

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ENVIRONMENTAL IMPACT REPORT: UPTOWN/TOWN CENTRE SPECIFIC PLAN
DATE: AUGUST 10, 2010

Needs: To accept public testimony on a Draft Environmental Impact Report (EIR) for the proposed Uptown/Town Centre Specific Plan.

- Facts:
1. The City of Paso Robles proposes to adopt a specific plan to guide development and redevelopment of the historical portion of the City generally located west of the Salinas River, east of Vine Street, and between 1st and 38th Streets. The plan has a primary horizon of 25 years (i.e., to 2035).
 2. The specific plan will propose a variety of public improvements and will include a form-based zoning code to replace the existing zoning code within the planning area. The new code will place a higher value on the “form” of the public spaces (e.g. streetscapes and parks) created by buildings; it will encourage more mixed (combinations of residential and commercial) land use.
 3. The draft specific plan proposes that a total of 1,649 residential units could be developed in the planning area. Presently, the General Plan would allow a maximum of 989 units by its horizon year of 2025. To enable the specific plan to be consistent with the General Plan, a growth monitoring and management plan is proposed so that the number of units never exceeds those allowed by the General Plan.
 4. The EIR will have a 45 day public review period, which commenced on Friday, July 2 and will conclude on Monday, August 16.
 5. Hearing dates for the Uptown/Town Centre Specific Plan have not yet been scheduled. At its meeting of August 3, the City Council will be asked to set a September date for a public workshop on the Form-Based-Code. Hearings on the draft plan may commence in October.
 6. Notices of Availability of the Draft EIR were published in the *Tribune* on July 2 (copy attached) and were posted on City Hall’s bulletin board and on the City’s website. Additionally, copies of this notice were emailed and mailed to stakeholders.
 7. As noted in the Notice of Availability, copies of the EIR were placed in the City Library and on the City’s website. Copies were also distributed to City Council, the Planning Commission, and responsible public agencies.
 8. The purpose of the August 10 Planning Commission meeting is solely to offer an opportunity for the public to make oral comments on the Draft EIR during the 45 day comment period. On August 10, the Planning Commission will not be taking action on the Draft EIR or on the specific plan. When the specific plan is presented to the Commission (tentatively in October), the Commission will be presented with a Final EIR, which consists of the Draft EIR plus responses to all oral and written comments. At that time, the Commission will be asked to make a recommendation

to the City Council to either find that the Final EIR may be certified as being complete or needs additional work.

Analysis and
Conclusion:

The Draft EIR identifies only one “Class I” impact that cannot be mitigated to a point of non-significance. The specific plan is not consistent with the most recent (2001) Clean Air Plan (CAP) adopted by the San Luis Obispo County Air Pollution Control District (APCD). The City’s current (2003) General Plan had the same Class I impact, which was addressed by adoption of a Statement of Overriding Considerations. The population potential from both the General Plan and the draft specific plan exceeds the population projections in the 2001 CAP. The CAP made population projections only through 2015, and the City’s population growth has exceeded the projections in that plan (e.g., the CAP projected a City population of 29,220 in 2010; the City had 30,050 in 2010). The EIR notes that APCD is scheduled to update the CAP in 2010.

The Draft EIR notes that there are five categories of “Class II” impacts, which are potentially significant, but can be reduced to a point of non-significance if mitigation measures are incorporated into the project. Those impacts are:

- Air Quality: The plan has potential to locate sensitive receptors (e.g. schools, day care centers, playgrounds, and medical facilities) to exposure from pollutants (e.g. construction dust, carbon monoxide at traffic hot spots). Mitigation Measure 6.2-1 (page 6.2-70) proposes that development of sensitive land uses be minimized, where possible, within 500 feet of Highway 101, or, if not feasible, incorporate other mitigation methods.
- Biological Resources:
 - a. Development in, or within 300 feet of, the Salinas River District of the planning area could have an adverse effect on candidate, sensitive, or special-status species. Mitigation Measures 6.3-1 and 6.3-2 (pages 6.3-33-34) would require preparation of surveys as part of the environmental review conducted prior to approval of development entitlements and implementation of any more-detailed mitigation measures that might be identified by such surveys.
 - b. Use of the Salinas River for biking and hiking could impact native or migratory fish or wildlife species. Such impacts could be mitigated by restricting access to the trail system exclusively as provided in Mitigation Measure 6.3-3 (page 6.3-36).
- Cultural resources:
 - a. Paleontological resources: The geologic substrata in the planning area is favorable to paleontological resources. The EIR recommends Mitigation Measure 6.4-1 (page 6.4-38) - a standard condition that is often placed on development to require halting construction activities and evaluating any resources that may be discovered during grading.
 - b. Archaeological resources: There is a moderate to high potential to encounter archaeological resources while developing in the planning area. The EIR recommends Mitigation Measures 6.4-2 and 6.4-3 (pages 6.4-39-

40) – standard conditions that are often placed on development to require halting construction activities and evaluating and curating any resources that may be discovered during grading.

- c. Human remains: Although a sacred lands search conducted as part of the EIR did not indicate the presence of Native American resources, there remains potential that they could exist. The EIR recommends Mitigation Measure 6.4-4 - a standard condition often placed on development to require halting construction activities and notifying the County Coroner should any resources be discovered during grading.
 - d. Historical resources: Pursuant to the specific plan, development could occur that could cause a significant adverse change to a historical resource. The EIR recommends eight mitigation measures, 6.4-5 through 6.4-12, (6.4-48-49) which would be applied as relevant to any given situation.
- Noise:
 - a. Excessive noise levels: There are residential properties located within the future 65 dBA Noise Contour for railroad-generated noise. Mitigation Measures 6.10-1-4 (pages 6.10-22-24) provide methods to avoid significant noise impacts.
 - b. Excessive vibration: Certain construction activities could create adverse vibration levels. Mitigation Measure 6.10-5 (pages 6.10-25-26) provides methods to avoid significant vibration impacts.
 - c. Permanent/cumulative noise increase: The EIR notes that development in accordance with the specific plan will raise the ambient noise levels in the planning area but provides that Mitigation Measures 6.10-1-4 (pages 6.10-22-24), discussed above, would adequately address this concern.
 - d. Temporary noise increase: The EIR notes that construction activities could generate adverse noise levels. Mitigation Measures 6.10-6-7 (pages 6.10-29-30) are standard conditions that would adequately address this concern.
 - Transportation and Traffic: New development authorized by the specific plan would increase traffic and the levels of service at the intersections of Riverside Avenue with 10th and 13th Streets could decrease from B and C to E and F. Mitigation Measures 6.17-1 and 6.17-2 (page 6.17-24) propose installation of a signal at Riverside Avenue and 10th Street and signal timing or phasing modifications at Riverside Avenue and 13th Street.

Policy

Reference: California Environmental Quality Act

Fiscal Impact: The Costs of preparation of the EIR are included in the consultant services contract for the specific plan.

Options: No action is necessary. However, the Planning Commission may accept and make comments on the Draft EIR

Attachment: Newspaper Affidavit for Notice of Availability of the Draft EIR

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Engineering Division

THE Newspaper of the Central Coast
TRIBUNE

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In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD #6894772
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; JULY 2, 2010 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Jane E. Durand
(Signature of Principal Clerk)

DATED: JULY 2, 2010
AD COST: \$193.94

Notice of Availability of
Draft Environmental Impact Report

Notice is hereby given that the following Draft Environmental Impact Report (EIR) is available for public review and comment:

Project Title: Uptown/Town Centre Specific Plan
Project Location: West of Salinas River and north of 1st Street to the western and northern City limits

Description of the Nature, Purpose, and Beneficiaries of the Project:

The City of Paso Robles is proposing the adoption of a Specific Plan to regulate development within the City's historic west side, which includes the downtown and uptown areas and comprises approximately 1,100 acres. The Specific Plan employs the principles of traditional neighborhood development to ensure that future development within the plan area complements the existing small-town character of Paso Robles. The Specific Plan includes a form-based development code intended to ensure development patterns are consistent with the existing scale and character of Paso Robles. The Draft EIR evaluates the potential impacts of this proposed Specific Plan based on projected growth over the next 25-years within the Specific Plan area of 989 to 1,649 residential units (any units over 626 would require a general plan amendment), up to 200,000 square feet of retail, and 100,000 square feet of office development would occur over this 25 year period. Additionally, 20 acres of usable open space would be developed in this time period. All impacts would be less than significant with implementation of mitigation measures identified in the Draft EIR with the exception of consistency with the 2001 Clean Air Plan for San Luis Obispo County, as the City's General Plan forecasts population in 2015 that may exceed the population projection in the Clean Air Plan.

The City of Paso Robles is the Lead Agency for this EIR. Copies of the Draft EIR may be obtained at the following locations:

- 1. City of Paso Robles, Community Development Department, 1000 Spring Street, Paso Robles, CA 93446. Phone: (805) 237-3970; Fax (805) 237-3904; email: planning@prcity.com.
- 2. City's website: www.prcity.com. A link to the Draft EIR will be placed on the Community Development Page. From the Home Page, select the "Government" tab; then select "Community Development" under "Departments" on the left side of the "Government" page. The link will appear as a "Hot Topic" on the right side of the page.
- 3. One or more copies of the Draft EIR will be maintained at the Reference Desk, Paso Robles Public Library, 1000 Spring Street, Paso Robles, CA 93446.

The review period for this Draft EIR commences on July 2, 2010 and will end on August 16, 2010, at which time all written and oral comments must be received by the City.

A public meeting at which interested persons may make oral comments will be conducted on August 10, 2010 during a regular meeting of the Planning Commission. This meeting will be held in the Library Conference Center (City Council Chambers), Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, CA. The meeting will commence at 7:30 pm.

For more information on the Draft EIR, please contact: Ed Gallagher, City Planner, City of Paso Robles, 1000 Spring Street, Paso Robles, CA 93446. Phone: (805) 237-3970; Fax (805) 237-3904; email: ed@prcity.com.
July 2, 2010

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