

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: GENERAL PLAN AMENDMENT: UPTOWN SPECIFIC PLAN OVERLAY LAND USE DISTRICT

DATE: APRIL 10, 2007

Needs: To consider a City-initiated amendment to the Land Use Element of the General Plan to establish an Uptown Specific Plan Overlay Land Use District and to delete the Oak Park Specific Plan Overlay Land Use District.

- Facts:
1. The 2003 Land Use Element sets forth policies and actions for the future development and re-development of the City of Paso Robles, striving toward an overall goal of becoming a balanced community where the great majority of the residents can live, work, and shop. The Economic Strategy enhances this vision and sets forth principles and actions to further its realization.
  2. Properties located within a 400 acre area located generally north of 23<sup>rd</sup> and 24<sup>th</sup> Streets, west of Highway 101 (except the "Hot Springs" property northeast of Highway 101 and Spring Street), and east of Vine Street (except certain properties west of Vine Street, north of 28<sup>th</sup> Street) collectively have a unique set of opportunities and challenges related to realization of General Plan and Economic Strategy goals and vision that would best be addressed via the preparation of a Specific Plan.
  3. The first step in the Specific Plan process is to amend the Land Use Element (both the Land Use Map and Element text) to define the geographic extent of the planning project area, and to establish a Specific Plan Overlay Land Use District.
  4. Attached to this report are a map of the proposed Uptown Specific Plan Overlay Land Use District, proposed text for the Land Use Element, and a draft Scope of Work for the Uptown Specific Plan.
  5. The Land Use Element establishes the Oak Park Specific Plan Overlay Land Use District for the Oak Park Public Housing property located east of Park Street, between 28<sup>th</sup> and 34<sup>th</sup> Streets. The proposed Uptown Specific Plan would incorporate this smaller area, making the Oak Park Specific Plan Overlay Land Use District obsolete, hence it is proposed to be deleted.
  6. The Paso Robles Housing Authority has initiated a planning effort to define their vision for the redevelopment of Oak Park Public Housing. The Uptown Specific Plan process will be structured to work with the Housing Authority in this effort.
  7. Amendment of the General Plan is an action that is subject to the California Environmental Quality Act. An Initial Study has been prepared, and is attached to this report, which concludes that this general plan amendment, which essentially only commits the City to preparing a specific plan, will have no effect on the environment. The Initial Study does recognize, however, that the Specific Plan may have effects on

the environment and indicates that an environmental impact report will need to be prepared for the Specific Plan.

8. Since the proposed General Plan Amendment would place an overlay land use district on properties, public notice was mailed to all property owners within, and within 300 feet of, the proposed overlay land use district/specific plan project area. Notice was also mailed to residents and stakeholders (e.g., School District, County Office of Education, Housing Authority, and many others.)

Analysis and  
Conclusion:

The Specific Plan will be rooted in the goals, policies, and actions set forth in the City's 2003 General Plan and 2006 Economic Strategy and will provide a detailed vision for development of properties within the planning area.

Within the proposed planning area, there are opportunities to be pursued and problems to be addressed relating to land use, housing, community design, and circulation (for vehicles, pedestrians, and cyclists) to improve the health, safety, livability, and investment in the neighborhoods comprising this area and will strive to do so in a cohesive and comprehensive manner. A specific plan offers the best tool for establishing a vision, for identifying the best combinations of land uses, housing, open space, and transportation and public facilities for the planning area.

The City will be referring to this effort as the "Uptown Specific Plan". It is anticipated that this plan will include such items as:

- Preparing a new vision for land uses and development for the area as a whole. This may include providing: a new mix of residential and commercial land uses with a variety of housing types and densities; neighborhood commercial sites integrated into housing areas; and new public spaces (primarily recreational).
- Proposing street, alley, and pedestrian/bikeway improvements, which will serve to calm through-traffic, link neighborhoods, and to support walking, bicycling, safe routes to schools and use of public transit. The City also hopes to improve the pedestrian/bicycle link between the east and west sides of the railroad, as the current 24<sup>th</sup> Street bridge over the tracks provides poor access.
- Recommendations for architectural and site planning concepts and development standards that would replace the current zoning standards and encourage future investment in the area.

The preparation of a specific plan, itself, will be initiated by the City later in 2007. The process of preparing a specific plan will include public workshop meetings open to both property owners and area residents. Owners and residents will also be encouraged to participate by providing written comments. The process of preparing a specific plan will likely take more than a year to complete.

It is anticipated that the Uptown Specific Plan may recommend changes to land use types and intensities and may propose changes to transportation, open space, and public facilities that warrant further amendments to the General Plan. An Environmental Impact Report will be prepared for the Specific Plan and any subsequent general plan amendments that might be recommended.

Policy

Reference: 2003 General Plan; 2006 Economic Strategy

Fiscal Impact: Direct fiscal impacts associated with the General Plan Amendment will be minimal (staff time, postage, legal advertisements, etc.) Preparation of the Uptown Specific Plan will involve an advance investment of General Funds, primarily for consultant fees, much of which may be recovered over time, in the form of development (“Specific Plan”) fees for new development and redevelopment of properties within the planning area. Based on the City’s experience with other specific plans, it is anticipated that consultant fees for the Specific Plan might be as much as \$500,000.

For low income housing secured with a 45-55 year affordability covenant (statutory terms for ownership and rental housing, respectively), Specific Plan fees may be offset with grants or loans of Redevelopment Low and Moderate Income Housing Funds. In the proposed Specific Plan area, there are two such complexes: Oak Park Public Housing and Los Robles Terrace. The former complex is planning to redevelop; the latter is not.

Property improvements that would be enabled and encouraged by the Specific Plan would generate increased property tax revenues, which would help offset General Fund advances. This is important since most properties in the proposed Specific Plan area are already developed and may not redevelop for many years. It should be noted that the two low income housing complexes in the proposed specific plan area are owned by nonprofit agencies/organizations and, under provisions of the California Constitution, are exempt from the requirement to pay property tax.

Options: After consideration of all public testimony, that the Planning Commission recommend that the City Council consider the following options:

- a. (1) Adopt Resolution No. 07-xx Approving a Negative Declaration for the subject General Plan Amendment;
- (2) Adopt a resolution to approving a General Plan Amendment establishing the Uptown Specific Plan Overlay Land Use District and deleting the Oak Park Specific Plan Overlay Land Use District as shown in Attachment XX of the staff report.
- b. Amend, modify or reject the foregoing options.

Prepared by:

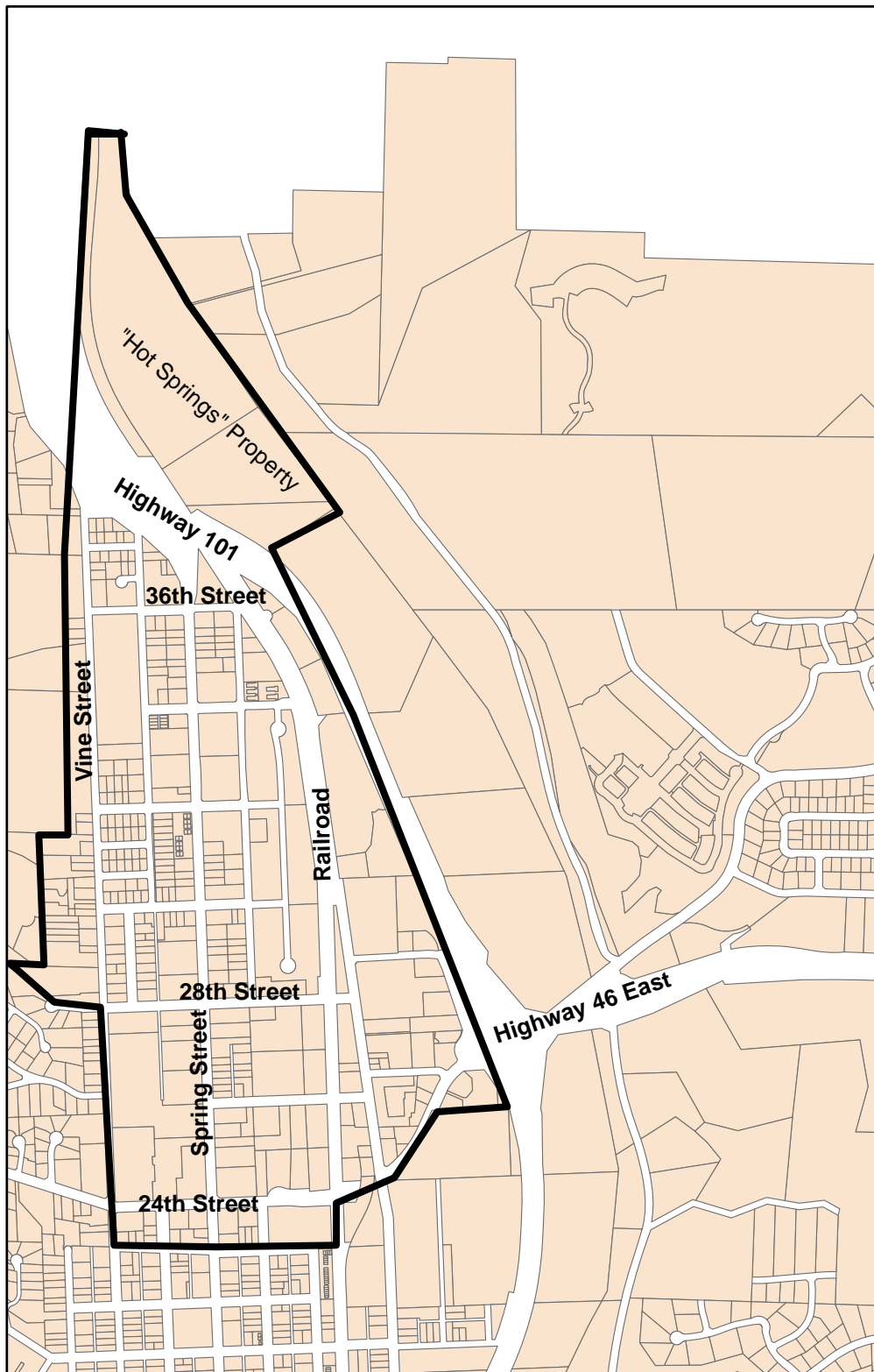
Ed Gallagher, Housing Programs Manager

Attachments:

1. Map of Proposed Specific Plan Area
2. Draft Resolution Adopting a Negative Declaration for the Proposed General Plan Amendment (with attached Initial Study)
3. Draft Resolution Adopting General Plan Amendment 07-001
4. Draft Scope of Work for the Uptown Specific Plan
5. Newspaper Notice and Mail Notice Affidavits

ED\UPTOWN SPECIFIC PLAN\GPA\PCR 041007

# Uptown Specific Plan



RESOLUTION NO. 07-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
APPROVING A NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT 07-001(b)  
(UPTOWN SPECIFIC PLAN OVERLAY DISTRICT)

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WHEREAS, the City has initiated General Plan Amendment 07-001(b) to accomplish the following objectives:

- To establish the Uptown Specific Plan Overlay District on approximately 400 acres generally located north of 23<sup>rd</sup> and 24<sup>th</sup> Streets, and between Highway 101 and Vine Street as shown in the map in the Initial Study for this project, attached to this resolution;
- To delete the Oak Park Specific Plan Overlay District; and

WHEREAS, an Initial Study was prepared for this project (attached to this resolution), which proposed that a Negative Declaration be approved; and

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

WHEREAS, public hearings were conducted by the Planning Commission on April 10, 2007 and by the City Council on May 1, 2007 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination for the proposed code amendment; and

WHEREAS, based on the information contained in the Initial Study prepared for this General Plan Amendment and testimony received as a result of the public notice, the City Council finds no substantial evidence that there would be a significant impact on the environment if the code amendment was approved.

NOW, THEREFORE, BE IT RESOLVED, that based on the City's independent judgment, the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration for General Plan Amendment 07-001(b) in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1<sup>st</sup> day of May 2007 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Deborah D. Robinson, Deputy City Clerk

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

- 1. PROJECT TITLE:** **General Plan Amendment 07-001(b): Uptown Specific Plan Overlay**
- Concurrent Entitlements:** **None**
- 2. LEAD AGENCY:** City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446
- Contact:** Ed Gallagher, Housing Programs Manager  
**Phone:** (805) 237-3970
- 3. PROJECT LOCATION:** The area consisting of approximately 400 acres located north of 23<sup>rd</sup> and 24<sup>th</sup> Streets, east of Highway 101 and south of 38<sup>th</sup> Street (except for the “Hot Springs” property), and east of Vine Street (except for certain properties north of 28<sup>th</sup> Street) - as shown on the attached map.
- 4. PROJECT PROPONENT:** **City of Paso Robles**
- Contact Person:** Ed Gallagher, Housing Programs Manager
- Phone:** (805) 237-3970
- 5. GENERAL PLAN DESIGNATION:** This project will establish the “Uptown Specific Plan” Overlay Land Use District and superimpose it on all existing underlying base land use categories within the project area. It will also delete the “Oak Park Specific Plan” Overlay Land Use District, which lies completely within the proposed “Uptown Specific Plan” Overlay Land Use District
- 6. ZONING:** There are several residential, commercial, and industrial zoning districts in the project area.

**7. PROJECT DESCRIPTION:** This code amendment proposes to amend the Land Use Element of the City's General Plan to accomplish the following objectives:

- To amend the text of the Land Use Element to establish the "Uptown Specific Plan" Overlay Land Use District;
- To amend the Land Use Map (Figure LU-6) to
  - a. Superimpose the "Uptown Specific Plan" Overlay Land Use District on all existing underlying base land use categories within the project area.
  - b. Delete the "Oak Park Specific Plan Overlay Land Use District.

Preparation of the actual specific plan will be subject to separate environmental review.

**8. ENVIRONMENTAL SETTING:** See the Environmental Impact Report for the 2003 Update of the City's General Plan

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

**10. PERSONS PARTICIPATING IN THE PREPARATION OF THE INITIAL STUDY:**

Ed Gallagher, Housing Programs Manager

**11. RELATED ENVIRONMENTAL DOCUMENTATION:** none

**12. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR PROJECT:**

This general plan amendment (GPA) will enable the preparation of a specific plan for the northwest quadrant of the City. The general plan amendment itself will not cause any development to occur.

The specific plan that will follow will investigate opportunities for new land use types and/or intensities, new development standards, transportation system improvements, and public facility improvements. The goals, policies, and actions set forth in the 2003 General Plan and 2006 Economic Strategy will guide the preparation of the specific plan. However, the conclusions and recommendations of the specific plan in terms of actual changes to land use types and/or intensities, new development standards, transportation system improvements, and public facility improvements are unknown at this time. As required by the California Environmental Quality Act, an Environmental Impact Report (EIR) will be prepared for the specific plan to address such possible changes, once they are identified and defined.

Most properties in the project area are already developed, very few are vacant. The overlay will result in the preparation of a Specific Plan that will guide future development and create a vision for the project area.

The City's 2003 General Plan sets forth policies and actions for the future development and re-development of the City of Paso Robles, striving toward an overall goal of becoming a balanced community where the great majority of the residents can live, work, and shop. The 2006 Economic Strategy enhances this vision and sets forth principles and actions to further its realization.

The portion of the City generally located north of 23<sup>rd</sup> and 24<sup>th</sup> Streets has a role to play in the attainment of this vision. There are opportunities to be pursued and problems to be addressed relating to land use, housing, community design, and circulation (for vehicles, pedestrians, and cyclists) that would best be addressed in a comprehensive manner via a specific plan.

A specific plan will evaluate long-term land use and circulation opportunities for the area and propose methods to improve the health, safety, livability, and investment in the neighborhoods comprising this area in a cohesive and comprehensive manner.

It is anticipated that the Specific Plan will include such items as:

- Preparing a new vision for land uses and development for the area as a whole. This may include providing: a new mix of residential and commercial land uses with a variety of housing types and densities; neighborhood commercial sites integrated into housing areas; and new public spaces (primarily recreational).
- Proposing street, alley, and pedestrian/bikeway improvements that serve to calm through-traffic, link neighborhoods, and to support walking, bicycling, safe routes to schools and use of public transit. The City also hopes to improve the pedestrian/bicycle link between the east and west sides of the railroad, as the current 24<sup>th</sup> Street bridge over the tracks provides poor access.
- Recommendations for architectural and site planning concepts and development standards that would replace the current zoning standards and encourage future investment in the area.

The Oak Park Specific Plan Overlay Land Use Category, which already exists in the project area and applies only to the Oak Park Public Housing Property, will be replaced and superseded by the Uptown Specific Plan Overlay Land Use Category.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Land Use & Planning  | <input checked="" type="checkbox"/> Transportation/Circulation | <input checked="" type="checkbox"/> Public Services             |
| <input checked="" type="checkbox"/> Population & Housing | <input checked="" type="checkbox"/> Biological Resources       | <input checked="" type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Geological Problems             | <input type="checkbox"/> Energy & Mineral Resources            | <input checked="" type="checkbox"/> Aesthetics                  |
| <input type="checkbox"/> Water                           | <input type="checkbox"/> Hazards                               | <input checked="" type="checkbox"/> Cultural Resources          |
| <input checked="" type="checkbox"/> Air Quality          | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Recreation                  |
|  | <input type="checkbox"/> Mandatory Findings of Significance    |   |



# **DETERMINATION**

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a significant effect(s) on the environment, but one or more effects (1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) have been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or is “potentially significant unless mitigated.” An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effect(s) that remain to be addressed.

I find that although the proposed project could have a significant effect(s) on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. (See item #11 above, for a specific reference to that EIR.)

\_\_\_\_\_  
Signature

Ed Gallagher  
\_\_\_\_\_  
Printed Name

03/23/07  
\_\_\_\_\_  
Date

Housing Programs Manager  
\_\_\_\_\_  
Title

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided at the end of the checklist. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix I of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the needs and requirements of the City of Paso Robles.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers’ information, a list of applicable standard conditions identified in the discussions has been provided as an attachment to this document.)\_

**SAMPLE QUESTION:**

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p><i>Would the proposal result in or expose people to potential impacts involving:</i></p> <p><i>Landslides or Mud flows? (Sources: 1, 6)</i></p> <p><i>Discussion: The attached source list explains that 1 is the Paso Robles General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**I. LAND USE AND PLANNING.** Would the Proposal:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with general plan designation or zoning? (Source: Paso Robles Zoning Code.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This general plan amendment will help implement goals and policies set forth in the 2003 General Plan. It will, however, call for more-detailed planning to implement 2006 Economic Strategy policies, which may conclude with recommendations for further general plan amendments to help fine-tune the vision set forth in these two planning documents.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See response to Item #1a.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Be incompatible with existing land use in the vicinity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See response to Item #1a. The purpose of the specific plan, however, is to minimize and mitigate any land use incompatibilities by comprehensively planning the project area.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The Hot Springs property abuts agriculturally-designated land to the east (across the Salinas River). The EIR for the specific plan will assess any impacts to agricultural resources and operations that might occur if the specific plan proposes any change or intensification of land use for this property.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See response to Items #Ia and Ic.

**II. POPULATION AND HOUSING.** Would the proposal:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The specific plan may recommend increasing residential densities within the project area, which could have the effect of increasing population capacity beyond the 44,000 cap established in the 2003 General Plan. If such a recommendation is made, the future EIR for the Uptown Specific Plan will need to address the full range of environmental effects associated with the degree of population increase recommended.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See response to Item #IIa.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The 2006 Economic Strategy calls for the City to “increase labor force resident in the City” as a means of furthering the 2003 General Plan’s Goal of making the City a “balanced community where the great majority of the residents can live, work, and shop.” The Uptown Specific Plan will investigate opportunities to increase the number of residential units in the project area in such a manner that housing is affordable to all income groups and so that the number of units affordable to low and moderate income households is increased.

**III. GEOLOGIC PROBLEMS.** Would the proposal result in or expose people to potential impacts involving:

a) Fault rupture?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Per the Safety Element, there are no known potentially active faults in the project area. The specific plan will not increase the exposure of people to seismic hazards.

b) Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: See response to Item #IIIa. The City has adopted building codes that mandate construction methods to mitigate damage from seismic events.

c) Seismic ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The “Hot Springs” property located northeast of Highway 101 and Spring Street is identified by the Safety Element as having a high liquefaction risk. The EIR for the specific plan will need to address this if it recommends any change or intensification of land use for this property.

All other properties in the project area have moderate risk, which is regularly addressed by the City’s standard requirement for issuance of a building permit to submit soils studies and that building footings be designed to meet recommendations outlined in those studies. (This applies whether or not a specific plan is prepared.)

d) Seiche, tsunami, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The City of Paso Robles is not subject to these risks.

e) Landslides or Mud flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The Safety Element identifies all properties within the project area as having low risk for landslides.

f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: All properties located east of Vine Street are on flat land where this problem does not exist. Some properties located west of Vine Street have hillsides. Whether or not a specific plan is prepared, at the time of their development, these properties would be subject to approval of grading and drainage plans that would be subject to codes and standards designed to mitigate this type of problem.

g) Subsidence of the land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: See response to Item #IIIc. Liquefaction is the only known agent to present a potential land subsidence problem within the City of Paso Robles.

- h) Expansive soils?

Discussion: Whether or not a specific plan is prepared, it is a standard requirement for issuance of a building permit to submit soils studies and that building footings be designed to meet recommendations outlined in those studies.

- i) Unique geologic or physical features?

Discussion: There are not any known unique geologic features in the project area. Physical features in the project area would include hillsides west of Vine Street and the Salinas River (on the "Hot Springs" property). Those features would be subject to General Plan policies, and zoning code regulations that would serve to protect their amenity, regardless of whether a specific plan is prepared.

**IV. WATER.** Would the proposal result in:

- a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Source: 9)

Discussion: As noted in Item #Ia, this general plan amendment may recommend increasing residential densities within the project area. If such a recommendation is made, the future EIR for the specific plan will need to address any drainage impacts that might occur in proportion to the degree of change and/or intensification of development recommended.

- b) Exposure of people or property to water related hazards such as flooding? (Source: 9)

Discussion: According to the Flood Insurance Rate Maps prepared in 1981, most properties in the project area are located above the 100 year flood zone. The "Hot Springs" property, a handful of properties between 23<sup>rd</sup> and 24<sup>th</sup> Streets west of Oak Street, and the intersection of 24<sup>th</sup> Street and Black Oak Drive are in the 100 year flood zone. The specific plan will need to identify means to address this condition and recommend appropriate mitigation measures. It should be noted that this problem exists whether or not a specific plan is prepared.

- c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen, turbidity)?

Discussion: Most all of the properties in the project were developed in advance of current EPA regulations governing stormwater pollution prevention. The specific plan will offer an opportunity to identify methods to mitigate any existing impacts. This will be addressed as part of the EIR for the specific plan.

- d) Changes in the amount of surface water in any water body?

Discussion: The City presently requires that new developments be designed to limit runoff to historic levels in order to minimize downstream impacts. This generally results in the construction of detention basins in an incremental/ad hoc basis. The specific plan offers an opportunity to investigate alternative and area-wide drainage detention facilities that could improve present conditions. This will be addressed as part of the EIR for the specific plan.

- e) Changes in currents, or the course or direction of water

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (Source: 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				
g) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				
h) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: This will be addressed as part of the EIR for the specific plan.				
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: This will be addressed as part of the EIR for the specific plan.				

**V. AIR QUALITY.** Would the proposal:

a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: As noted in Item #1a, this general plan amendment may recommend increasing residential densities within the project area. If such a recommendation is made, the future EIR for the Uptown Specific Plan will need to address any air quality impacts that might occur in proportion to the degree of population increase recommended. It is the City's intention that the project area be planned so that neighborhoods are walkable, transit opportunities enhanced, and convenience commercial uses centrally-located so that vehicle miles traveled and attendant emissions are decreased.				
b) Expose sensitive receptors to pollutants? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See response to Item Va. This impact will be addressed as part of the EIR for the specific plan.				
c) Alter air movement, moisture, or temperature? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: It is not anticipated that any change in land use or development pattern that might be recommended by the specific plan would cause such an impact.				
d) Create objectionable odors? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See response to Item # Vc.				

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VI. TRANSPORTATION/CIRCULATION.** Would the proposal result in:

- a) Increased vehicle trips or traffic congestion?

Discussion: If the specific plan proposes changes in land use types and intensities, there could be increases in vehicle trips. It is the City's intention that the project area be planned so that neighborhoods are walkable, transit opportunities enhanced, and convenience commercial uses centrally-located so that vehicle miles traveled are decreased.

- b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Discussion: It is the City's intention that the specific plan propose improvements to streets, bikeways, and pedestrian paths to improve safety in, and livability of, the project area.

- c) Inadequate emergency access or inadequate access to nearby uses?

Discussion: It is the City's intention that the specific plan propose improvements to connect existing and proposed land uses and mitigate problems associated with inadequate access.

- d) Insufficient parking capacity on-site or off-site?

Discussion: The specific plan will review existing parking behavior, the parking standards in the Zoning Code, and opportunities for enhanced transit that might help reduce the need for parking.

- e) Hazards or barriers for pedestrians or bicyclists?

Discussion: See response to Item #VIb

- f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion: See response to Item #VIa

- g) Rail, waterborne or air traffic impacts?

Discussion: Not applicable to this project.

**VII. BIOLOGICAL RESOURCES.** Would the proposal result in impacts to:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)?</p> <p>Discussion: The only expected location of habitats for such species would be the “Hot Springs” property, which has riparian vegetation along the Salinas River. If the specific plan recommends any intensification of use of this property, its EIR will need to address attendant impacts on these species.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Locally designated species (e.g., heritage trees)?</p> <p>Discussion: There are oak trees in the project area. As provided for in the Conservation Element of the General Plan and the City’s Oak Tree Preservation Ordinance, the specific plan will need to provide for preservation of mature oaks. The specific plan EIR will address this.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?</p> <p>Discussion: The “Hot Springs” property has riparian vegetation along the Salinas River. If the specific plan recommends any intensification of use of this property, its EIR will need to address attendant impacts on this plant community.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Wetland habitat (e.g., marsh, riparian and vernal pool)?</p> <p>Discussion: The only known wetland in the project area would be the Salinas River on the “Hot Springs” property. If the specific plan recommends any intensification of use of this property, its EIR will need to address attendant impacts on wetlands.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Wildlife dispersal or migration corridors?</p> <p>Discussion: San Joaquin Kit Fox are known to travel along the Salinas River Corridor. If the specific plan recommends any change or intensification of use of the “Hot Springs” property, its EIR will need to address attendant impacts on Kit Fox migration.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VIII.ENERGY AND MINERAL RESOURCES.** Would the proposal:

<p>a) Conflict with adopted energy conservation plans? (Source: 1)</p> <p>Discussion: The specific plan will be tasked with incorporating Leadership in Energy and Environmental Design (LEED) principles and standards. This should provide an enhanced level of mitigation of existing energy impacts.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Use non-renewable resource in a wasteful and inefficient manner? (Source: 1)</p> <p>Discussion: See response to Item VIIIa.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of</p>				



ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
the State? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The only known mineral resource in the project area would be sand in the Salinas River (a resource for building materials). There is no institutional history of mining of sand on the "Hot Springs" property. With or without a specific plan, the property owners could apply to the City for a mining permit.

**IX. HAZARDS.** Would the proposal involve:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The specific plan will evaluate existing and proposed land uses to evaluate whether or not this problem exists and, if it does, whether mitigation measures are warranted.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Possible interference with an emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The specific plan will evaluate existing and proposed land uses to evaluate whether or not this problem exists and, if it does, whether mitigation measures are warranted.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) The creation of any health hazard or potential hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The specific plan will evaluate existing and proposed land uses to evaluate whether or not this problem exists and, if it does, whether mitigation measures are warranted.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Increased fire hazard in areas with flammable brush, grass, or trees? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The specific plan will evaluate existing and proposed land uses to evaluate whether or not this problem exists and, if it does, whether mitigation measures are warranted.

**X. NOISE.** Would the proposal result in:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Increases in noise levels are not anticipated. However, the specific plan EIR will include an evaluation of any increases in noise levels that might occur if there are any changes in land use type or intensity.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Exposure of people to severe noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Increases in exposure of people to severe noise levels are not anticipated. However, the specific plan EIR will include an evaluation of any increases in exposure to noise levels that might occur if there are any changes in land use type or intensity.

**XI. PUBLIC SERVICES.** Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection? (Source: 1,9) Discussion: The specific plan will include an evaluation of impacts of any changes in land use type or intensity upon fire and emergency services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police Protection? (Source: 1,9) Discussion: The specific plan will include an evaluation of impacts of any changes in land use type or intensity upon police services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?  Discussion: Paso Robles Public Schools and the County Office of Education will be invited to participate in the preparation of the specific plan. The specific plan will offer an opportunity to make improvements to public facilities in the planning area that might better serve school activities than would occur without a specific plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Maintenance of public facilities, including roads?  Discussion: The specific plan will include an evaluation of existing public facilities, including roads, and will identify needed improvements and additional facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other governmental services? (Source: 1,9)  Discussion: The specific plan will include an evaluation of impacts of any changes in land use type or intensity upon governmental services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XII. UTILITIES AND SERVICE SYSTEMS.** Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

a) Power or natural gas?  Discussion: Utility companies will be invited to participate in the preparation of the specific plan. This could improve the overall service to the planning area at a higher level than would occur without a specific plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Communication systems?  Discussion: Utility companies will be invited to participate in the preparation of the specific plan. This could improve the overall service to the planning area at a higher level than would occur without a specific plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Local or regional water treatment or distribution facilities? (Source: 1,9)  Discussion: Any impacts that might result from an increase in residential density or any other changes in land use type or intensity will be addressed in the specific plan's EIR.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks? (Source: 1,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

Discussion: Any impacts that might result from an increase in residential density or any other changes in land use type or intensity will be addressed in the specific plan's EIR.

- e) Storm water drainage? (Source: 1,9)

Discussion: See response to Item IV.

- f) Solid waste disposal? (Source: 1,9)

Discussion: Any impacts that might result from an increase in residential density or any other changes in land use type or intensity will be addressed in the specific plan's EIR.

- g) Local or regional water supplies? (Source: 1,9)

Discussion: Any impacts that might result from an increase in residential density or any other changes in land use type or intensity will be addressed in the specific plan's EIR.

**XIII.AESTHETICS.** Would the proposal:

- a) Affect a scenic vista or scenic highway?

Discussion: The specific plan will coordinate with the City's present efforts to improve these resources as part of its Gateways Plan. The specific plan will offer opportunities to arrange land uses and adopt development standards that would implement the Gateways Plan.

- b) Have a demonstrable negative aesthetic effect?

Discussion: One of the purposes of the specific plan will be to improve the aesthetic quality of the built environment and preserve natural resources such as hillside form, oak trees, and the Salinas River.

- c) Create light or glare? (Source: 1, 2, 9)

Discussion: No new light-generating land uses are envisions. However, the specific plan will be tasked with preparing lighting standards that would improve upon the City's present zoning standards for lighting.

**XIV.CULTURAL RESOURCES.** Would the proposal:

- a) Disturb paleontological resources?

Discussion: There are no known paleontological resources in the project area. The specific plan and its EIR will need to investigate this further.

- b) Disturb archaeological resources?

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: Most properties in the planning area are already developed. As required by SB 18, the City notified the Native American Heritage Commission and the four tribal groups it identified as having potential interest in the project. The specific plan and its EIR will need to investigate this further.

- |                                 |                          |                          |                          |                                     |
|---------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Affect historical resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See response to Item #XIVb. The specific plan and its EIR will need to identify and evaluate any impacts to historic resources that could result from the preparation of the specific plan.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have the potential to cause a physical change which would affect unique ethnic cultural values? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See response to Item #XIVb.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See response to Item #XIVb.

**XV.RECREATION.** Would the proposal:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project area is generally regarded as being underserved with parks and recreation facilities in proportion to the number of residents. It is anticipated that the specific plan may recommend providing new parks and recreation facilities in the project area. If such a recommendation is made, the future EIR for the Uptown Specific Plan will need to address any environmental effects associated with such recommendations.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Affect existing recreational opportunities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The only existing recreational opportunities that might be affected are the soccer field, basketball courts, and recreation center at Oak Park Public Housing. It is anticipated that any redesign of the public housing complex will include replacement and enhancement of these facilities. The specific plan should look for opportunities to increase the recreational facilities at Oak Park. This impact will be addressed as part of the future EIR for the Uptown Specific Plan.

**XVI.MANDATORY FINDINGS OF SIGNIFICANCE.**

- a) Does the project have the potential to degrade the quality of

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Discussion: The general plan amendment proposes to establish the specific plan overlay as a means of improving the natural and artificial (man-made) the environment. The specific plan will be accompanied by an EIR that will evaluate any and all impacts and recommend means to mitigate them.

b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?

Discussion: The purpose of the project is to take a long-range look at the housing and commercial needs of the City and the project area and to provide a vehicle for planning the redevelopment of this area to improve both the natural and artificial environment.

c) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Discussion: In advance of preparation of the specific plan, the changes, if any, in land use and intensity of development cannot be known. If residential densities are increased beyond those established in the 2003 General Plan, the cumulative impacts will need to be addressed in the specific plan EIR.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion: Establishment of a specific plan overlay will provide a means for comprehensively planning for the future of the project area and the City, with the objective of providing a greater level of mitigation of impacts that might already be occurring.

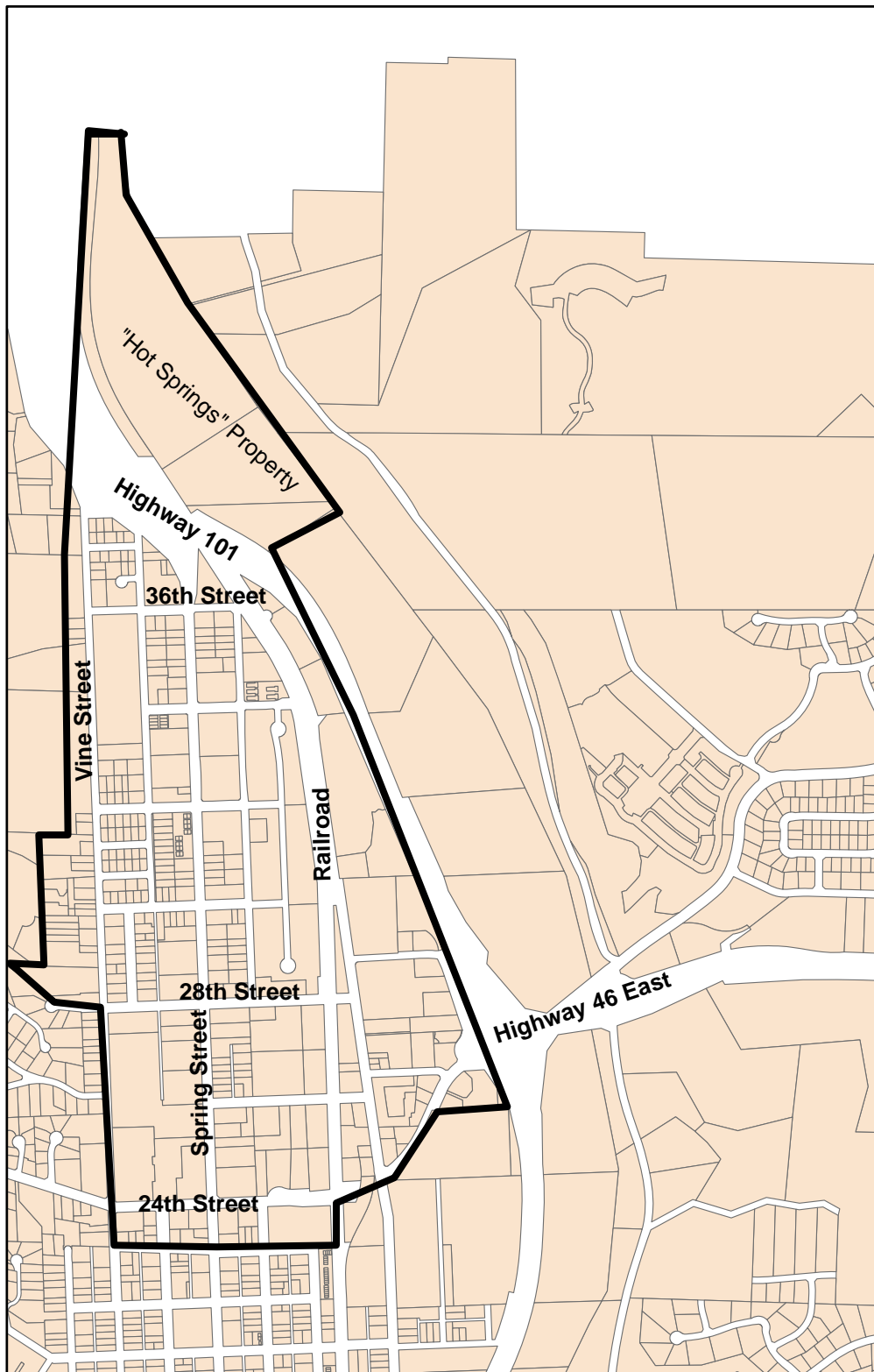
## EARLIER ANALYSIS AND BACKGROUND MATERIALS.

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

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

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	1977 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Sewer Master Plan	Same as above
8	City of Paso Robles Housing Element	Same as above
9	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
10	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
11	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
12	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446

# Uptown Specific Plan



RESOLUTION NO. 07-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES APPROVING GENERAL PLAN AMENDMENT 2007-001, A TWO-PART GENERAL PLAN AMENDMENT, WHERE **PART A** CONSISTS OF AMENDING THE LAND USE MAP TO REDESIGNATE A 20 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF BUENA VISTA AND EXPERIMENTAL STATION ROADS FROM RESIDENTIAL, SINGLE FAMILY, 1 UNIT PER ACRE (RSF-1) TO RESIDENTIAL, MULTIPLE FAMILY, 8 UNITS PER ACRE (RSF-8) AND **PART B** CONSISTS OF ESTABLISHING THE UPTOWN SPECIFIC PLAN OVERLAY DISTRICT ON 400 ACRES GENERALLY LOCATED NORTH OF 23<sup>RD</sup> AND 24<sup>TH</sup> STREETS, AND BETWEEN HIGHWAY 101 AND VINE STREET AND IN DELETING THE OAK PARK SPECIFIC PLAN OVERLAY DISTRICT  
(PART A – DAN LLOYD, PART B – CITY-INITIATED)

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WHEREAS, the following applications to amend the Land Use Element were filed as parts of General Plan Amendment 2007-001:

Part A: Redesignate 20 acres located on the northeast corner of Buena Vista and Experimental Station Roads from Residential, Single Family, 1 unit per acre (RSF-1) to Residential, Multiple Family, 8 units per acre (RSF-8). In conjunction with the General Plan Amendment are the following applications:

- a. Specific Plan Amendment 07-001 to amend the Borkey Area Specific Plan to change the Specific Plan's Land Use Designation;
- b. Rezone 06-001 to rezone the property from R-1,B-4 to R-2,PD;

The applicant is the property owner, Dan Lloyd;

Part B: (1) Establish the Uptown Specific Plan Overlay District on 400 acres generally located north of 23<sup>rd</sup> and 24<sup>th</sup> Streets, and between Highway 101 and Vine Street; and (2) delete the Oak Park Specific Plan Overlay District; this part consists of amendments to both Land Use Maps LU-3 and LU-6 and to the text of the Land Use Element; it is initiated by the City of Paso Robles;

WHEREAS, at its meeting of April 10, 2007, the Planning Commission took the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this amendment;
- b. Conducted public hearings to obtain public testimony on the parts of this amendment;
- c. Considered public testimony from all parties;
- d. Based on the information contained in the initial study prepared for the 2003 General Plan update, the Planning Commission found that there was no substantial evidence that approval of this portion of the amendment would have significant adverse effects on the environment and recommended that the City Council approve a Negative Declaration for each component;



WHEREAS, at its meeting of May 1, 2007, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this amendment, including the recommendations of the Planning Commission;
- b. Conducted a public hearing to obtain public testimony on this amendment;
- c. Based on its independent judgment, found that there was no substantial evidence that the parts of this amendment would have significant adverse effects on the environment and approved Negative Declaration for this General Plan amendment 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 follows:

Part A: To amend Land Use Element Map LU-6C as shown in Exhibit A;

- Part B:
1. To amend Land Use Element Map LU-3 to add the Uptown Specific Plan Overlay District and to delete the Oak Park Specific Plan Overlay District as shown in Exhibits B-1 and B-2;
  2. To amend Land Use Element Map LU-6A to delete the Oak Park Specific Plan Overlay District as shown in Exhibit B-3;
  3. To add Land Use Element Map LU-6A.1 to add the Uptown Specific Plan Overlay District as shown in Exhibit B-4;
  5. To amend Table LU-4 on Page LU-23 of the Land Use Element to add the Uptown Specific Plan Overlay District and to delete the to delete the Oak Park Specific Plan Overlay District as shown in Exhibit B-5;
  6. To amend Pages LU-27 and LU-28 of the Land Use Element to add the Uptown Specific Plan Overlay District and to delete the to delete the Oak Park Specific Plan Overlay District as shown in Exhibit B-6.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1<sup>st</sup> day of May 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Frank R. Mecham, Mayor

ATTEST:

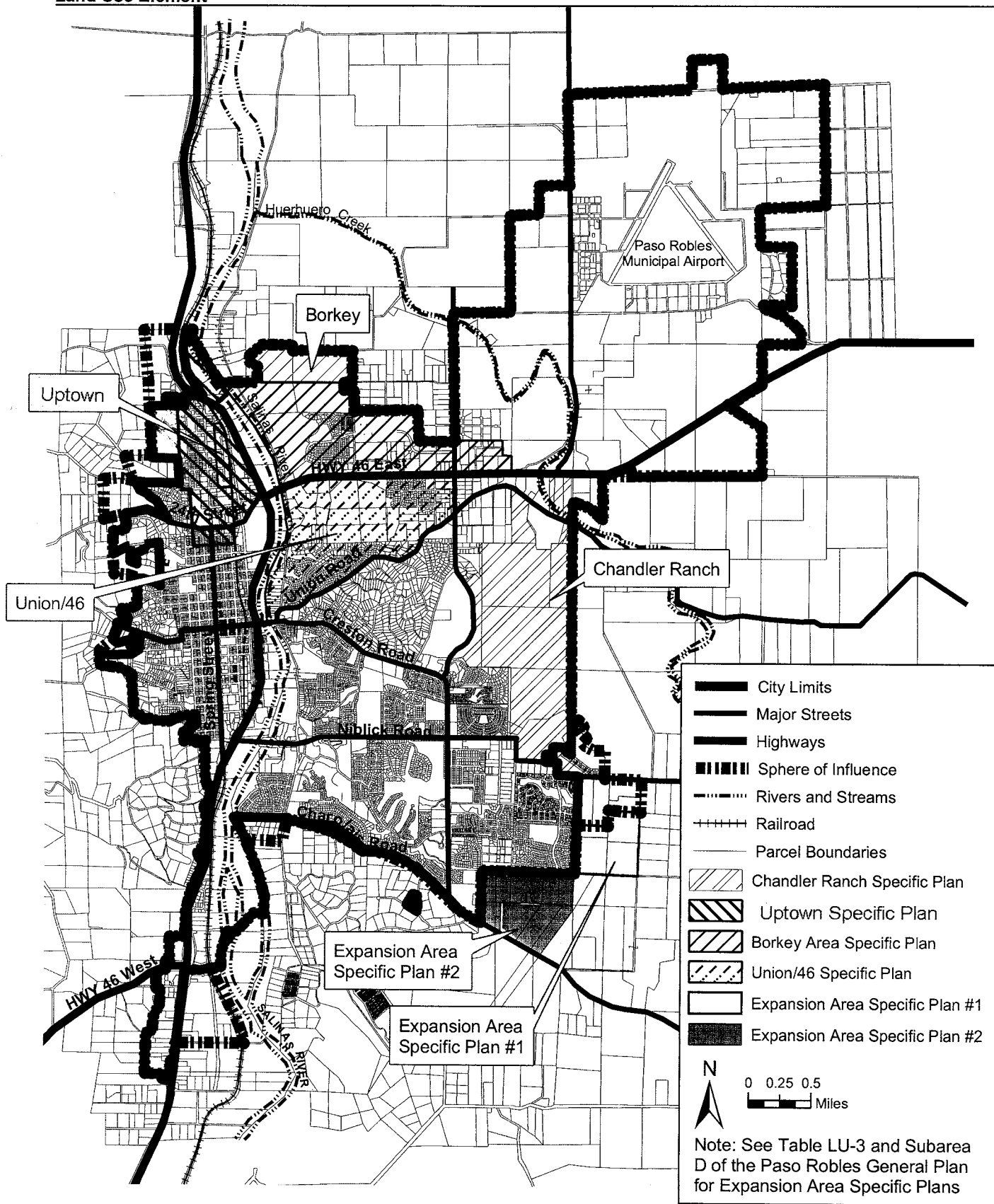
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Deborah D. Robinson, Deputy City Clerk

**EXHIBIT A**  
General Plan Amendment 07-001

Insert exhibit for Part A (Dan Lloyd)

# Exhibit B-1

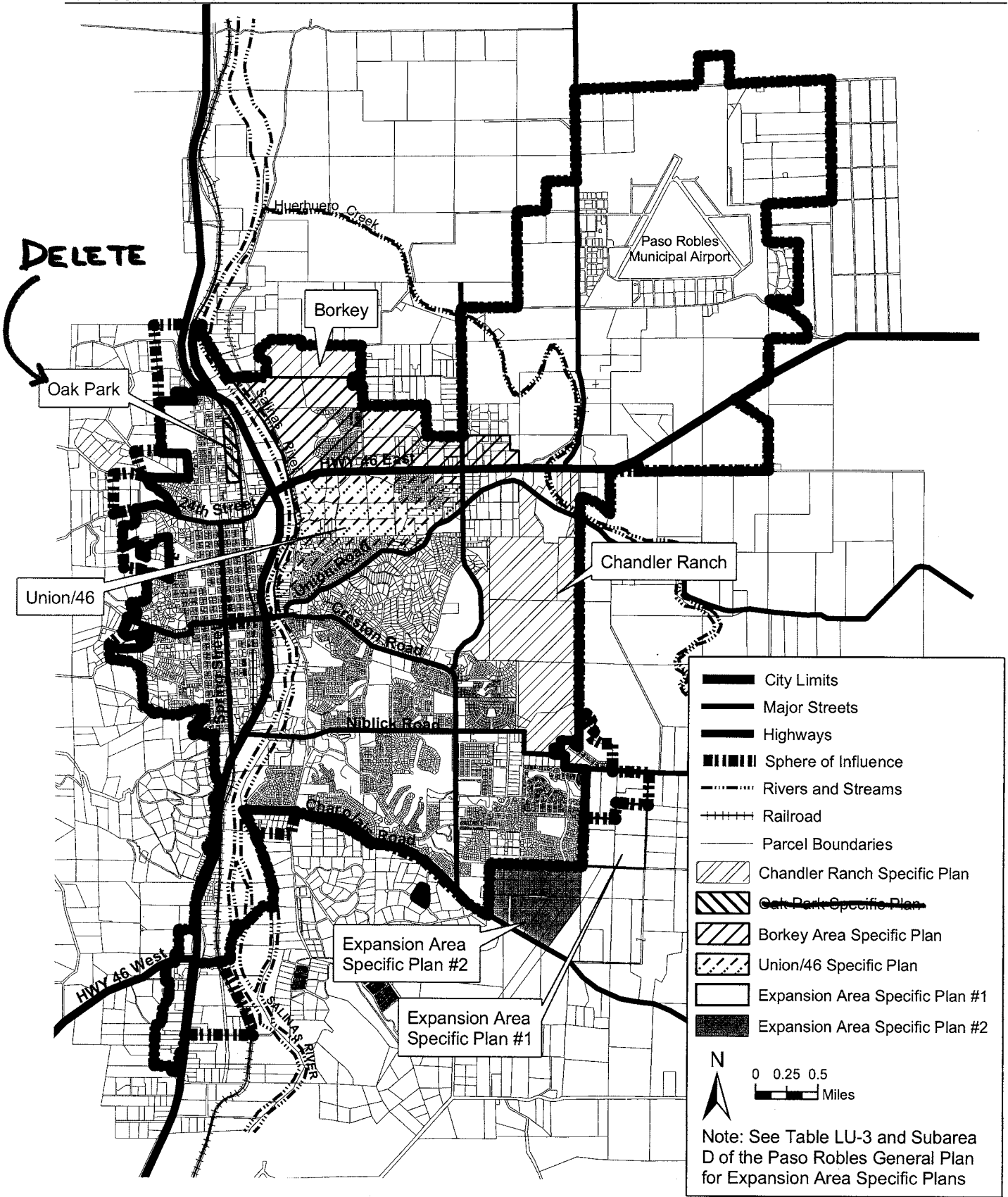


Source: City of El Paso de Robles, 2003.  
 Revised May 2007

**Specific Plan Overlays**

**Figure LU-3**

*City of El Paso de Robles*



Source: City of El Paso de Robles, 2003.  
 Revised January 2004

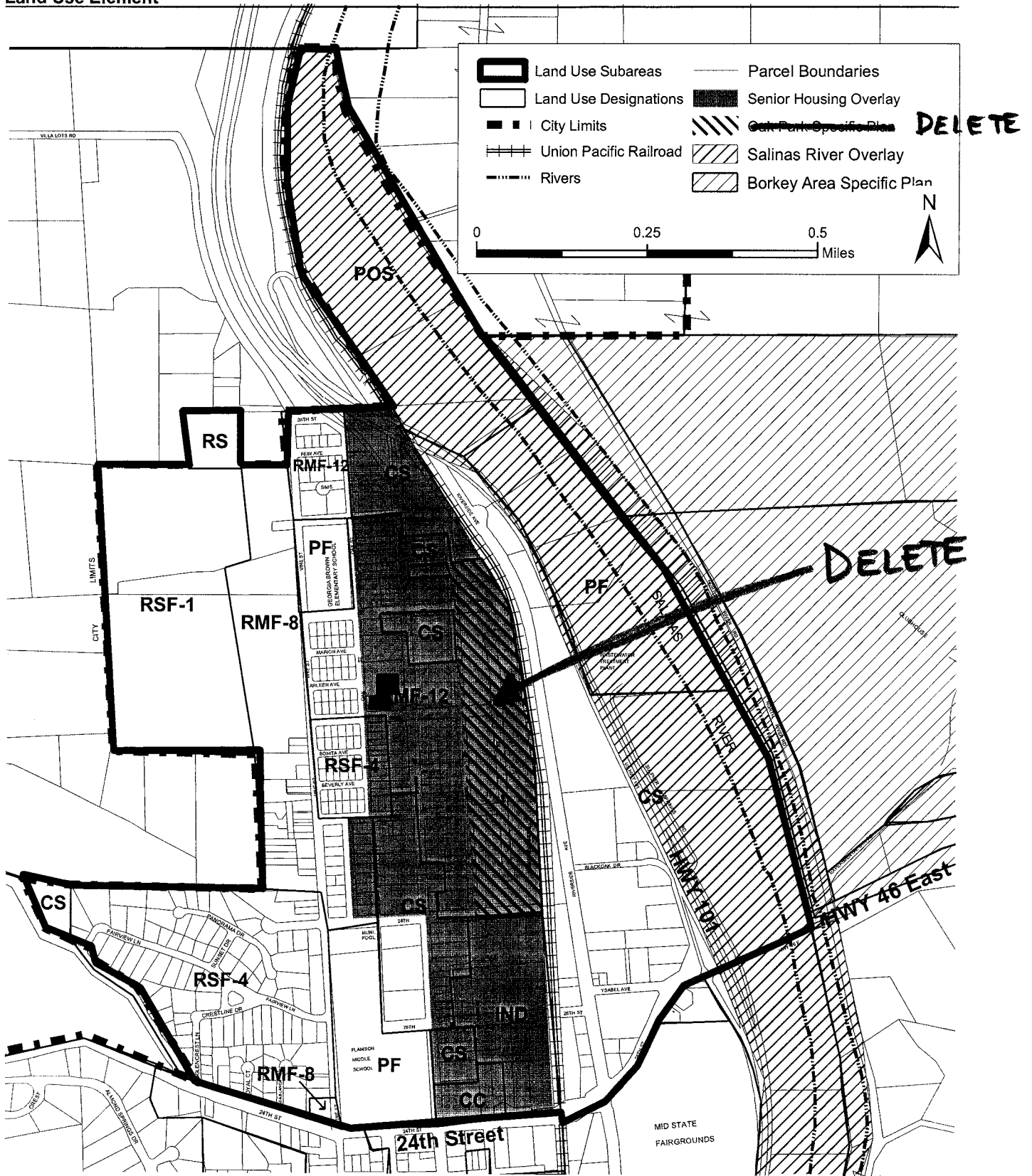
**Specific Plan Overlays**

Figure LU-3

City of El Paso de Robles

# Exhibit B-3

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



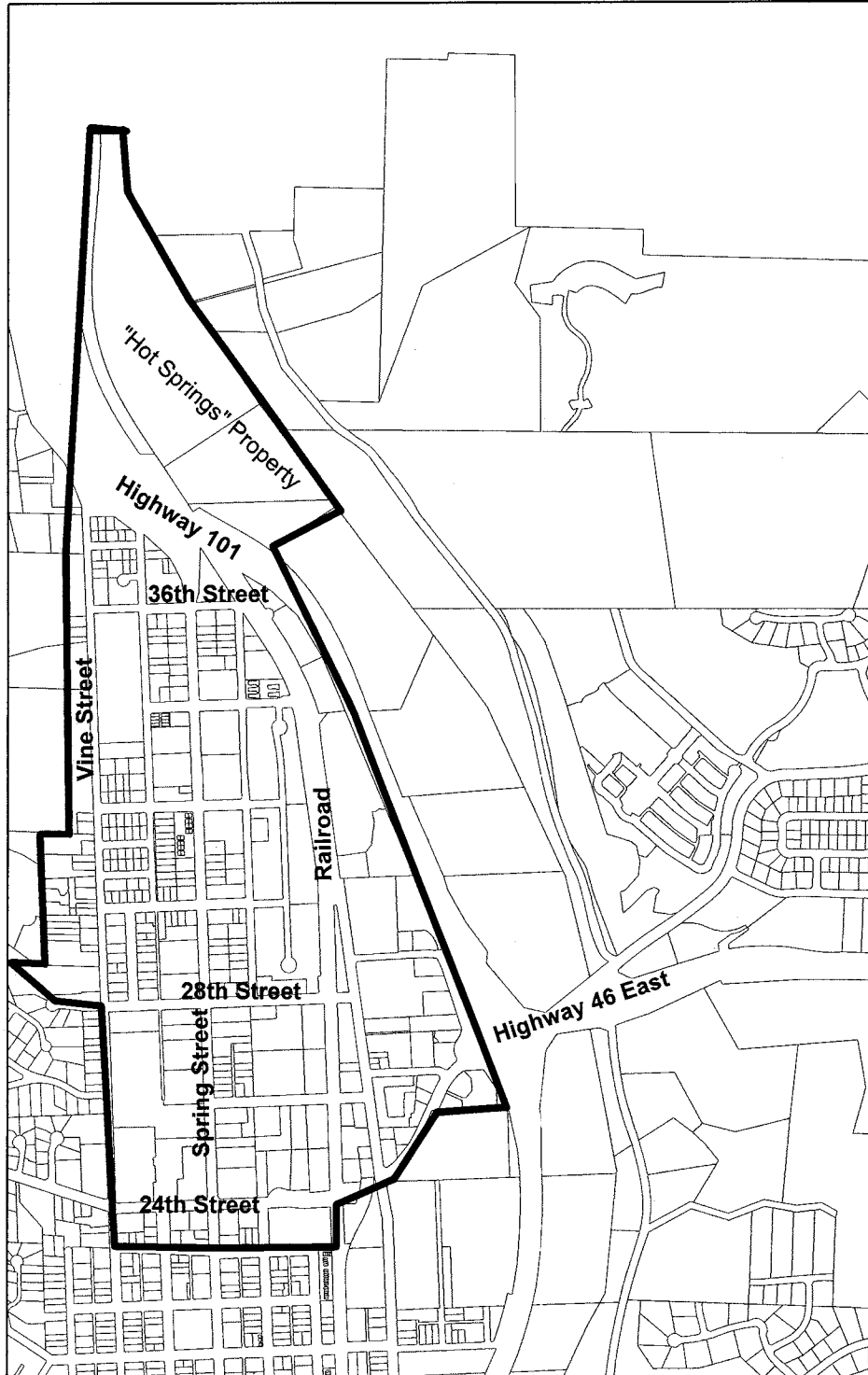
Source: City of El Paso de Robles, 2003.

**General Plan Land Use Subarea 1**

Figure LU-6A

City of El Paso de Robles

# Exhibit B-4



**Uptown Specific Plan**

Figure LU-6A.1

City of El Paso de Robles

# Exhibit B-5

**Table LU-4. General Plan Land Use Category Summary**

Category	Typical Uses and Development Intensity/Density <sup>1</sup>
	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"> <li>• Borkey Specific Plan area bordering State HWY 46 to the north and the Salinas River;</li> <li>• Union / 46 Specific Plan area bounded by Union Road and State HWY 46 between North River Road and Prospect Avenue;</li> <li>• 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;</li> <li>• Olsen Ranch Specific Plan, located south of Linne Road, west of Hanson Road, north of Meadowlark Road, and east of the 2003 city limit</li> <li>• Beechwood Area Specific Plan, located north of Creston Road, east of Beech-wood Drive, south of Meadowlark Road, and west of the PG and E right of way.</li> <li><del>• 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.</del></li> <li>• <i>Uptown Specific Plan, located on properties north of 23<sup>rd</sup> and 24<sup>th</sup> Streets, east of Vine Street (except for some properties west of Vine Street), and west of Highway 101 (except for the "Hot Springs" property located northeast of Highway 101 and Spring Street).</i></li> </ul>
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 areas designated for Community Commercial (CC) or Commercial Service (CS) use in the portion of downtown bounded by 24th Street, Vine Street, 1st Street, and Riverside Street and other designated locations. With this overlay district, properties could be developed with multi-family residential uses, and multi-family residential units could be established on second stories above existing commercial or office uses.
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, 8th Street and 21st Street, inclusive of both sides of these boundary streets. Standards would be developed to address preservation of

## Exhibit B-6

### 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.
- ~~Oak Park Area Specific Plan. This 32-acre Specific Plan is intended to coordinate future development in an underutilized portion of northern Paso Robles. The Specific Plan boundaries are those properties east of Park Street to the Railroad that are north of 28<sup>th</sup> Street north until the CS boundary line north of 34<sup>th</sup> Street.~~
- Uptown Specific Plan. *This 400 acre area is intended to coordinate future redevelopment in the northwest portion of the City. This specific plan will investigate opportunities for increased residential density, mixed uses, traditional neighborhood design, transportation system improvements, public facilities, recreational and open space to create a walkable neighborhood and implement goals, policies, and actions set forth in the 2003 General Plan and 2006 Economic Strategy. The specific plan may recommend changes that will need to be addressed via further amendments to this General Plan.*



## Exhibit B-6

- 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 Downtown and other selected locations and would be subject to design standards that will be formulated as a separate document.

# Uptown Specific Plan: Scope

## I Purpose

The City's 2003 General Plan establishes a vision and set forth policies and actions for the future development and re-development of the City of Paso Robles, striving toward an overall goal of becoming a balanced community where the great majority of the residents can live, work, and shop. The 2006 Economic Strategy enhances this vision and sets forth principles and actions to further its realization.

The portion of the City located north of 24<sup>th</sup> Street has a role to play in the attainment of this vision. There are opportunities to be pursued and problems to be addressed relating to land use, housing, community design, and circulation that would best be addressed in a comprehensive manner via a specific plan.

## II Geographic Boundaries

North Highway 101 (west of highway)  
Hot Springs Property

South 23rd Street (between Vine Street and the railroad); 24<sup>th</sup> Street east of the Railroad;  
commercial properties south of 24<sup>th</sup> Street and north of the Fairgrounds

East Highway 101

West Vine Street (between 24<sup>th</sup> and 28<sup>th</sup> Streets and properties west of Vine Street between  
28<sup>th</sup> Street and the City limits

Attached is a map showing the boundaries of the project area.

## III Background/Current Conditions

The following Economic Strategy principles and actions are most relevant for the specific plan area:

- Maintain safe, healthy and attractive physical environment.
- Establish cohesive, compact and livable community for individuals and families.
- Improve overall quality of built form (design/architecture).
- Encourage community development in live/work, mixed use, and compact, pedestrian oriented forms to accommodate all income levels and lifestyles;
- Prepare road, utility, and communications infrastructure to facilitate private investment;
- Increase labor force resident in the City.
- Create inspiring and memorable places;
- Emphasize the appearance and qualities of the public realm;
- Create streetscapes, pathways, and public spaces of beauty, interest, and functional benefit to pedestrians;
- Preserve energy and natural resources.

## **Uptown Specific Plan: Scope**

- Entice investment in, and showcase, natural hot springs as a unique Paso Robles asset and cornerstone to health and wellness visitor destination attractions.
- Expand and diversify hotel products, including end destination full-service resorts;
- Work with the Paso Robles Unified School District and the County Office of Education to provide:
  - increased/improved educational opportunities,
  - innovations in technology, design, programs and services,
  - joint beneficial development and application of services and resources.

### **Current Conditions for Subareas of the Specific Plan**

#### **West of the Railroad**

- This subarea was subdivided and zoned decades ago. Lot patterns and zoning are not generally favorable to facilitating redevelopment using “traditional neighborhood design” concepts. Much of the land is under-utilized, and if properly designed with appurtenant public facilities, could accommodate more residential units in a superior living environment.
- In the last two years, there has been pressure to subdivide multi-family zoned lots in order to develop new single family detached units.
- Much of the multi-family housing in this area was not well-designed; much is not being well-maintained. There are pockets of aging single family housing that are in a poor state of maintenance.
- There are three aging mobile home parks in various stages of maintenance. (The mobile home parks are under the jurisdiction of the State.)
- Several motels on Spring Street are used as apartments.
- There is a need for more public recreational facilities and enhanced existing library and recreational facilities/services.
- 80 percent of residents live in low income households (per 2000 Census).
- Some residential areas are impacted with noise from the railroad and Highway 101.
- The gateway to the City at the north end needs considerable enhancement to make a positive impression. (NOTE: The City of Paso Robles has contracted for the preparation of a Gateways Plan, which should be completed in the Spring of 2007. The Uptown Specific Plan needs to incorporate the recommendations of the Gateways Plan.)
- This area contains several properties, which are presently developed with industrial uses, that may, in the long term, be worth more if converted to residential or mixed use.
- This area and its residents would benefit greatly from a commercial center that would be easily accessed by pedestrians.
- The Paso Robles Hot Springs, located north of Highway 101, is accessed from Spring Street via a driveway over a private railroad crossing, which was the scene of a fatal collision of a vehicle with a train more than 20 years ago.
- Residents of this area walk across the railroad tracks at the east end of 28<sup>th</sup> Street in order to access commercial areas east of the tracks. About 14 years ago, a child pedestrian was killed by a train.

#### **Oak Park Public Housing**

- The Housing Authority of the City of Paso Robles and its affiliate, the Paso Robles Nonprofit Housing Corp., has initiated an effort to plan for the redevelopment of the 148 unit Oak Park

## Uptown Specific Plan: Scope

Public Housing complex, located in the area bounded by 28<sup>th</sup> Street, 34<sup>th</sup> Street, Park Street, and the railroad, to replace aging housing and to add additional housing. The redevelopment envisioned would replace the 148 units and add additional units.

- The Oak Park Public Housing complex occupies about 21 net acres; the net density is, therefore, about 7 units per acre. The existing General Plan would allow 12 units per acre to be developed (without any density bonus).
- A 1.1 acre leasehold, on which a 40 unit senior housing complex is being developed by the Paso Robles Nonprofit Housing Corp., abuts the 21 acre site.
- There *may* be funding constraints that serve to limit the mix of replacement and new housing types (primarily by mandating affordability levels at or below 80% of Area Median Income) that might be added.
- The US Department of Housing and Urban Development (HUD) provides public housing operating subsidies for the existing 148 units. It has been reported that HUD will allow for replacement of existing housing and reconfiguration of property, but will not provide public housing subsidies for more than 148 units.
- HUD will need to approve any reconfiguration of property within Oak Park Public Housing. New parcels would be leased by the Housing Authority to the Paso Robles Nonprofit Housing Corp.
- To the degree possible within any funding constraints, the City would be interested in investigating having a range of housing types in this area.
- In 2005, a multi-disciplinary team of students from Cal Poly San Luis Obispo won a multi-university competitive award from the Bank of America for a proposal to redevelop Oak Park Public Housing. This proposal included site design, financing, and community involvement components. It became the catalyst for the redevelopment effort and for the proposed specific plan itself.

### East of the Railroad

- Much of this area originally developed as a gas, food, and motel stop serving travelers on Highways 101 and 46 and visitors to the Mid-State Fair.
- Emergences of the wine industry and year-round tourist-oriented events have helped attract business and maintain properties along 24<sup>th</sup> Street in good condition. There is, however, no unifying architectural or development theme shared by these properties.
- North of 24<sup>th</sup> Street, properties are used for commercial/light industrial use. There are vacant and underutilized properties. There is no unifying architectural or development theme for this subarea, either.
- There may be opportunities for residential and mixed use in the area.
- This area is a gateway to the City, and the specific plan needs to incorporate the recommendations of the Gateways Plan.
- There may be an opportunity for providing access to the Paso Robles Hot Springs property via Riverside Avenue, beneath Highway 101.

### 24<sup>th</sup> Street Corridor: Riverside Avenue to Vine Street

- 24<sup>th</sup> Street is the sole link between the two subareas east and west of the railroad. It is the main route between Highways 101 and 46 and Lake Nacimiento.

## **Uptown Specific Plan: Scope**

- The grade-separated crossing of the railroad is too narrow for General Plan build-out; it does not have adequate pedestrian and bike paths to offer alternative, healthy means of access for employees who live west of the railroad.
- There is no unifying architectural or development theme for this corridor.
- Land development patterns and access to properties from 24<sup>th</sup> Street along the segment between Spring Street and the Railroad are awkward.
- On a daily and weekly basis, Flamson Middle School and the War Memorial Stadium generate vehicular and pedestrian traffic which conflicts with through traffic. Opportunities for reducing such conflicts should be evaluated.

### **IV Specific Plan Scope**

#### **Land Use & Housing**

1. Evaluate the opportunities for long-term use/redevelopment of properties to develop a neighborhood west of the railroad that:
  - Has a neighborhood center. This would foreseeably include mixed land uses and public spaces.
  - Provides opportunities for improved transit services for the area to reduce vehicular trips to other centers of the community.
  - Provides efficient, safe, and healthy circulation system that encourages pedestrian and bicycle use within the specific plan area and between it and the Fairgrounds/commercial area east of the railroad. Opportunities to improve pedestrian, bicycle, and vehicular circulation should be investigated, particularly on large blocks north of 28<sup>th</sup> Street, and blocks without alleys.
  - Provides for a range of housing densities and types, with opportunities for ownership and rental, and a mix of household incomes within each block.
  - Proposes new public spaces and public library and recreational facilities, including partnership with the School District and County Office of Education for use of school facilities that exist in the area.
  - Proposes a range of architectural and urban design styles and treatments (to include landscaping) for new development. Attention should be paid to methods and materials that provide for a high quality, vibrant environment while contributing to housing that is affordable to all income groups.
  - Proposes improved right-of-way infrastructure, including possible landscaped medians, sidewalks, traffic calming measures, street furniture, and gateway enhancements.

## **Uptown Specific Plan: Scope**

- Preserves environmental elements, primarily oak trees, hillsides (west of Vine Street), and proposes effective, aesthetically-pleasing measures to mitigate noise from the railroad and Highway 101, and measures to improve the views from the railroad of properties that border the railroad.
  - Considers alternative land uses to existing industrial uses for the long-term.
  - Proposes a form-based code to replace the zoning code in this area.
  - Works with the Paso Robles Unified School District and the County Office of Education and affiliated organizations in their efforts to provide facilities and programs located in this area.
2. Evaluate the opportunities for long-term use/redevelopment of properties to develop a commercial neighborhood east of the railroad that:
- Provides for an attractive gateway to the City, including architectural and urban design styles and treatments (to include landscaping) for new development. Views from 24<sup>th</sup> Street, Highway 101, and the railroad of surrounding properties. The specific plan needs to incorporate the recommendations of the Gateways Plan.
  - Evaluates opportunities for mixed use (commercial and housing).
  - Proposes a form-based code to replace the zoning code in this area.
3. The City acknowledges that this specific planning effort may recommend amendments to the general plan.

### **Circulation**

In addition to circulation matters mentioned above, under Land Use and Housing, the specific plan shall address the following:

- Improvement of 24<sup>th</sup> Street to address long-term regional circulation needs per the General Plan.
- Pedestrian and bicycle paths linking the area west of the railroad to the area east of the railroad.
- Evaluate options for improving access to the Hot Springs property (from Spring Street).
- Evaluate the feasibility of extending Riverside Avenue beneath Highway 101 to the Hot Springs property.
- Evaluate Spring Street medians' effects on effective police activity: both in terms of facilitating smooth traffic flow and in preventing/responding to criminal activity in the area.
- Vine Street improvement between 32nd & Caballo Streets.
- Appropriate Spring Street improvements to support the land use objectives mentioned above.

## **Uptown Specific Plan: Scope**

### **Utilities**

Evaluate the capacity and state of repair of existing facilities and need for upgrades and additional facilities for:

- Water;
- Sewer;
- Storm Drains;
- Electricity (especially need for 3 phase power);
- Phone;
- Cable TV;
- Fiber optics and internet connections.

The evaluation should include identification of opportunities for undergrounding overhead utilities and avoiding detention basins.

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

Newspaper: Tribune

Date of Publication: March 28, 2007

Meeting Date: April 10, 2007  
(Planning Commission)  
May 1, 2007  
(City Council)

Project: General Plan Amendment 07-001(b) Uptown Specific Plan Overlay (City initiated)

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

Signed: [Signature]  
Lonnie Dolan

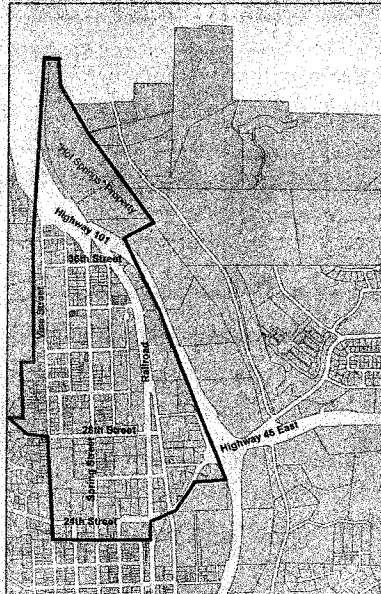
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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission and City Council of the City of El Paso de Robles will hold Public Hearings to consider the following applications:

**General Plan Amendment 07-001(b)** initiated by the City of Paso Robles to: (1) establish the Uptown Specific Plan Overlay Land Use Category over approximately 400 acres of land generally located north of 23rd and 24th Streets and between Vine Street and Highway 101 as shown on the map below, and (2) to delete the Oak Park Specific Plan Land Use Category, which is located between 28th and 34th Streets and between Park Street and the Union Pacific Railroad.

Uptown Specific Plan



The proposed General Plan Amendment will commit the City of Paso Robles to prepare a Specific Plan for the northwest portion of the City. The City will be referring to this plan as the "Uptown Specific Plan". It is anticipated that this plan will include such items as:

- Preparing a new vision for land uses and development for the area as a whole. This may include providing: a new mix of residential and commercial land uses with a variety of housing types and densities; neighborhood commercial sites integrated into housing areas; and new public spaces (primarily recreational).
- Proposing street, alley, sidewalks, and bike lane improvements, which would serve to calm traffic, connect neighborhoods, and to support walking, bicycling, safe routes to schools and use of transit. The City also hopes to improve the pedestrian/bicycle connection between the east and west sides of the railroad, as the 24th Street bridge over the railroad tracks currently is not safe for pedestrians and bicycles to use.
- Recommending architectural and site planning standards that would replace the current zoning standards and encourage new investment in properties in the area.

The process of preparing the Uptown Specific Plan will commence later in 2007, following adoption of the proposed General Plan Amendment, and is expected to take at least 2 years. During the preparation of the Specific Plan, there will be several opportunities for property owners, residents, and the general public to participate and provide recommendations and comments.

The public hearings on the General Plan Amendment will take place in the Conference Center (First Floor) at the Paso Robles Library/ City Hall, 1000 Spring Street, Paso Robles, California on the following dates:

Planning Commission	Tuesday, April 10, 2007 at the hour of 7:30 pm;
City Council	Tuesday, May 1, 2007 at the hour of 7:30 pm.

All interested parties may appear and be heard at these hearings.

As part of its consideration of the proposed General Plan Amendment, the Planning Commission and City Council will consider adoption of a Negative Declaration (statement that there will be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act. The Draft Negative Declaration may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California between the date of publication of this notice and the date of the hearings.

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

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

Ed Gallagher, Housing Programs Manager  
March 28, 2007 6555767



**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Ed Gallagher, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for General Plan Amendment 07-001(b) (Uptown Specific Plan) on this 30th day of March 2007.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: \_\_\_\_\_



Ed Gallagher