Limitations on Chandler Ranch Area Specific Plan, Olsen Ranch Specific Plan, and Beechwood Area Specific Plan that state "At no time shall the collective build-out potential" of the Chandler Ranch Area Specific Plan, Olsen Ranch Specific Plan, Beechwood Area Specific Plan, and Uptown/Town Centre Specific Plan exceed certain numbers of dwelling units; and

WHEREAS, at its meeting of October 2, 2012, the City Council conducted a public hearing on the Project and took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this amendment, including the recommendation of the Planning Commission;

- b. Conducted a public hearing to obtain public testimony on this amendment;
- c. Based on its independent judgment, approved a Negative Declaration for the Project in accordance with the California Environmental Quality Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, California, does hereby amend the Land Use Element of the General Plan as shown in Exhibit A.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 2nd day of October, 2012 by the following vote:

AYES: Strong, Steinbeck, Gilman, Hamon, Picanco
NOES:
ABSTAIN:
ABSENT:



Duane Picanco, Mayor

ATTEST:



Caryn Jackson, Deputy City Clerk

LAND USE ELEMENT

1.0 Introduction

This Land Use Element provides for the opportunity for infill development within the City limits and expansion of the City limits to incorporate potential annexation areas.

Since adoption of the Land Use Element in 2003, the City has completed annexation of the Sphere and Expansion Areas shown on Figure LU-2. Following completion of the Olsen Ranch and Beechwood Annexations in 2004 and the Linne Road (Our Town) Annexation in 2005, there are 19.9 square miles (12,739 acres) within City Limits.

Population Planning Threshold

Resolution 03-232, by which the General Plan was comprehensively updated in December 2003, established a population planning threshold of 44,000 persons. That population threshold was calculated on the assumption that the sum of all existing dwelling units (in 2003) and the maximum number of potential dwelling units authorized by the Land Use Element would be occupied by an average of 2.7 persons per household (average household size reported for the City in the 2000 U.S Census).

As discussed below, the population planning threshold remains at 44,000 persons. However, in 2012, the City Council approved adjustments to the underlying assumptions defining the occupancy of dwelling units.

Projected Number of Dwelling Units

A key component of determining the future population is to identify the numbers of existing and potential dwelling units. Table LU-3 provides an accounting of these units.

Vacancy Rate

In 2012, the City acknowledged that, at any point in time, a percentage of built units will be vacant, and that an appropriate vacancy rate is a hallmark of a healthy economy: helping provide access to housing and stabilize housing prices. According to the U.S. Census, between 1980 and 2010, the housing vacancy rate has averaged 6.22 percent. However, noting that the vacancy rate fluctuates with the state of the economy, the City finds it prudent to adopt a more-conservative vacancy rate of 5.0 percent.

Average Household Size

According to the U.S. Census, the household size has averaged 2.66 persons between 1980 and 2010. The General Plan now (2012) assumes that each dwelling unit will be occupied with an average 2.66 persons.

Build-Out Population

At such time that the 16,818 units shown in Table LU-3 are built, it is assumed that 3.0% of them will be vacant and that the other 97.0 percent will be occupied with an average of 2.66 persons, yielding a population of 43,394.

Land Use Element

The City Council may consider general plan amendments that increase the numbers of dwelling units at build-out provided that the build-out population does not exceed the population planning threshold of 44,000 persons.

Commercial and Industrial

Land designated for commercial and industrial development is projected to be more than adequate to accommodate the demands associated with the planned for population growth.

There is sufficient commercially designated area within the City to accommodate a projected 2.90 million additional square feet of floor area through the Year 2025 (refer to Table LU-1B). Industrially-designated land could accommodate up to 1.50 million additional square feet of City of El Paso de Robles General Plan 2003 floor space through the Year 2025. Much of the industrial development is anticipated to be concentrated near the airport.

2.0 Land Use Goals, Policies and Action Items

GOAL LU-1: Land Uses. Strive to maintain a balanced community, where the majority of residents can live, work, and shop.

POLICY LU-1A: Land Use Categories. Provide an appropriate mix and diversity of land uses.

Table LU-1A. General Plan Development Potential

Land Use Category	Acreage	Percent
Commercial	1,271	10.0%
Business Park/Industrial	1,721	13.5%
Other/Public Facilities	1,947	15.3%
Agriculture & Open Space	2,572	20.0%
Residential	5,228	41.2%
Total	12,739	100%

Table LU-1B. General Plan Development Potential

Land Use	Existing	Potential	Total
Residential	11,711 DU	5,107 DU	16,818 DU
Commercial	4,044,000 sf	2,896,000 sf	6,940,000 sf
Industrial	2,093,000 sf	1,498,000 sf	3,591,000 sf

Notes:

1. DU = Dwelling Unit; existing numbers of DU per December 31, 2011 Land Use Inventory; See Table LU-3 for details on potential DU
2. Actual full commercial and industrial buildout would be driven largely by market factors and other considerations beyond the control of the City.

Action Item 1. Amend/update the Zoning Ordinance to ensure that there is a Zoning District for each General Plan Land Use Category on Table LU-2.

Action Item 2. Allow projects in the Mixed Use land use category and/or in Specific Plan areas to be developed with more than one land use.

Table LU-2. General Plan Land Use Distribution

Land Use Category	Acres	Percent
Agriculture	814	7.3%
<i>Residential Categories</i>		
Residential Rural (1 du/5 acres)	0	0.0%
Residential Suburban (1 du/2.5 acres)	642	5.8%
Residential - Single Family - 1 (1 du/acre)	419	3.8%
Residential - Single Family - 2 (2 du/acre)	272	2.5%
Residential - Single Family - 3 (3 du/acre)	772	7.0%
Residential - Single Family - 4 (4 du/acre)	1,590	14.3%
Residential - Single Family - 6 (6 du/acre)	18	0.2%
Residential - Multiple Family - 8 (8 du/acre)	287	2.8%
Residential - Multiple Family - 9 (9 du/acre)	17	0.2%
Residential - Multiple Family - 12 (12 du/acre)	178	1.6%
Residential - Multiple Family - 16 (16 du/acre)	0	0.0%
Residential - Multiple Family - 20 (20 du/acre)	47	0.4%
Mobile Home Park (5 du/acre)	58	0.5%
Residential Total	4,300	39.0%
<i>Commercial Categories</i>		
Neighborhood Commercial	55	0.5%
Office Professional	29	0.3%
Downtown Commercial	41	0.4%
Community Commercial	97	0.9%
Regional Commercial	175	1.6%
Commercial Service	505	4.6%
Commercial Total:	902	8.1%
<i>Mixed Use Categories</i>		
Mixed Use 8 (Commercial and Multi-Family - 8)	18	0.2%
Mixed Use 12 (Commercial and Multi-Family - 12)	37	0.3%
Mixed Use Total:	55	0.5%
<i>Industrial Categories</i>		
Business Park	1,676	15.1%
Industry	52	0.5%
Industrial Total:	1,728	15.6%
<i>Other Categories</i>		
Public Facilities	1,654	14.9%
Parks and Open Space	1,634	14.5%
Other Categories Total:	3,288	29.5%
TOTAL	11,087	100.0%
Notes:		
1. Source: Land Use Inventory, updated to reflect General Plan Amendments through June 30, 2011. All acreages are net (exclude dedicated rights-of-way for streets and highways).		
2. It is expected that the Chandler Ranch Area Specific Plan will include changes to some of the above acreage in order to attain the 1,439 dwelling units provided by the General Plan.		

Table LU-3. Summary of Potential Residential Development (Dwelling Units)

Area/Land Use Categories	Existing Dwelling Units	Potential Dwelling Units	Total Dwelling Units
West Side (includes area south of 1st Street)			
Uptown/Town Centre (UTTC) Specific Plan *	2,202	985	3,187
Outside of UTTC - Single Family Residential	702	119	821
Outside of UTTC - Multi-Family Residential	319	86	405
Outside of UTTC - Non-Residential Use	43	0	43
Subtotal	3,266	1,190	4,456
East Side			
Borkey Area Specific Plan - Single Family	396	33	429
Borkey Area Specific Plan – Multi-Family	107	193	300
Union/46 Specific Plan (SF)	816	134	950
Chandler Ranch Area Specific Plan - Single Family	1	1,291	1,292
Chandler Ranch Area Specific Plan – Multi-Family	12	135	147
Olsen Ranch Specific Plan – Single Family	4	574	578
Olsen Ranch Specific Plan – Multi-Family	0	95	95
Beechwood Area Specific Plan – Single Family	5	469	474
Beechwood Area Specific Plan – Multi-Family	0	200	200
Outside of Specific Plan Areas – Single Family	5,122	117	5,239
Outside of Specific Plan Areas – Mobile Homes	310	0	310
Outside of Specific Plan Areas – Multi-Family	1,587	648	2,235
Non-Residential Use	85	28	113
Subtotal	8,445	3,919	12,362
Total	11,711	5,107	16,818
Source: City of Paso Robles Land Use Inventory - December 31, 2011			
* UTTC: Existing units as of 12/31/11; potential units assumes 989 potential units minus 4 net units added since 01/01/10.			

POLICY LU-1B: Airport Land Use Compatibility. As a general policy, new residential development is an undesirable land use within the Airport Influence Area.

Action Item 1. Prohibit further subdivision of land within the Airport Land Use Review Area (AP Overlay Area), or changes to land use or zoning, in a manner that would accommodate additional dwelling units. Existing parcels would, however, be entitled to be occupied by existing or new residential dwelling in accordance with current General Plan and Zoning.

GOAL LU-2: Image/Identity. Maintain/enhance the City's image/ identity.

POLICY LU-2A: Citizen Participation. Foster citizen participation in the planning process.

POLICY LU-2B: Visual Identity. Promote architectural and design excellence by imposing stringent design and construction standards for commercial, industrial, mixed-use, and multi-family projects.

Action Item 1. Amend/Update the Zoning Ordinance to define standards. Encourage property-owners to upgrade existing buildings and sites to conform to these standards.

Action Item 2. Adopt design standards to clearly articulate how important public views, gateways and landmarks (as shown on Figure CE-3) are to be maintained/enhanced. This is to include, but not be limited to:

- Enhancing views along highways, roads, streets, and rail corridors with landscaping, building setbacks, enhanced architecture and signage/monuments.
- Ensuring that residential building lots are of sufficient size to preserve the topographic and aesthetic features of the landscape.

Action Item 3. Require utilities to be placed underground in new development projects, except for those circumstances where this requirement is not reasonably related to the specific project. Voltage lines of 44 KV or greater are excluded from this undergrounding requirement.

Action Item 4. Continue to enhance the downtown as a priority.

Action Item 5. Require new development to mitigate its share of the impacts to the natural and built environment as feasible and appropriate.

POLICY LU-2C: Local Heritage. Preserve/enhance downtown and the historic Vine Street neighborhood through adherence to established guidelines.

Action Item 1. Establish a Vine Street Historic Overlay District and adopt design guidelines.

Action Item 2. Review new development projects for consistency with the Downtown design guidelines and the Vine Street neighborhood guidelines.

POLICY LU-2D: Neighborhoods. Strive to maintain and create livable, vibrant neighborhoods and districts with:

- Attractive streetscapes,
- A pedestrian friendly setting,
- Coordinated site design, architecture, and amenities,
- Adequate public and private spaces; and,
- A recognizable and high quality design aesthetic.

Action Item 1 (Accessory Structures). Review/Revise the Zoning Ordinance, as necessary, to address the size, use and appearance of accessory structures to ensure neighborhood compatibility.

Action Item 2 (Quality of Life). Preserve health and safety, and strengthen the integrity of distinct and identifiable neighborhoods and districts, by protecting local streets from cut through traffic, speeding, parking intrusion, and traffic congestion and by implementing traffic calming measures.

- Maintain/enhance traffic flow of arterial streets bordering residential neighborhoods,
- Develop neighborhood traffic management plans where deemed appropriate.

Action Item 3 (Traffic Calming). Develop safety and traffic calming measures to be incorporated into the design of streets to ensure that they are compatible with the character of the residential neighborhood and other districts with pedestrian activity. These measures are to include, but not be limited to: narrow lanes, landscaped parkways, traffic circles, textured crosswalks, angled parking, and/or other measures.

Action Item 4 (Safety/Security). Review and update, as necessary, the City's Building Security & Construction Standards for new development projects to address:

- Exterior lighting,
- Surveillance devices,
- Illuminated street numbering,
- Locking devices for doors,
- Pedestrian safety devices,
- City Security Plan requirements, and
- City requirements/standards to incorporate considerations related to safety and defensibility into project design and site layout.

Action Item 5 (Light/Glare – New Development). Require all new lighting to be shielded and directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Development Review Committee prior to issuance of building or grading permits, as appropriate.

Action Item 6 (Light/Glare – Existing Development). Continue to enforce the General Performance Standards for All Uses (Section 21.21.040 of the City's Zoning Ordinance) specifies that: "No direct glare, whether produced by floodlight, high-temperature processes such as combustion or welding or other processes, so as to be visible from any boundary line of the property on which the same is produced shall be permitted. Sky-reflected glare from the building or portions thereof shall be so controlled by reasonable means as are practical to the end that said sky-reflected glare will not inconvenience or annoy persons or interfere with the use and enjoyment of property in and about the area where it occurs.

POLICY LU- 2E: "Purple Belt" (Open Space/Conservation Areas Around the City). Create a distinct "Purple Belt" surrounding the City by taking actions to retain the rural, open space, and agricultural areas.

Action Item 1. Coordinate with the County and private organizations to identify boundaries of and obtain support for a "purple-belt" that buffers the eventual edge of the City through the preservation of existing, and encouragement of future agriculture and open space.

Action Item 2. As feasible, acquire development rights/easements within the designated purple belt area. Use these development rights/easements to limit land uses within the designated purple belt to agricultural and/or open space.

Action Item 3. Take steps to ensure that the County retains surrounding lands in very low-density rural residential, open space (including natural resource), and agricultural uses. Oppose the creation of new parcels within the County.

Action Item 4. Implement strategies that help preserve or protect agriculture beyond the City limits, including:

- Establishment of agricultural buffer easements, berms and/or vegetative screening, on property proposed for urban development as a condition of approval of discretionary development applications.
- Implement the City's adopted "right-to-farm" ordinance.
- Participation in the Williamson Act and other farmland preservation programs.

Action Item 5. Require disclosure agreements for new non-agricultural development within 500 feet of an existing agricultural use. Such disclosure agreements should describe potential nuisances (e.g., dust, noise, pesticide spraying, etc.) associated with normal agricultural operations.

POLICY LU- 2F: Planning Impact Area (PIA): Maintain and periodically update a Planning Impact Area (PIA) to indicate the maximum potential geographical boundaries to which the City may grow in the foreseeable future (within the 2003-2025 planning period and beyond), or areas within which development patterns would have an immediate impact upon the City, and identify land use categories that would be assigned if unincorporated land were annexed.

Action Item 1: Evaluate annexation requests for conformance with adopted General Plan goals, policies and action items (including the requirement that financing mechanisms or alternative measures be put into effect in order to ensure fiscal neutrality), as well as public infrastructure and service plans.

Action Item 2: Continue to review and comment on planning efforts and development projects being considered by the County within the City's Planning Impact Area.

POLICY LU- 2G: Specific Plans. Require for large, vacant and/or underutilized areas, as well as for areas with special planning needs, as follows (refer to Figure LU-3):

Land Use Element

- Areas outside of and southeast of the 2003 City limits, within Subarea "D" (proposed Annexation Areas between Linne Road and Creston Road). Two specific plans, which include:
- Olsen Ranch Specific Plan
- Beechwood Area Specific Plan
- Chandler Ranch Area Specific Plan
- Oak Park Area Specific Plan
- Uptown/Town Centre Specific Plan
- Other areas as established by the City Council

Limitations on Chandler Ranch Area Specific Plan, Olsen Ranch Specific Plan, Beechwood Area and Uptown/Town Centre Specific Plans.

The following shows the maximum number of dwelling units that can be accommodated within each of the specific plans. These numbers may be reduced, depending on topographic, environmental, or other development constraints:

- | | |
|---|------------------------|
| • <i>Chandler Ranch Area Specific Plan:</i> | <i>1,439 dwellings</i> |
| • <i>Olsen Ranch Specific Plan:</i> | <i>673 dwellings</i> |
| • <i>Beechwood Area Specific Plan:</i> | <i>674 dwellings</i> |
| • <i>Uptown/Town Centre Specific Plan</i> | <i>989 dwellings</i> |

Within the scope of a specific plan, the Planning Commission and City Council have the authority to:

- Provide flexibility in terms of:
 - Distribution of densities within the geographic area covered
 - Parcel sizes and location (including clustering to retain unique site features)
 - Development Standards and other Zoning Ordinance requirements
 - Allowable land uses by providing an opportunity for mixed use provisions (e.g. neighborhood serving commercial land uses) within the overall residential densities anticipated in the General Plan. This flexibility includes the ability to provide for multi-family land uses as long as the total dwelling unit count is within the scope of the General Plan designation for the geographic area under consideration.
- Address community-wide issues on a comprehensive basis, including:
 - Fiscal impacts
 - Infrastructure phasing and financing
 - Parks and Trails
 - Project Amenities
 - Coordinated Architecture

Action Item 1. Encourage establishment of Specific Plans for other areas where it would be appropriate to:

- a) Retain unique site features.

- b) Insure a cohesive development pattern for the area (A Specific Plan could establish site planning, design and architectural parameters that could integrate the uses of the different parcels in the area).
- c) Lend themselves to long-term development and infrastructure phasing;
- d) Allow for flexibility in site planning in order to encourage creative and higher quality design and to ensure compatibility with surrounding land uses.

Action Item 2. As part of the environmental review of new Specific Plans, require preparation of fire station analysis identifying staffing requirements, station location, and response times.

POLICY LU- 2H: Downtown. Continue to revitalize the historic Downtown. Focus efforts on developing Downtown Paso Robles as the specialty retail, government, office, cultural, conference, and entertainment center of the City and North County region.

Action Item 1. Continue requiring new projects to implement the adopted Downtown Design Guidelines and to adhere to the development standards of the Zoning Ordinance.

Action Item 2. Promote a vibrant Downtown using the following methods:

- Implement the City's Economic Development Strategy.
- Continue to support Main Street and Chamber of Commerce efforts to use media, publications and technology to encourage retailers and entrepreneurs to locate and build in downtown.
- Encourage Main Street to recruit specialty stores to the Downtown
- Promote special events in the downtown developed by the City, Farmer's Market, Main Street, Chamber of Commerce and other community groups.
- Accommodate and encourage special festivals and events, and public art in the Downtown area.

POLICY LU-2I: Infill. Encourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life. Infill includes:

1. Mixed use development in the Downtown and/or in areas within walking distance to transit, employment centers, and commercial services where the environmental impacts of the development would be minimized;
2. Residential infill in/near established neighborhoods;
3. Increased densities on sites which can accommodate the increases without having an adverse effect on adjacent properties;
4. Targeted residential infill to help address the needs of Cuesta College students and employees, City and school district employees, seniors, lower income households and other special needs groups; and rehabilitation of older apartment complexes.

Land Use Element

Action Item 1. Amend the Zoning Ordinance to allow mixed-use projects in the Downtown and other suitable locations (near transit, multi-modal transportation facilities, commercial services, and/or employment centers).

Action Item 2. Prior to or concurrent with consideration of any mixed use projects, stringent design and construction standards shall be established.

POLICY LU-2J: Public Art. Art in public places is an essential element of the Community's quality of life, contributing to what makes Paso Robles a special place to live, work and shop.

Action Item 1. Public and private development projects shall be required to contribute toward the establishment and maintenance of art in public places, based on a formula and process to be established by the City Council.

GOAL LU-4: Public Services and Facilities. Maintain/improve the quality of life enjoyed by residents.

POLICY LU-4A: Service Levels. Strive to ensure that City services and facilities are maintained at current levels and/or adopted standards, and are funded as revenues become available. These standards are summarized as follows:

Police	Maintain a ratio of 0.5 non-sworn personnel per 1,000 population. Maintain a ratio of 1.4 to 1.6 sworn personnel per 1,000 population.
Emergency Services Public Works (Water, Sewer, Storm Drainage, Solid Waste)	Strive to achieve a 4 minute response to 90% of the calls for service. Maintain a ratio of 0.8 to 1.3 Firefighters per 1,000 population. Public facilities to be designed to meet the current and planned land uses, provisions to be made for continued operation, maintenance, and upgrades as necessary.
Library	Maintain 0.5 square feet per capita of library facilities.

Action Item 1. Direct City revenues toward continuing to fund the public services and on-going maintenance/operation of public facilities and utilities provided by the City (water, sewer, storm drains, police, emergency services, library, recreational services, and solid waste).

Action Item 2. Require new development in annexation areas and/or specific plan areas to establish funding mechanisms to pay for the construction, maintenance, and operation of required City services and facilities on an on-going basis: (1) at current levels; or (2) per adopted City standards, as well as in compliance with state and federal mandates; and/or (3) as deemed necessary during the environmental review and/or the fiscal impact review process.

Action Item 3. Require a fiscal impact analysis for new development in annexation areas and/or specific plan areas and condition projects accordingly so as to ensure that they will be fiscally neutral and not result in a net loss for the City.

Action Item 4. As part of implementation of the General Plan Update:

- Review/refine the existing Growth Management Plan to address Emergency service needs on a periodic basis.
- Revise/update the City's Master Plans of Water, Sewer, Storm Drainage, and Solid Waste and City standards and specifications for public facilities.
- Update the Capital Improvement Program so that it is in conformance with the revised Master Plans.
- Investigate expansion of branch libraries to serve outlying areas and adding new outreach programs, including a book mobile.
- Implement planned City library expansion into the 2nd floor of the existing library and develop City hall relocation plans, as feasible.
- Maintain the Youth Arts Center satellite library.

POLICY LU-4B: Support the public school districts' efforts to ensure that new development mitigates its impacts to public schools, particularly in avoiding overcrowding conditions. The following programs should be implemented unless the City Council finds that specific economic, social, environmental or other considerations make infeasible implementation of the program or aspect of the program in a particular situation.

Action Item 1. Enable the collection of those impact fees for development of capital facilities for public schools that are permitted by State Law to be applied to the issuance of building permits.

Action Item 2. Investigate and implement, if feasible, means to eliminate shortfalls that may result from the insufficiency of those impact fees to fund the acquisition of sites and construction of public schools. Such means may include, but would not be limited to, the following:

1. Conditioning legislative actions such as specific plans and rezones upon payment of supplemental fees, or making dedications of land in lieu of fees; arrangements should be investigated to enable such fees to be paid or dedications to be made at either the time of building permit issuance or prior to issuance of a Certificate of Occupancy.
2. Formation of Community Facilities (Mello-Roos) Districts or equivalent tools which include funding for acquisition of sites for and construction of public schools.

Action Item 3. Support the school districts' request that public school sites be located in accordance with the following standards:

1. Elementary Schools (grades K-5) need 10 acres of relatively flat or gently rolling land located in the center of an area with approximately 590 students, on a collector street and preferably not on an arterial street;

2. Middle Schools (grades 6-8) need 20 acres of relatively flat or gently rolling land located in the center of an area with approximately 900 student, on either a collector or an arterial street;
3. High Schools (grades 9-12) need 40 acres of relatively flat or gently rolling land located in the center of an area with approximately 2,250 students and on an arterial street.

Action Item 4. Refer development applications to the Paso Robles Union School District, Paso Robles Joint Union High School District, and Templeton Unified School Districts for comments and information. Seek to minimize traffic and circulation problems in the vicinity of school sites.

Action Item 5. Facilitate the provision of schools by continuing to work closely with the school districts during the site selection and development process. For example, when development proposals are submitted for large projects triggering needs for additional schools, the districts should determine which parcels would be appropriate school sites, and specify appropriate location, accessibility and land use compatibility standards for school site selection.

3.0 Development Boundaries

City Limits, Sphere of Influence, and Expansion Areas

Following completion of the Olsen Ranch and Beechwood Annexations in 2004 and the Linne Road (Our Town) Annexation in 2005, there are 19.9 square miles (12,739 acres) within City Limits.

The City's existing Sphere of Influence (SOI) was established by the Local Agency Formation Commission (LAFCO) of the County of San Luis Obispo. The LAFCO-designated SOI for Paso Robles identifies the probable corporate boundaries and service area for the City for a 20-year period. Per state law, the expansion of the City's corporate boundaries into its SOI cannot occur until LAFCO approves an application for annexation. The existing City boundary and its SOI are shown on Figure LU-1. The SOI currently includes nine subareas around the City; the combined area of these subareas is 465 acres.

The Local Government Reorganization Act was amended in 2000 to address LAFCO's purpose, pursuant to AB 2838. The goals of "preserving open space and prime agricultural lands" and "efficiently providing government services" were added to the existing goals of discouraging urban sprawl and encouraging the orderly formation of local agencies.

Specifically, Section 56300 of the Government Code was amended to:

- State that goals to discourage urban sprawl, preserve open space and agriculture and provide efficient governmental services may sometimes compete with the need for orderly development.
- State that providing housing is an important factor in promoting orderly development.

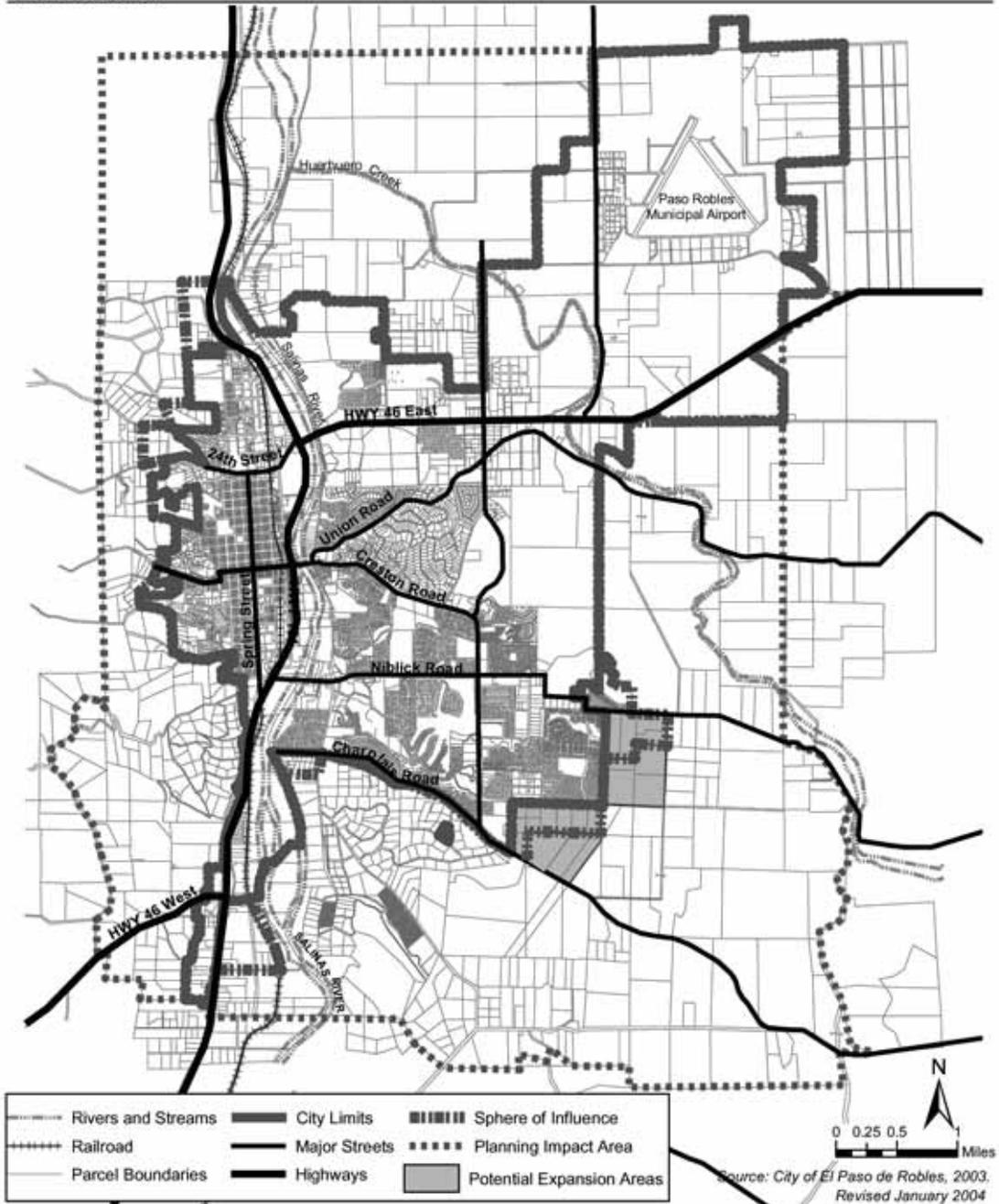
- Add a preference to accommodate growth within or through the expansion of local agencies that can “best accommodate” services and housing for all incomes in “the most efficient manner feasible.”
- Promote multi-purpose governments, especially in urban areas, but recognizing the critical role of limited purpose agencies, especially in rural communities.
- Add a preference that service responsibility be allocated to governmental agencies that can “best provide government services.”

Planning Impact Area

As part of a 1991 Land Use Element update, the City established the maximum potential geographical boundaries to which the City could grow in the foreseeable future, as well as areas within which development could impact the City. These geographical boundaries are called the City’s Planning Impact Area. The City has no jurisdictional authority over areas within the Planning Impact Area that are outside of the City limits. In addition, any potential expansion of the City or its Sphere of Influence to include portions of the Planning Impact Area currently outside its Sphere of Influence would require LAFCO consideration and approval. It should be noted that a Planning Impact Area is not recognized under state law, and thus does not require LAFCO approval to be established by the City.

As shown on Figure LU-1, the City’s Planning Impact Area is expanded to the northwest to form a more logical boundary than what was included in the 1991 Land Use Element. Land use designations within each subarea are shown in Figures LU-6. Note that the land use designations shown outside the City’s proposed expansion areas are intended to facilitate long-range planning coordination efforts between the City and the County.

City of El Paso de Robles General Plan 2003
Land Use Element



**El Paso de Robles City Limits
 SOI Boundaries and Planning Impact Area**

Figure LU-1
 City of El Paso de Robles

4.0 Land Use Categories

There are 26 land use categories and 9 special study overlay categories. The purpose of the Land Use Categories and the Land Use Map are to provide designations to guide the general distribution, location and extent of the various types of land uses in the City.

Agricultural Land Use Category

Agriculture (AG)

Purposes:

- To allow and protect the operation of agricultural uses;
- To provide open space;
- To provide a viable land use in areas impacted by airport operations.

Residential Land Use Categories

There are 13 residential land use categories under the General Plan, which address a range of housing types and allowed densities.

Residential Rural (RR) Land Use Category

Purposes:

- To provide a transition/buffer zone between urban and semi-urban land uses and viable agricultural uses;
- To provide an area, at the edge of the City, for relatively large lot residential development, at a maximum of 1 dwelling unit per 5 acres.

Residential Suburban (RS) Land Use Category

Purpose: To provide semi-rural single-family residential neighborhoods, at a maximum of 1 dwelling unit per 2.5 acres.

Residential Single-Family (RSF-1, -2, -3, -4, and -6) Land Use Category

Purpose: To provide urban single-family residential neighborhoods with a range between 1 and 6 dwelling units per gross acre (prior to dedication for streets). In order to attain an orderly land use pattern, some areas will have density caps of 1, 2, 3, 4, or 6 units per gross acre. Such areas are indicated on the General Plan Land Use Map as RSF-1, RSF-2, RSF-3, RSF-4, and RSF-6, respectively.

Residential Multiple Family, Low Density (RMF-8, RMF-9) Land Use Category

Purposes:

- To provide multiple family residential neighborhoods at relatively low densities, typically consisting of buildings with 2 to 3 dwelling units, at densities up to 8 or 9 dwelling units per acre;
- To permit clustered and/or attached housing production in environmentally sensitive locations;
- To permit multi-family development without giving the impression of a high density environment;
- To meet the needs of persons seeking rental housing units, at various price levels;
- To provide housing in close proximity to schools, shopping, and other services, including public transit;
- To provide a transition zone between single-family residential neighborhoods and higher-intensity land uses.

Net lot area does not include the following:

- (1) The full right-of-way for interior and adjacent streets;
- (2) Areas with slopes exceeding 35 percent;
- (3) Oak woodlands (e.g., north-facing slopes with dense oak growth);
- (4) Areas within the 100 year flood zone as determined by the City Engineer;
- (5) Areas occupied by significant resources (e.g., archaeological or historical) that may be identified as a result of environmental review.

Residential Multiple Family, Medium Density (RMF-12) Land Use Category

Purposes:

- To provide multiple family residential neighborhoods consisting of buildings with four or more dwelling units at densities up to 12 dwelling units per acre.
- To provide multi-family residential neighborhoods consisting of buildings with less than four dwelling units (including single-family detached units) when the following criteria can be met:
 - a. provide an innovative site and building design that promotes architectural and design excellence;
 - b. provide a density as close to 12 dwelling units per acre as possible;
 - c. provide multi-family type design features such as common outdoor areas, courtyards and recreation areas;
- To provide multi-family development on sites that can accommodate increased density;
- To meet the needs of persons seeking rental housing units, at various price levels;
- To provide housing in close proximity to schools, shopping, and other services, including public transit;
- To provide a transition zone between single-family residential neighborhoods and higher-traffic areas.

Residential Multiple Family, Medium-High Density (RMF-16) Land Use Category

Purposes:

- To provide multiple family residential neighborhoods consisting of buildings with four or more dwelling units on sites that are 2 acres or larger in area, allowing up to 16 dwelling units per acre;
- To meet the needs of persons seeking rental housing units, at various price levels;
- To provide housing in close proximity to schools, shopping, and other services, including public transit.

Residential Multiple Family, High Density (RMF-20) Land Use Category

Purposes:

- To provide multiple family residential neighborhoods consisting of buildings with four or more dwelling units on sites that are 2 acres or larger in area, allowing up to 20 dwelling units per acre.
- To provide the highest permissible density, located where such density can be accommodated through sensitive site and building design;
- To meet the needs of persons seeking rental housing units, at various price levels;
- To provide housing in close proximity to schools, shopping, and other services, including public transit;
- To provide a transition zone between single-family residential neighborhoods and higher-intensity land uses.

Mobile Home Park/Subdivision (MH) Land Use Category

Purpose: To provide areas for the development of mobile home parks and subdivisions, at a maximum intensity of 5 dwelling units per acre.

Commercial Land Use Categories

There are six commercial categories, which typically accommodate commercial development, but can under some circumstances allow residential or industrial uses. Areas along highways, arterials and the downtown core are reserved for a more intensive mixture of uses. Uses that tend to not be aesthetically appealing, such as mini-storages, should be placed away from viewsheds and gateway areas to the City.

Neighborhood Commercial (NC) Land Use Category

Purpose: To provide for the convenience shopping needs of the surrounding neighborhood.

Office Professional (OP) Land Use Category

Purpose: To provide areas to serve the City's needs for professional office space.

Note: The OP designated site at the northeast corner of Creston and Rolling Hills Roads shall be developed in such a manner that any drive approach into Creston Road shall permit only right turns into and out of the site.

Downtown Commercial (DC) Land Use Category

Purpose: To provide a land use category for the historic downtown, which is to serve as a center for entertainment, culture, the arts, civic facilities and events, education, community, regional, and visitor-serving retail, and offices. In order to enhance the economic vibrancy of the downtown, priority for ground floor space is to be given to uses that generate a substantial amount of pedestrian traffic, such as retail, restaurants, theatres, wine-tasting, and services such as banks, realty offices, and personal services. Offices that do not generate pedestrian traffic and residential uses may be limited to occupying upper floors.

Community Commercial (CC) Land Use Category

Purpose: To provide a land use category for commercial centers that serve the City as a whole, such as the historic downtown and designated shopping centers.

Regional Commercial (RC) Land Use Category

Purpose: To provide for the retail shopping needs of the City and region.

Commercial Service (CS) Land Use Category

Purpose: To provide areas for highway-related, commercial services, and light industrial uses.

Mixed Use Land Use Categories

Two mixed use land use categories are established to accommodate multi-family residential and light commercial uses both within the same district and on the same property within such districts.

Mixed Use, 8 Units per Acre (MU8) Land Use Category

Purpose: Applied within the Uptown/Town Centre Specific Plan Area to allow a mix of multi-family residential at 8 units per acre and limited commercial uses such as offices, personal services, and neighborhood markets.

Mixed Use, 12 Units per Acre (MU12) Land Use Category

Purpose: Applied within the Uptown/Town Centre Specific Plan Area to allow a mix of multi-family residential at 12 units per acre and limited commercial uses such as offices, personal services, neighborhood markets, banks, retail shops, and restaurants.

Industrial and Business Park Land Use Categories

The Industrial land use category has been developed to encourage the continued viability of existing industrial development while providing encouragement for new industry to locate in the City. In addition, a Business Park (BP) category is proposed to accommodate campus-like light industrial development.

Business Park (BP) Land Use Category

Purpose: To provide areas for clean and attractive businesses and industries in which all activities are conducted indoors (some limited outdoor storage and/or activities may be permitted via approval of a conditional use permit and if completely screened). Where appropriate, compatible convenience and highway commercial land uses may be located in the Business Park category.

The Business Park category is established in the following areas:

- Airport and surrounding areas;
- Commerce Way;
- Ramada Drive, north of Highway 46 West.

Note: Within the Business Park category, nonconforming industrial land uses may be permitted to expand with City Council approval via Planned Development or its equivalent and/or Conditional Use Permit.

Industrial (M) Land Use Category

Purpose: To provide areas for general industrial uses that involve outdoor activities.

The Industrial category is established for the following areas:

- North River Road;
- 24th – 28th Streets (West of Union Pacific Railroad);
- Ramada Drive, south of Highway 46 West.

Public Facility and Open Space Categories

The Open Space designation is used on land where the conservation of resources is the primary concern. The Public Facility designation is established for public lands, typically where utilities, civic or institutional functions are found.

Public Facilities (PF) Land Use Category

Purpose: To provide a land use category for facilities owned and operated by public agencies (City, County, State, and local districts). Public school sites are included within this category.

Parks and Open Space (POS) Land Use Category

Purpose: To provide a category for public and private properties that are to be used only for open space and recreation.

Table LU-4 summarizes each basic land use category, uses in the category, allowable land uses in the category, and the associated development density. For mapping purposes, the area within the City Limits and Planning Impact Area are divided into subareas in order to show land use designations in greater detail and fit into the General Plan format. These subarea maps are in Figure LU-6.

Table LU-4. General Plan Land Use Category Summary

Category	Typical Uses and Development Intensity/Density ¹
<i>Land Use Categories</i>	
Agriculture (AG)	Single-family residential and agricultural uses. Two dwelling units per 20 acres (0.1 unit/acre).
Residential Rural (RR)	Single family residential and accessory uses, as well as agricultural uses, churches, and schools. Maximum 1 dwelling unit per 5 acres.
Residential Suburban (RS)	Single family residential and accessory uses, as well as limited agricultural uses (crop production, limited animal raising), churches, and schools. Up to 1 unit/2.5 acres.
Residential Single Family (RSF-1)	Single family residential with accessory uses, as well as churches, schools, and limited commercial recreational uses such as golf courses, tennis clubs, resort hotels, and equestrian facilities. Maximum 1 dwelling unit per acre.
Residential Single Family (RSF-2)	Single family residential with accessory uses, as well as churches, schools, and limited commercial recreational uses such as golf courses, tennis clubs, resort hotels, and equestrian facilities. Maximum 2 dwelling units per acre.
Residential Single Family (RSF-3)	Single family residential with accessory uses, as well as churches, schools, and limited commercial recreational uses such as golf courses, tennis clubs, resort hotels, and equestrian facilities. Maximum 3 dwelling units per acre.
Residential Single Family (RSF-4)	Single family residential with accessory uses, as well as churches, schools, and limited commercial recreational uses such as golf courses, tennis clubs, resort hotels, and equestrian facilities. Maximum 4 dwelling units per acre.
Residential Single Family (RSF-6)	Single family residential with accessory uses, as well as churches, schools, hotels, and equestrian facilities. Maximum 6 dwelling units per acre.
Residential Multi-Family Low Density (RMF-8)	Single-family or multi-family residential with accessory uses, churches and schools. Up to 8 units/acre allowed.
Residential Multi-Family Low-Medium Density (RMF-9)	Single-family or multi-family residential with accessory uses, churches, and schools. Maximum 9 units/acre allowed.
Residential Multi-Family Medium Density (RMF-12)	Single-family or multi-family residential with accessory uses, churches and schools. Maximum 12 units/acre allowed.
Residential Multi-Family Medium-High Density (RMF-16)	Single-family or multi-family residential with accessory uses, churches, and schools. Maximum 16 units/acre allowed.
Residential Multi-Family High Density (RMF-20)	Single-family or multi-family residential with accessory uses, churches, and schools. Maximum 20 units/acre allowed.
Mobile Home Park/Subdivision (MHP)	Mobile home parks and subdivisions. Maximum 5 units/acre.
Neighborhood Commercial (NC)	Convenience shopping and personal services. (General offices only if located within multi-tenant centers designed for neighborhood retail use, and limited numbers of dwelling units to enhance security and to reduce vehicle miles traveled).
Office Professional (OP)	Professional offices, medical clinics and laboratories, and retail and services that support professional offices, as well as limited numbers of dwelling units to enhance security and to reduce vehicle miles traveled.

Table LU-4. General Plan Land Use Category Summary

Category	Typical Uses and Development Intensity/Density ¹
Mixed Use, 8 Units per Acre (MU8)	Applied within the Uptown/Town Centre Specific Plan Area to allow a mix of multi-family residential at 8 units per acre and limited commercial uses such as offices, personal services, and neighborhood markets.
Mixed Use, 12 Units per Acre (MU12)	Applied within the Uptown/Town Centre Specific Plan Area to allow a mix of multi-family residential at 12 units per acre and limited commercial uses such as offices, personal services, neighborhood markets, banks, retail shops, and restaurants.
Downtown Commercial (DC)	The historic downtown area, which is to serve as a center for entertainment (restaurants, wine-tasting, theaters, art galleries) and retail, such as department stores and specialty shops, that serves the City-wide, regional, and visitor shopping needs, which are to be given priority for ground floor space. Limited amounts of services such as banks, realty offices, and personal services may occupy ground floor space. In general, offices and residential uses may be limited to occupying upper floors.
Community Commercial (CC)	Commercial centers that serve the City as a whole: food markets, department stores, variety stores, drug stores, banks, offices, clinics, specialty retail, personal services establishments, and similar uses. In the Uptown/Town Centre Specific Plan Area, residential uses may occupy upper floors and rear portions of buildings. Elsewhere in the City, limited numbers of dwelling units may be combined with commercial uses on the same lot to enhance security and to reduce vehicle miles traveled.
Regional Commercial (RC)	Retail and service uses that serve the region as a whole, such as general merchandise, department stores, clothing, office supplies and stationary, autos and recreational vehicles, and electronic items, gasoline service stations, as well as limited numbers of dwelling units to enhance security and to reduce vehicle miles traveled. Certain land uses such as restaurants, hotels and motels may be considered only if they will not have an adverse impact on downtown revitalization efforts.
Commercial Service (CS)	Areas for highway-related, commercial services, and light industrial uses. Auto sales, rental and repair, restaurants, motels, building and landscaping materials sales, large appliance sales and repair, equipment rental, contracted services, light manufacturing and assembly, as well as limited numbers of dwelling units to enhance security and to reduce vehicle miles traveled.
Business Park (BP)	Areas for clean and attractive businesses and industries in which all activities are conducted indoors (some limited outdoor storage and/or activities may be permitted via approval of a conditional use permit and if completely screened). Manufacturing, fabrication, assembly, research and development, industrial services, warehousing, wholesale distribution, and convenience commercial uses, particularly those that support industrial uses (e.g., copy/blueprint services, coffee shops, convenience markets, gasoline sales).
Industrial (M)	Areas for general industrial uses that involve outdoor activities. Manufacturing and fabrication, industrial services, outside storage, auto repair, warehousing, and wholesale distribution.
Public Facilities (PF)	Facilities owned and operated by public agencies (City, County, State, and local districts). Hospitals, community centers, government offices, schools, cemeteries, public service facilities, and parks.

Table LU-4. General Plan Land Use Category Summary

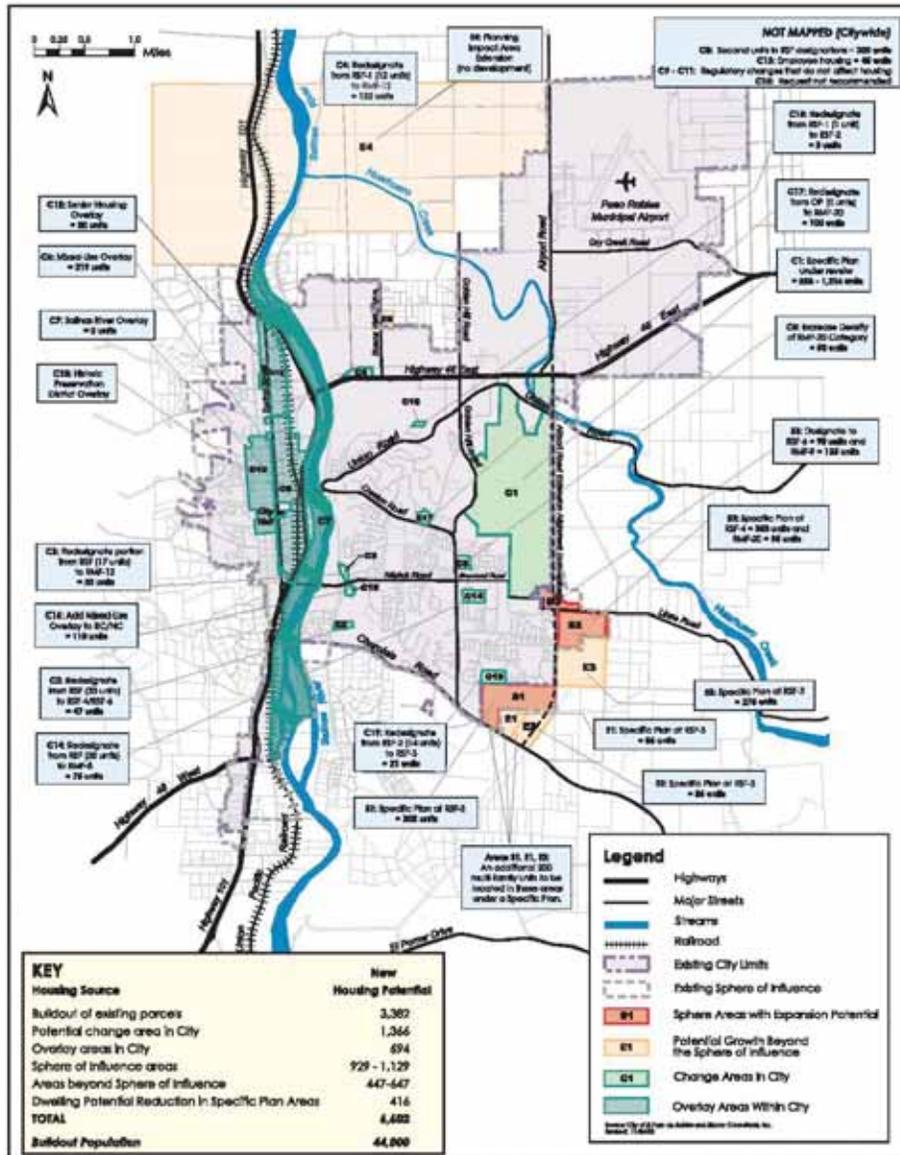
Category	Typical Uses and Development Intensity/Density ¹
Parks and Open Space (POS)	Public and private properties that are to be used only for open space and recreation. Parks, City-owned land in the Salinas River and along creeks and steep, wooded hillsides, golf courses, hotels and motels in close proximity to golf courses, and commercial recreation.
<i>Overlay Districts (as shown in Figures LU-3 and LU-4)</i>	
Specific Plan (SP)	<p>Development subject to Specific Plan requirements, to be prepared in accordance with State law. Applied to the following areas shown in Figure LU-3:</p> <ul style="list-style-type: none"> • Borkey Specific Plan area bordering State HWY 46 to the north and the Salinas River; • Union/46 Specific Plan area bounded by Union Road and State HWY 46 between North River Road and Prospect Avenue; • Chandler Ranch Specific Plan area located east of Golden Hill Road, south of Union Road and north of the intersection of Sherwood Road and Fontana Road; • Olsen Ranch Specific Plan, located south of Linne Road, west of Hanson Road, north of Meadowlark Road, and east of the 2003 city limit • Beechwood Area Specific Plan, located north of Creston Road, east of Beechwood Drive, south of Meadowlark Road, and west of the PG&E right of way. • Oak Park Area Specific Plan, located on properties east of Park Street to the Railroad that are north of 28th Street north until the CS boundary line north of 34th Street.
Airport (AP)	Development subject to special review based on inclusion within Airport Land Use Plan. Applies to all properties within the adopted Airport Land Use Plan area.
Flood Hazard (FH)	Development subject to special requirements due to flood hazards mapped by FEMA.
Office Professional (OP)	Office professional development allowed pursuant to Commercial Land Use policies.
Resort/Lodging (RL)	Allows resorts, lodging and related ancillary land uses without providing the broader range of land uses associated with a Commercial or Industrial General Plan designation. Can be applied on any property.
Mixed Use (MU)	High Density Multi-Family Residential uses (up to 20 units per acre) allowed pursuant to Multi-Family Residential and Commercial Land Use policies, as applicable. With the General Plan Update, this new overlay category would be established as provided under General Plan Multi-Family Residential Land Use Policies. Under this General Plan Update, this overlay would be applied to the area located on the southeast quadrant of Niblick and South River Roads, which is designated for Regional Commercial (RC) use and other designated locations. With this overlay district, properties could be developed with multi-family residential uses, and multifamily residential units could be established on second stories above existing commercial or office uses.

Table LU-4. General Plan Land Use Category Summary

Category	Typical Uses and Development Intensity/Density ¹
Salinas River (SR)	Development subject to special review for standards related to conservation, access and recreational opportunities along the Salinas River corridor. Standards would be developed to address conservation, access and recreational opportunities along this corridor.
Historic Preservation (HP)	Development subject to special review for consistency with historic preservation standards. This overlay category is applied to the district bordered by Chestnut Street, Oak Street, 8 th Street and 21 st Street, inclusive of both sides of these boundary streets. Standards would be developed to address preservation of historic structures within this area.
Planned Development (PD)	To provide for innovation and flexibility in the design of residential, commercial and industrial developments. Approval of a planned development can allow modification of certain development standards if it results in better design or greater public benefit. Would apply to all areas designated for residential, commercial, and industrial land use and does not require a "PD" overlay to be established for each property.

¹ The City may establish lower maximum densities, on an individual site basis, based on environmental constraints, hillside development ordinance and discretionary review requirements (e.g., subdivision maps and Planned Developments, or their equivalents). The table indicates typical land development that could be accommodated under a particular designation in the absence of an established physical or policy constraint. Specifically allowed uses would be established through the Zoning

City of El Paso de Robles General Plan 2003
Land Use Element



Land Use Designation Changes
 from the 1991 General Plan

Figure LU-2
 City of El Paso de Robles

Overlay Designations

Overlay Designations are established in combination with basic land use categories in order to achieve certain land use objectives. The location of the Specific Plan Overlay District is shown in Figure LU-3 and other overlay districts are shown on Figure LU-4.

Specific Plan (SP)

Purpose: This overlay designation is established where infrastructure needs, land use patterns, or other substantial land use related issues indicate a need to require the preparation and adoption of a Specific Plan, as defined by California Government Code sections 65450 et seq. In such instances, the City may require completion of a specific plan prior to approval of a subdivision or development plan for any property located within the Specific Plan category. The City Council will determine the method of funding for a specific plan on a case by case basis.

Within specific plan areas, a fee schedule may be established to provide adequate funding for on- and off-site public facilities and improvements of benefit to properties within the designation specific plan areas. Such fees are above and beyond any property-specific or Citywide property taxes, fees, charges, or assessments.

Although the Specific Plan overlay does not itself modify land uses, the adoption of a specific plan pursuant to this overlay category, and consistent with the underlying basic land use categories, can have the effect of modifying underlying zoning districts and their regulations.

- Borkey Specific Plan. In total, the Specific Plan area includes approximately 650 acres, bordering State Route 46 to the north and the Salinas River.
- Union/46 Specific Plan. A Specific Plan for a 527-acre area bounded by Union Road and State Route 46 between North River Road and Prospect Avenue.
- Chandler Ranch Area Specific Plan. This area includes a total of 837 acres planned for up to 1,439 units (subject to limitations shown in Policy LU-2G), located east of Golden Hill Road, south of Union Road and north of the intersection of Sherwood Road and Fontana Road. It also includes the Our Town area, which is outside the 2003 City limits, but within the City's Sphere of Influence.
- Uptown/Town Centre Specific Plan. This area includes a total of 1,100 acres between 1st and 38th Streets and between the Salinas River and the properties fronting onto the west side of Vine Street. This specific plan addresses redevelopment and infill development of the historic core of the City.
- Olsen Ranch Specific Plan. A specific plan would be required that includes areas outside the January 2004 City limits, encompassing Areas S2 and E3, which are generally east of the future extension of Airport Road, and south of Linne Road. This area includes about 241 acres, 18 of which are within a PG and E right of way. The

plan would envision up to 673 dwelling units (subject to limitations shown in Policy LU-2G).

At least 95 of these dwellings must be developed at a density consistent with the RMF-20 designation. The specific plan process will be used to determine the actual distribution of land uses and parcel sizes.

- Beechwood Area Specific Plan. A specific plan would be required that includes areas outside the January 2004 City limits, encompassing Areas S1, E1 and E2, which are generally west of the future extension of Airport Road, north of Creston Road, east of Beechwood Drive, and south of Meadowlark Road. This area includes about 236 acres, 24 of which are within a PG and E right of way. The plan would envision up to 674 dwelling units (subject to limitations shown in Policy LU-2G). At least 200 of these dwellings must be developed at a density consistent with the RMF-20 designation. The specific plan process will be used to determine the actual distribution of land uses and parcel sizes.

Airport (AP)

Purpose: This overlay category is established over all property included within the Airport Land Use Plan adopted by the County Airport Land Use Commission. Development within an AP Overlay area is subject to special review based on the recommendation of the Airport Land Use Plan.

Portions of the Airport Influence Area covered by the Airport Land Use Plan are envisioned as the City's opportunity for future industrial development, particularly business parks and industry associated with the potential future expansion of the Paso Robles Municipal Airport. As a result of safety and noise constraints, residential land uses beyond current entitlements are considered to be incompatible land uses (see Airport Land Use Plan for further information).

Office Professional (OP)

Purpose: This overlay category is established to retain and provide for residential uses as the primary use in accordance with the base residential district, but to act as a transitional district which could accommodate mixed office and residential uses.

Mixed-Use (MU)

Purpose: This overlay category is established to allow for a mix of residential and commercial uses. The overlay category is intended to provide for additional housing opportunities and to provide housing, jobs, and services in close proximity to one another.

Residential development may be approved consistent with the highest density multifamily land use designation. This designation applies in the southeast quadrant

of Niblick and South River Roads and would be subject to design standards that will be formulated as a separate document.

Resort/Lodging (R/L)

Purpose: The Resort/Lodging (R/L) overlay is intended to provide a means through which the city can consider and selectively provide appropriate locations for resort hotels, motels, bed and breakfast inns, and similar forms of visitor-serving lodging (along with related accessory/ancillary land uses). This overlay would assist the city in achieving the goal in the adopted economic development strategy to develop El Paso de Robles into an "end destination" tourist attraction by encouraging consideration of appropriate locations for resorts, lodging and related/ancillary land uses (without providing the broader range of permitted and conditionally permitted land uses and the accompanying neighborhood and environmental impacts that are associated with a commercial or industrial general plan or zoning designation). The R/L land use overlay can be established on any property.

Salinas River (SR)

Purpose: This overlay category is established to ensure that development along the Salinas River corridor addresses conservation, access, and recreational opportunities. Development within this overlay is subject to special review for standards related to conservation, access and recreational opportunities along the Salinas River corridor. A Salinas Corridor Plan will be developed as a separate program.

Historic Preservation (HP)

Purpose: This overlay category is established to address preservation of historic structures. This overlay applies to development within the district bordered by Chestnut Street, Oak Street, 8th Street and 21st Street, inclusive of both sides of these boundary streets. Development in this area is subject to special review for consistency with historic preservation guidelines.

Senior Housing (SH)

Purpose: This overlay category is established to provide for the development of senior housing with specific design criteria. The Senior Housing Overlay applies to the area south of Hwy 101, west of the Railroad, north of 24th Street, and east of Oak Street.

Planned Development (PD)

Purpose: The Planned Development Overlay is intended to encourage development which is sensitive to the natural topography of the site, maintains and enhances significant natural resources, encourages creative and higher quality development design through allowed flexibility in project design while providing for essential development standards, and to ensure quality of overall project design, architectural

treatment, and appropriate use of color and materials. It shall be the City's policy to permit the provisions of the PD overlay to apply to properties City-wide, whether or not they have a PD Zoning Overlay explicitly designated on the City's Zoning Maps.

Flood Hazard (FH)

Purpose: This overlay category is established to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas. The overlay areas are established over all lands identified by the most up to date Flood Insurance Rate and Flood Boundary and Floodway Maps (Currently the most up to date map is dated December 16, 1981, prepared by the Federal Emergency Management Agency [FEMA]).

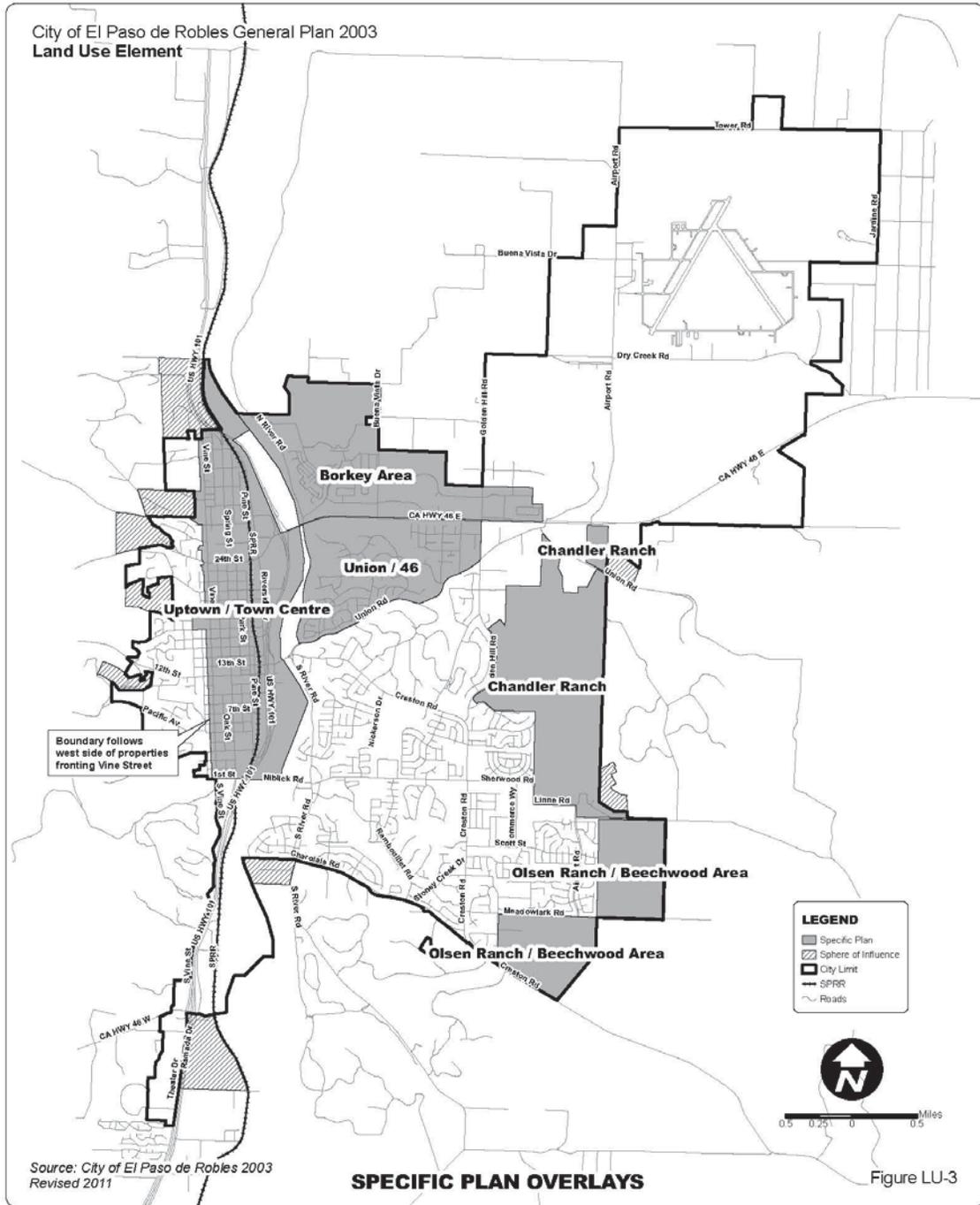
Airport Noise Disclosure / Airport Influence Area:

The City Council's adopted Vision Statement for the Paso Robles Municipal Airport calls for the facility to serve as a "Regional Airport". Continued expansion of airport operations can be expected to include generation of aircraft related noise, vibration, or odors.

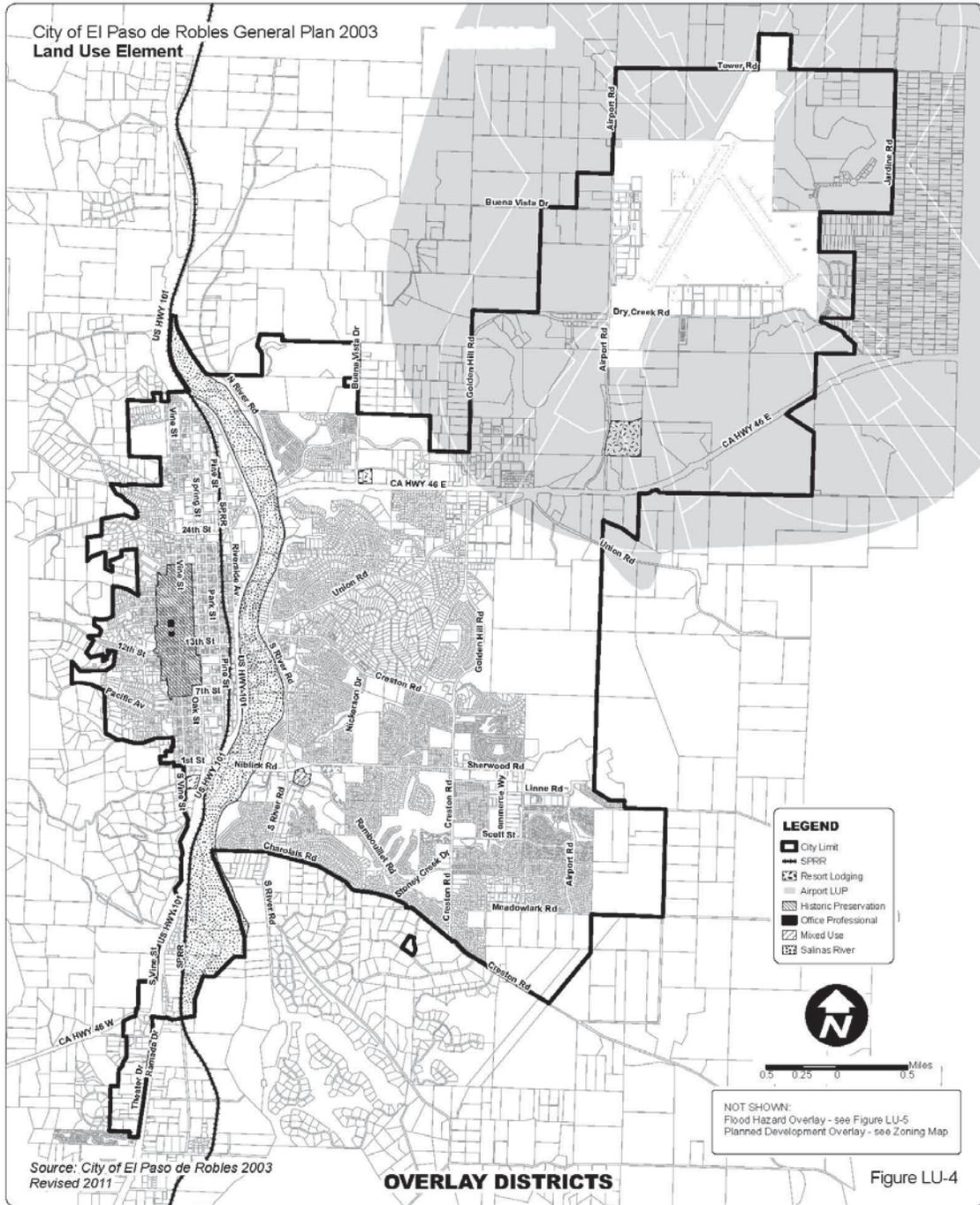
Within close proximity of the Airport the City can restrict land uses to insure compatibility with current and future airport operations. For areas further away from the Airport, noise and other impacts will still be perceived. Although the level of impacts is not anticipated to be significant in terms of environmental impact, the presence of aircraft noise and related impacts could well be a source of annoyance to property owners.

Based on the relationship of take-off patterns, the current and continued use of the Paso Robles Municipal Airport by certain types of aircraft, and the real potential for various types of aircraft including but not limited to those with jet engines, and uncertainty regarding the permanence of existing flight patterns, aircraft noise and other impacts are anticipated to have continuing and potentially increasing influence on land uses within the current and future boundaries of the City of Paso Robles.

In order to help insure compatibility of the Paso Robles Municipal Airport with future land uses that might be impacted by aircraft impacts, it is the policy of the City Council to insure maximum reasonable public disclosure of the Airport. With that goal in mind, as a condition of new discretionary land use and development approvals the City will include a requirement calling for a recorded "Notice of Airport in Vicinity and Airport Operations Plans" to alert future property owners of the City's plans to continue to expand operations at the Paso Robles Municipal Airport. The notice requirement would apply to all properties within the current and future boundaries of the City of Paso Robles east of Highway 101, including but not limited to those illustrated in Figure 7 of the Land Use Element of the General Plan. The purpose and intent of this notice is to comply with the "Notice of Airport in Vicinity" called for in State Business and Professions Code Section 11010 et seq.



City of El Paso de Robles

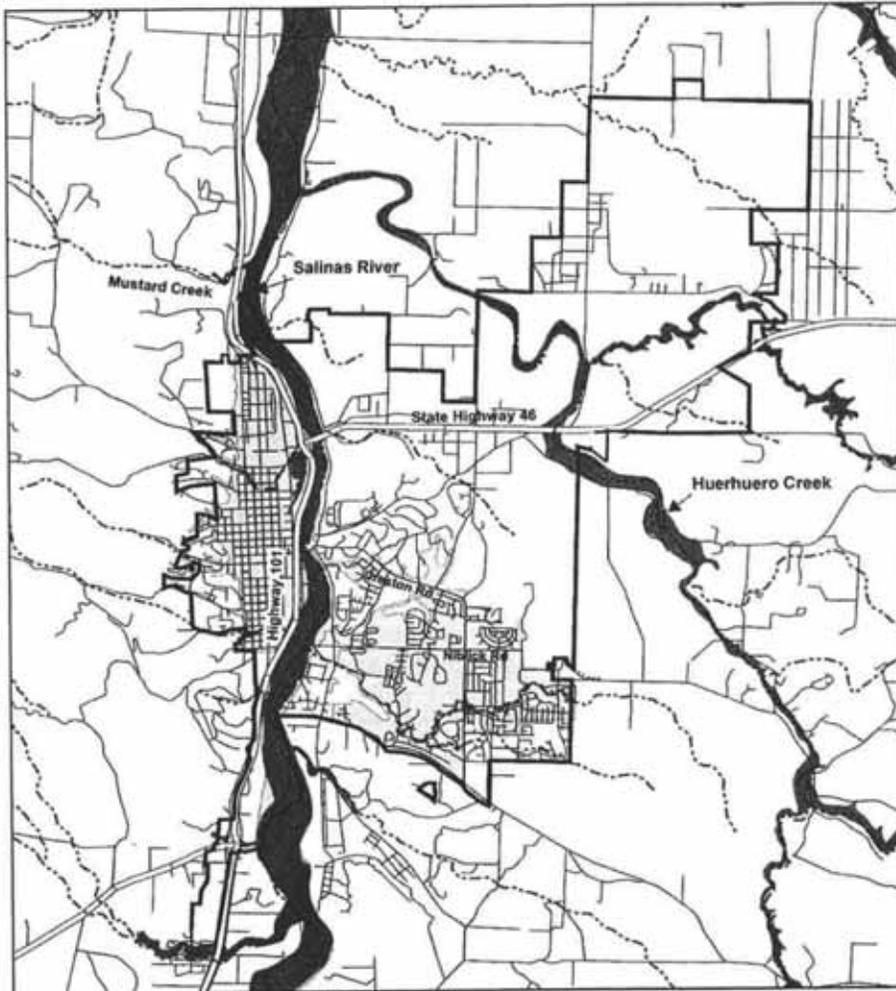


City of El Paso de Robles



City of El Paso de Robles

City of Paso Robles General Plan
Land Use Element



Source: San Luis Obispo County, October 1998.
 Projection: Lambert Conformal Conic.

- Legend**
- City Limits
 - Major Roads
 - Roads
 - Streams
 - FEMA Flood Zone**
 - 100 Year Flood Plain
 - 500 Year Flood Plain

FEMA Flood Plain Hazards

Figure LU-5
 City of El Paso de Robles

Figures LU-6A through LU-6X, which constitute the Land Use Map, are maintained on the City's website: www.prcity.com on the following page:

www.prcity.com/government/departments/commdev/planning/land-use-maps.asp.

Note: Figures LU-6A through LU-6K, which show base and overlay land use categories for properties within City Limits, have been consolidated into a single electronic map, which is noted on the above linked web page as "Figure LU-6". Selecting the "Figure LU-6" link will take readers to an index map from which they can select maps for subareas of the City.