

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: SPECIFIC PLAN AMENDMENT 11-001: UPTOWN/TOWN CENTRE
DATE: DECEMBER 13, 2011

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

Facts:

1. With the adoption of the UTCSP in May 2011, the City Council adopted a policy to conduct semi-annual reviews of the plan to consider making adjustments to the plan.
2. Since adoption of the plan, some questions about permitted land uses have been raised by a prospective business and a local property owner. Additionally, some adjustments to the Development (form-based zoning) Code have been suggested.
3. The current application is to amend Chapter 5, The Development Code, to consider the following amendments:
 - Amend the list of permitted land uses (Table 5.3-1) regarding:
 - used car sales;
 - contracted services.
 - Amend the development standards related to:
 - lot widths for single family dwellings;
 - parking calculations for outside seating for restaurants;
 - amenities for multi-family residential complexes.
4. Further discussion of each of the proposed amendments is outlined in the Analysis and Conclusion section of this report.
5. The proposed amendments were discussed with the Development Review Committee (DRC). No action was taken; the DRC did not suggest any additional amendments. There was some initial discussion related to rear yard setbacks in residential zones, however it was agreed that it would be better to discuss rear setbacks with a future amendment due to the complexity of the issue and the possibility that it may trigger the need for other amendments.
6. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment. Based on the information and analysis contained in the Initial Study, a determination has been made that the Project would be in compliance with the regulations for issuance of a Negative Declaration.

7. The UTCSP projects that the plan will enable the ultimate construction of 1,649 dwelling units, which exceeds the 989 dwelling units allowable for the plan area under the current General Plan as contributing to the population threshold of 44,000. To conform to the current General Plan, Chapter 5 of the Plan includes a policy to manage growth within the planning area until such time that the General Plan might be updated in a manner that would accommodate the additional 660 dwelling units.
8. The growth management policy has begun to raise substantial concerns related to the City's ability to provide services. The Analysis and Conclusion section of this report will address this in more detail and conclude that the next semi-annual review of the UTCSP should consider a specific plan amendment that would eliminate the need for a growth management policy.
9. As part of discussions on the AB 1600 Fee Update, councilmembers raised questions about the feasibility of retaining some of the UTCSP's recommended public improvements, such as pedestrian crossings over the railroad and the Park Street Greenway. It is suggested that reconsideration of retention of some of the recommended plan improvements be discussed at the next semi-annual review, along with the growth management policy.
10. There is presently no protocol for determining the issues to be discussed in the semi-annual reviews. Some options will be suggested in the Analysis and Conclusion section.

Analysis and
Conclusion:

Development Code Amendments:

1. Used Car Sales in TC2 Zone: This issue was raised during the consideration of an application for a conditional use permit to establish a used car lot in the TC2 Zone on the west side of Spring Street, between 2nd and 3rd Streets.
 - a. Option A: No change: Used Car Sales would remain prohibited in the TC-2 zone for the following reasons.
 - Used car sales would not be appropriate on Spring Street, especially at entrance to City;
 - Could encourage establishment of other used car lots on Spring Street (e.g. at 4th and Spring or at 18th & Spring);
 - Used car lots do not present the compact urban commercial form the City is trying to foster/expand along Spring Street;
 - Used car lots are barriers to pedestrian flow (i.e. create "dead zones" with little interest to entice pedestrians to go further);
 - Used car lots tend to be garishly decorated with pennants, banners, inflatables;
 - Used car lots are permitted in RC Zone.

b. Option B: Used car sales as a conditional use:

- Public hearing allows for public input: particularly that from neighbors;
- Allows City to impose additional conditions to regulate appearance (beyond those already in the Code for signs and landscaping).

The Code currently requires the following:

- (1) Landscaping: The UTCSP does not specifically discuss landscape requirements for car sales lots. However, Section 5.7.2.D of the UTCSP does include landscaping requirements for parking lots. The Plan requires that a minimum of 10-percent of the gross parking lot area be landscaped, including at least one shade tree be provided for each 5 parking spaces. These parking lot landscaping requirements could be applied to car sales lots.
- (2) Signs: the UTCSP has a section that addresses signage; however, this section is geared towards downtown buildings, not necessarily car lots. For signage that is not addressed by the Plan (i.e. banners, flags, pennants, and inflatable signs) the Plan refers to using the Sign Ordinance of the Zoning Code (Chapter 21.19). Chapter 21.19 would allow the following types of signs as noted:
Banners: banners can be placed on buildings, on a temporary basis, subject to size limitations;
Inflatable Signs: would be prohibited on parcels less than 2 acres in size, therefore inflatable signs would not be allowed in the Specific Plan area, since there are no parcels that large. There is an exception that would allow an inflatable sign for the first 30 days a business is open.
Flags/pennants: are considered temporary signs and are not permitted. The only temporary signs allowed are banners and inflatable signs as described above.

The above code requirements seem to be sufficient, however whether the Commission and Council decide to allow used car lots, or not, Staff suggests that it would be beneficial to amend Subsection 2 of Section 5.7.2.D to add language requiring a 5 foot landscape setback along street frontages for parking lots. Suggested language could be as follows:

Location of landscaping. Landscaping shall be evenly dispersed throughout each parking area. Orchard-style planting (placement of trees in uniformly-spaced rows) is encouraged for larger parking areas. A minimum of a 5-foot landscape setback is required between the property line and the parking lot or car sales display lot, along all street frontages.

- c. Option C: Used car sales as a permitted use:
 - If subsection 2 of Section 5.7.2.D, is amended as suggested above, it appears that the concerns related to car sales lots such as landscaping and signage would be addressed.
2. Multi-Family Regulations: Staff noted that two standard requirements for multi-family housing listed below were not incorporated into the plan. Consider adding Section 5.7.8 "Additional Requirements for Multi-Family Housing" with the following subsections.
- a. Laundry Facilities: Copy (regular Zoning Code) Section 21.16I.185.A to read "Complexes with 5 or more units require either washer and dryer hookups in each unit or provide a laundry room with one washer or dryer per 8 units."
 - b. Recreation Rooms/Day Care for Large Multi-Family Projects: Copy (regular Zoning Code) Section 21.16I.180.B.4 to read "Complexes with 32 or more units would require provision of a recreation room or day care center with no less than 40 sq ft per unit."
3. Contracted Services: This amendment was requested by a local property owner and modified by staff.

Paul Viborg owns property at the south end of Paso Robles Street where he constructed a fenced in "yard" area for the storage of equipment (his and others). The yard was created without City approvals. The UTCSP allows Contracted Services in the RC Zone, but since the site is located at a City Gateway, UTCSP Section 5.3.E.7 requires intensive screening, including landscaping and masonry walls. The Code also requires that all the standard street improvements (curb, gutter, sidewalk, street trees and street lights) are installed. Mr. Viborg's intent is to use the yard on a temporary basis for his own equipment until he moves forward with plans for development of the property. In an effort to bring the yard into compliance with the Code, Mr. Viborg is requesting that the UTCSP be amended to allow for the issuance of a Temporary Use Permit for outdoor storage of equipment in the RC zone, without the requirement to install landscaping, decorative walls and street improvements. One alternative for the Planning Commission and Council to consider is the following:

- a. In Table 5.3-1, under Light Industrial (Page 5:9):
 - (1) Replace the "P" in the RC Zone with "P/TUP **"
 - (2) Add a note to the far right column to read: "** See Section 5.3.E.7".

b. Amend Section 5.3.E.7 as follows:

(1) Re-write Subsection "e" to read: "All permanent outdoor storage areas shall conform to the following regulations:..."

(2) Establish a new Subsection "f" to read: "temporary outdoor storage may be conducted for no more than two years, subject to a Temporary Use Permit, and shall be limited to the storage of vehicles and equipment owned by the property owner and used exclusively to maintain the property where it is stored. (Note: street improvements are not required for temporary storage yards.)"

4. 70 foot maximum lot width for Single (Family) Dwellings: The requirement for a 70 foot maximum lot width for a single family dwelling does not appear to serve a valid purpose. Amend Section 5.5.F.1.a.i (on Page 5:26) to eliminate the maximum lot width (70 feet).

5. Parking Requirement for On-Site Outdoor Seating for Restaurants: Add Subsection "I" to Section 5.7.2 (Page 5:109) to clarify that the 1 space per 400 sq ft parking space requirement for non-residential shall include on-site outdoor seating areas for restaurants.

Since Chapter 5, the Development Code, is a zoning code that must be adopted by ordinance, the proposed specific plan amendment would be adopted by ordinance, rather than by resolution.

Growth Management Policy:

Please see Attachment 2 for more details on this matter. It is suggested that an in-depth analysis of the projected number of dwelling units at build-out be presented to the Planning Commission and City Council with the next semi-annual review of the UTCSP. It is anticipated that such analysis may effect amendments to the growth management policy.

Semi-Annual Review Protocol:

Although the Council directed staff to schedule semi-annual reviews of the UTCSP, said direction did not address the question of whether each review should include an agenda containing a pre-determined set of issues to be discussed and/or adjustments to be made, or whether the Commission and Council should conduct the reviews in a workshop format at which they would be free to discuss any issue that comes to mind.

Option A: Agenda containing a pre-determined set of issues and/or adjustments:

The semi-annual reviews would take place at public hearings at which amendments can be recommended by the Commission and made by the Council. This approach would require a deadline for submittal of items to be considered that would provide ample time for analysis, environmental review, and public noticing. A reasonable deadline that would accomplish these objectives would seem to be 3 months prior to the Planning Commission hearing.

Under this option, Councilmembers and Commissioners would collectively or individually request that specific issues be addressed, and make those requests at least 3 months prior to the hearings. Additionally, staff could add agenda items based on its experience in working with the plan and noticing provisions that need clarification or adjustment. Private requests for agenda items may be made. Sub-options for private requests would be:

- (1) During the period in which semi-annual reviews are being scheduled, (assuming that there will come a time (e.g., in 5 years) at which the scheduled reviews are discontinued) allow the public to submit letters of request without payment of development application fees;
- (2) Require a formal application for a specific plan amendment, including payment of development application fees. However, it has not been uncommon for members of the public to ask Councilmembers to sponsor their request, which would have the effect of exempting them from the fees.

Option B: If the reviews consist of a workshop format, any desired amendments that would be directed by the Council would have to be scheduled for subsequent public hearings at both the Commission and Council levels. This option could result in quarterly sets of meetings: two for workshop reviews and two for hearings.

Under this option, staff would prepare a report outlining any issues of which it is aware to form the basis for the discussion. The public could make written or oral requests for consideration at the subsequent hearings.

Reference: General Plan; 2006 Economic Strategy; State laws governing Specific Plans and Zoning Consistency with the General Plan

Fiscal Impact: There are no fiscal impacts associated with the proposed code amendments. For the review protocol, Option A would be less-costly, as it would entail two sets of meetings (with attendant staff time spent on reports and public notices) rather than the 4 sets of meetings that Option B would entail.

Options: That the Planning Commission recommend to the City Council approval of one of the following sets of options:

- a. (1) Adopt the attached Resolution approving a Negative Declaration.
- (2) Adopt the attached Ordinance Adopting Specific Plan Amendment 11-001, thereby making amendments to the following Sections:
 - (a) Amend Sub Section 2 of Section 5.7.2.D Location of landscaping.

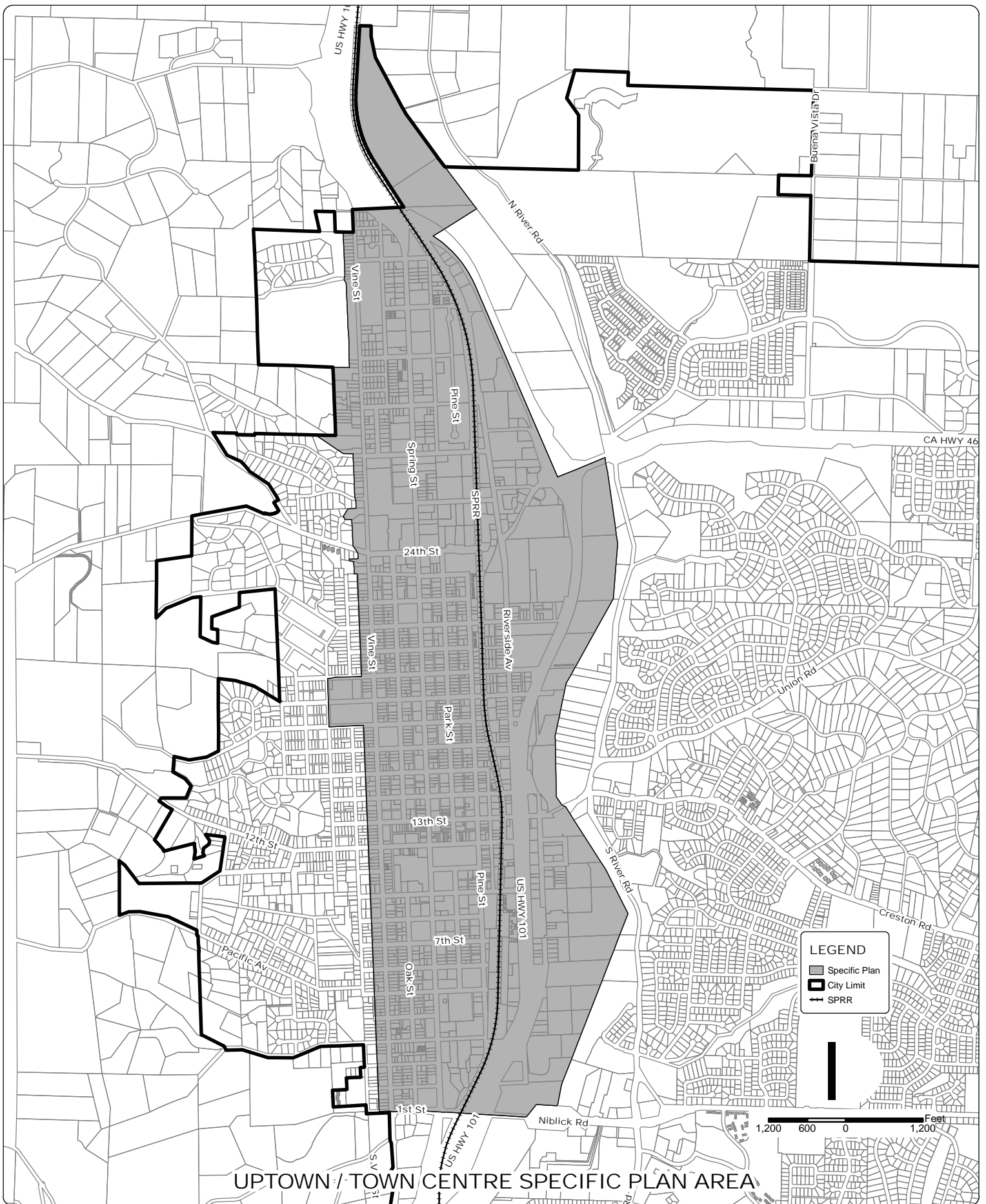
- (b) Adding Section 5.7.8 "Additional Requirements for Multi-Family Housing" to add laundry facilities and a recreation room.
 - (c) Amend Section 5.3.E.7 to provide reduced requirements for Temporary Outdoor Storage Yards subject to a Temporary Use Permit.
 - (d) Amend Section 5.5.F.1.a.i (on Page 5:26) to eliminate the maximum lot width (70 feet) for residential lots.
 - (e) Add Subsection "I" to Section 5.7.2 (Page 5:109) to clarify that the 1 space per 400 sq ft parking space requirement for non-residential shall include on-site outdoor seating areas for restaurants.
- (3) Via minute action (voice vote) choose "Option A" to conduct semi-annual reviews at public hearings; deadlines for submittal of discussion items will be set at 3 months prior to the Planning Commission meeting; members of the public may request plan amendments via submittal of a letter and without payment of application fees.

b. Amend, modify, or reject the above options.

Prepared by: Ed Gallagher and Darren Nash

ATTACHMENTS:

1. Map of the Uptown/Town Centre Specific Plan Area
2. Residential Build-out Analysis for the Uptown/Town Centre Specific Plan
3. Resolution Adopting a Negative Declaration
4. Ordinance Approving Specific Plan Amendment 11-001
5. News Notice Affidavit



UPTOWN / TOWN CENTRE SPECIFIC PLAN AREA

Residential Build-Out Analysis for Uptown/Town Centre Specific Plan

The Uptown/Town Centre Specific Plan allows up to 1,649 residential units to be added to the City's inventory (within the plan area). NOTE: The existing inventory (at the time of plan preparation) was 2,226 units; the build-out of the plan area, therefore, is 3,875 units.

Prior to adoption of the Uptown/Town Centre Specific Plan, the General Plan provided for a maximum of 989 additional residential units in the plan area, which would have made its build-out 3,215 units.

The 1,649 proposed units exceeded the General Plan capacity by 660 units.

To bring the specific plan into conformance with the General Plan, a growth management policy was adopted in the Specific Plan. The policy provided that, when 600 new units (beyond the 2,226 existing on June 30, 2009 - a total of 2,826) are built, this policy would require the City to begin to formulate a mechanism for regulating growth, and when 750 new units are built (2,436 total), the mechanism would be implemented.

To formulate the number of potential (added) units, Moule and Polyzoides (M&P), using information received at the Charrette in May 2008, made assumptions about which properties in the plan area would develop (on vacant land) and redevelop. Redevelopment would include infilling lots that were partially-developed (e.g., a single family home on a standard West Side lot) or already fully-developed. In the latter case, the assumption made was that existing buildings would be demolished and replaced with new residential buildings. The "Illustrative Plans" shown for each neighborhood in Chapter 2 of the plan show conceptual building "footprints" on those properties assumed to develop or redevelop.

A quick review of the illustrative plans and M&P's assumptions suggests that the 1,649 units may be an overstatement of likely development in the plan area in the next 40-50 years.

Regardless, the growth management policy is problematic because it bestows entitlements that are not presently capable of being served with water, sewer, traffic systems, etc. on the assumption that more capacity will be identified in the future. The City has experience with such thinking: in 1990, the City annexed land surrounding the Airport and assigned industrial zoning. CalTrans' asserted that industrial zoning requires an adequate circulation system to support the entitled uses. CalTrans, in its comments on the EIRs for the Chandler Ranch and Olsen/Beechwood Specific Plan, found that traffic from additional dwelling units in those areas, combined with potential industrial traffic from properties around the Airport would overwhelm the carrying capacity of Highway 46E. The point being that the City cannot create more zoning entitlement than its systems have service capacity.

Therefore, the growth management policy requires reconsideration, as does the number of likely additional units. Such an analysis, can be completed by Summer 2012, and presented to Council as part of the second semi-annual review of the Uptown/Town Centre Specific Plan.

RESOLUTION NO. _____
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES APPROVING
A NEGATIVE DECLARATION FOR
SPECIFIC PLAN AMENDMENT 11-001
(CITY INITIATED)

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

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

WHEREAS, the current request is to amend Chapter 5, the Development Code, to consider changes related to permitted land uses and various development standards; and

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

WHEREAS, a public hearing was conducted by the City Council on January 17, 2012, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed project; and

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration Specific Plan Amendment 11-001:

PASSED AND ADOPTED THIS 17th day of January, 2012, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM CITY OF PASO ROBLES

1. **PROJECT TITLE:** **Uptown/Town Centre Specific Plan -
Amendment (SPA 11-001)**

Concurrent Entitlements:

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

Contact:

Phone:

(805) 237-3970

Email:

3. **PROJECT LOCATION:** UTCSP Area

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

Contact Person:

Darren Nash, Associate Planner

Phone:

(805) 237-3970

Email:

Darren@prcity.com

5. **GENERAL PLAN DESIGNATION:**

6. **ZONING:**

7. **PROJECT DESCRIPTION:** Applications initiated by the City of Paso Robles proposing to amend the Uptown Town Centre Specific Plan and the Zoning Code, in order to allow amendments to Chapter 5, The Development Code, of the Uptown Town Centre Specific Plan. The proposed amendments are related to permitted land uses and development standards for properties within the Specific Plan area. The Amendments include the following:

- Request to allow used car sales in TC-2 zone;
- Require laundry facilities and Rec Rooms/Day Care for Large Multi-Family projects;
- Request to allow “Contracted Services” and temporary outdoor storage yards in RC zone;
- Require outdoor seating areas to be calculated for off-street parking;

8. ENVIRONMENTAL SETTING:

The proposed amendments to the UTCSP relate to whether a land use is permitted in a zoning district or not and adding development standards to projects at the time of new development or change of use. While there may be some aesthetics issues resulting from used car sales lots and outdoor storage lots, environmental impacts resulting from the code amendment would either be “no-impact” or less than significant.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature: _____

Date _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

Discussion (a-c): Establishing of a used car sales lot or outdoor equipment storage lot within the Specific Plan area may have visual concerns depending on where the site is located. However, there are no designated scenic vistas or highways in the Plan area.

Depending on which specific site an outdoor storage lot or used car lot will depend on what type of landscape and screening will be required. The current Specific Plan and Zoning Code have existing standards related to screening of outdoor storage, as well as requirements to shield exterior lighting so that it would not impact off-site properties.

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

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 5114(g))?				
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a-e:

The proposed amendments to the UTCSP relate to whether a land use is permitted in a zoning district or not and adding development standards to projects at the time of new development or change of use. While there may be some aesthetics issues resulting from used car sales lots and outdoor storage lots, there would be no impact to Agriculture and Forest Resources.

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Create objectionable odors affecting a substantial number of people? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a-e:

The proposed amendments to the UTCSP relate to whether a land use is permitted in a zoning district or not and adding development standards to projects at the time of new development or change of use. While there may be some aesthetics issues resulting from used car sales lots and outdoor storage lots, there would be no impact related to Air Quality.

IV. BIOLOGICAL RESOURCES: Would the project:

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion (a-f):

The proposed amendments to the UTCSP relate to whether a land use is permitted in a zoning district or not and adding development standards to projects at the time of new development or change of use. While there may be some aesthetics issues resulting from used car sales lots and outdoor storage lots, there would be no impact to Biological Resources.

V. CULTURAL RESOURCES: Would the project:

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

Discussion (a-d):

The proposed amendments to the UTCSP relate to whether a land use is permitted in a zoning district or not and adding development standards to projects at the time of new development or change of use. While there may be some aesthetics issues resulting from used car sales lots and outdoor storage lots, there would be no impact to Cultural Resources.

VI. GEOLOGY AND SOILS: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Strong seismic ground shaking? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a-e:

The proposed amendments to the UTCSP relate to whether a land use is permitted in a zoning district or not and adding development standards to projects at the time of new development or change of use. While there may be some aesthetics issues resulting from used car sales lots and outdoor storage lots, there would be no impact to Geology and Soils.

VII. GREENHOUSE GAS EMISSIONS: Would the project:

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion (a-b):

The proposed amendments to the UTCSP relate to whether a land use is permitted in a zoning district or not and adding development standards to projects at the time of new development or change of use. While there may be some aesthetics issues resulting from used car sales lots and outdoor storage lots, there would be no impact to Greenhouse Gas Emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-h):

The proposed amendments to the UTCSP relate to whether a land use is permitted in a zoning district or not and adding development standards to projects at the time of new development or change of use. While there may be some aesthetics issues resulting from used car sales lots and outdoor storage lots, there would be no impact to Hazards or Hazardous Materials.

IX. HYDROLOGY AND WATER QUALITY: Would the project:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-1):

The proposed amendments to the UTCSP relate to whether a land use is permitted in a zoning district or not and adding development standards to projects at the time of new development or change of use. While there may be some aesthetics issues resulting from used car sales lots and outdoor storage lots, there would be no impact to Hydrology and Water Quality.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. LAND USE AND PLANNING: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
- Discussion: The code amendment will not physically divide established communities.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

This application is an amendment to an adopted specific plan. The amendment will comply with the general plan and zoning code.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no habitat conservation plans or natural community conservation plans established in this area of the City. Therefore there is no impact.

XI. MINERAL RESOURCES: Would the project:

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

Discussion: No Impact.

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

Discussion: No Impact.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE: Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The proposed amendments to the UTCSP relate to whether a land use is permitted in a zoning district or not and adding development standards to projects at the time of new development or change of use. While there may be some aesthetics issues resulting from used car sales lots and outdoor storage lots, there would be no impact related to Noise.

XIII. POPULATION AND HOUSING: Would the project:

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-c):

The project will not create induce population growth, displace housing or people.

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

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

Discussion (a-e):

The project will not create an impact to public services.

XV. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a&b):

The project will not impact recreational facilities.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC: Would the project:

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

Discussion (a-f):

The proposed amendments to the UTCSP relate to whether a land use is permitted in a zoning district or not and adding development standards to projects at the time of new development or change of use. While there may be some aesthetics issues resulting from used car sales lots and outdoor storage lots, there would be no impact to Transportation or Traffic.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project=s projected demand in addition to the provider=s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-g):

The proposed amendments to the UTCSP relate to whether a land use is permitted in a zoning district or not and adding development standards to projects at the time of new development or change of use. While there may be some aesthetics issues resulting from used car sales lots and outdoor storage lots, there would be no impact to Utilities and Service Systems.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion:

The proposed amendments to the UTCSP relate to whether a land use is permitted in a zoning district or not and adding development standards to projects at the time of new development or change of use. While there may be some aesthetics issues resulting from used car sales lots and outdoor storage lots, there would be no impact related to this section.

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

Discussion:

The proposed amendments to the UTCSP relate to whether a land use is permitted in a zoning district or not and adding development standards to projects at the time of new development or change of use. While there may be some aesthetics issues resulting from used car sales lots and outdoor storage lots, there would be no impact related to this section.

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

Discussion:

The proposed amendments to the UTCSP relate to whether a land use is permitted in a zoning district or not and adding development standards to projects at the time of new development or change of use. While there may be some aesthetics issues resulting from used car sales lots and outdoor storage lots, there would be no impact related to this section.

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	2005 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2005	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	Uptown/Town Centre Specific Plan	Same as above
12	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
13	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
14	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING CHAPTER 5 OF THE
UPTOWN/TOWN CENTER SPECIFIC PLAN
(CITY INITIATED)

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

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

WHEREAS, the current request is to amend Chapter 5, the Development Code, to consider changes related to permitted land uses and various development standards; and

WHEREAS, at a meeting held on December 13, 2011, the Planning Commission took the following actions regarding this ordinance:

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

WHEREAS, based on information received at its meeting on January 3, 2012 the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Considered the Planning Commission's recommendation from its December 13, 2011 public meeting;
- d. Introduced said ordinance for the first reading; and

WHEREAS, on January 17, 2012 the City Council held a second reading of said ordinance.
NOW, THEREFORE, the City Council of the City of El Paso de Robles does hereby ordain as follows:

SECTION 1:

Section 5.7.2.D, Landscaping, Subsection 2, would be amended as follows:

2. Location of landscaping. Landscaping shall be evenly dispersed throughout each parking area. Orchard-style planting (placement of trees in uniformly-spaced rows) is encouraged for larger parking areas. A minimum of a 5-foot landscape setback is required between the property line and the parking lot or car sales display lot, along all street frontages.

SECTION 2:

Section 5.7.8 "Additional Requirements for Multi-Family Housing" would be added to the UTCSP with the following subsections:

- (a) Laundry Facilities: (regular Zoning Code) Complexes with 5 or more units require either washer and dryer hookups in each unit or provide a laundry room with one washer and dryer per 8 units;
- (b) Recreation Rooms/Day Care for Large Multi-Family Projects: (regular Zoning Code) Complexes with 32 or more units would require provisions for a recreation room or day care center with no less than 40 square feet per unit;

SECTION 3:

Contracted Services:

- a. Amend Table 5.3-1, under Light Industrial (Page 5:9) as follows:

- (1) Replace "P" in the RC Zone with "P/TUP*"
- (2) Add a note to the far right column to read "**See Section 5.3.E.7".

- b. Amend Section 5.3.E.7 to add Subsection "f" to read as follows:

" f. Contractors' storage yards may be established on a temporary basis for no longer than 2 years (subject to 1 year time extensions) under the following Conditions:

- (1) The materials, vehicles and equipment stored on the site shall be owned by the property owner in which the equipment is being stored;
- (2) The materials, vehicles and equipment shall only be used exclusively to maintain the property where it is being stored.
- (3) The storage of materials, vehicles and equipment may be stored on site subject to the provisions of this section without the requirement to install street improvements and screening (including fencing and landscaping)."

SECTION 4: Amend Section 5.5.F.1.a (Page 5:26) of the UTCSP as follows:

- a. Lot Standards
 - i. Width:
 - (1) Minimum: 40 feet
 - ~~(2) Maximum: 70 feet~~
 - (2) No Maximum Lot Width

SECTION 5: Add Subsection "I" to Section 5.7.2 of the UTCSP as follows:

- I. When calculating parking ratios for restaurants, night clubs and similar establishments that have on-site outdoor seating (as opposed to sidewalk seating), in addition to the parking required for the indoor area, the ratio of 1 space per 400 square feet shall also be applied to the outdoor seating area.

SECTION 6. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 7. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this ordinance.

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

SECTION 8. Inconsistency. To the extent that the terms or provisions of this ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof, such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

Introduced at a regular meeting of the City Council held on January 3, 2012, and passed and adopted by the City Council of the City of El Paso de Robles on the 17th day of January, 2012 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

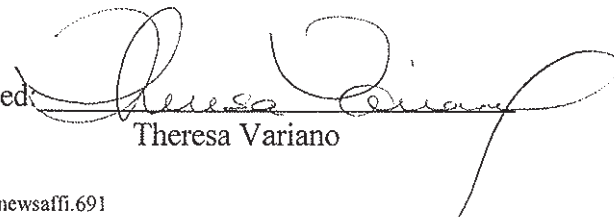
Newspaper: Tribune

Date of
Publication: November 22, 2011

Hearing
Date: December 13, 2011
(Planning Commission)

Project: Specific Plan Amendment 11-001 and Intent
to Adopt Negative Declaration (Uptown
Town Center Specific Plan)

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

Signed: 
Theresa Variano

forms/newsaffi.691

NOTICE OF PUBLIC HEARINGS
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to recommend that the City Council consider the following application, which has been initiated by the City of Paso Robles:
Specific Plan Amendment 11-001: To amend Chapter 5, The Development Code, of the Uptown Town Centre Specific Plan to consider changes to the list of permitted land uses (regarding used car sales and contracted services) and development standards (lot widths, parking calculations for outside seating for restaurants, and multi-family residential amenities) for properties within the Specific Plan area.
This public hearing will take place in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California, on Tuesday, December 13, 2011 at the hour of 7:30 pm.
All interested parties may appear and be heard at these hearings.
The Planning Commission's action on this application will be to make a recommendation to the City Council, which will hold a public hearing at a later date. A separate public notice of the City Council meeting will be published following conclusion of the Planning Commission's hearing.
As part of its consideration of the proposed Amendments, 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 Amendments and Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the public hearings. For more information on these applications, please contact Darren Nash at (805) 237-3970 or via email to darren@prcity.com.
If you challenge the Amendment applications in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission and City Council at, or prior to, the public hearings.
Darren Nash, Associate Planner
November 22, 2011 6966909