

TO: Chairman and Members of the Planning Commission
FROM: Ed Gallagher, Community Development Director
SUBJECT: Annual Report on the General Plan
DATE: February 28, 2012

Needs: To consider a status report on the implementation of the General Plan.

Facts:

1. California Government Code Section 65400 requires local jurisdictions to prepare an annual report on the status of the General Plan and progress towards its implementation. This report should be submitted to the State by April 1.
2. The Housing Element report must include an assessment of progress made toward meeting the City's share of the Regional Housing Need.
3. Attached is an annual report that basically has two parts. The first (Exhibit A) is a table containing brief descriptions of every Action Item, except those in the Housing Element, with thumbnail descriptions of their status of implementation. The second (Exhibit B) is the Housing Element Report, with discussions of progress toward meeting the City's share of the Regional Housing Need and a similar table as that in Exhibit A for the Housing Element Action Items.

Analysis and
Conclusion:

There is no state-mandated format for the General Plan Annual Report. The format of Exhibit A in the attached report is similar to that employed in previous years for reporting on implementation of Economic Strategy Action Items. The format for the Housing Element Report (Exhibit B) was the same as that submitted to HCD in 2011. Per City Council's direction the General Plan Annual Report also includes a status update on the build-out of the Uptown/Town Center Specific Plan.

Staff from all departments contributed to the preparation of this report. In the 4 years since adoption of the General Plan, it appears that the City has made considerable progress in implementing the action items.

Policy

Reference: California Government Code Section 65400

Fiscal Impact: None.

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

- a. Via voice vote (minute action), approve submittal of the 2011 General Plan Annual Report to the Governor's Office of Planning and Research and to the Department of Housing and Community Development;
- b. Amend, modify or reject the foregoing options.

Attachments: 2011 Annual Report on the General Plan

City of El Paso de Robles

Annual Report on the General Plan

April 1, 2012

(Prepared pursuant to Government Code Section 65400)

Presented to the Planning Commission on February 28, 2012
Approved by the City Council on March 20, 2012

Mandate for Annual Report on the General Plan

Section 65400 of the Government Code requires that the Planning Commission shall do both of the following:

- (a) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
- (b) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:
 - (1) The status of the plan and progress in its implementation.
 - (2) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2).

- (3) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

Composition of the General Plan

Government Code Section 65302 requires that the General Plan contain the following seven mandatory elements:

1. Land Use;
2. Circulation;
3. Housing;
4. Conservation;
5. Open Space;
6. Noise;
7. Safety.

Government Code Section 65303 provides that, in addition to the mandatory elements, local jurisdictions may adopt optional general plan elements to address other policy matters related to the physical development of the community.

History of Adoption and Amendment of Current Elements of Paso Robles’ General Plan

The City of Paso Robles’ General Plan currently consists of the eight elements listed in the table below.

Element	Date of Adoption	Adopted by Resolution
Land Use	December 16, 2003	03-232
Circulation	April 5, 2011	11-032
Housing	June 21, 2011	11-083
Open Space	December 16, 2003	03-232
Conservation	December 16, 2003	03-232
Safety	December 16, 2003	03-232
Noise	December 16, 2003	03-232
Parks & Recreation	December 16, 2003	03-232

Land Use Element Amendments

Since its adoption in December 2003, the Land Use Element has been amended as follows:

Text Amendments:

1. GPA 04-01: Resolution 05-004, adopted on 01/04/05. Component B (re-)established the Airport Influence Area (Page LU-30).
2. GPA 2005-001: Resolution 05-249, adopted on 12/20/05. Revised “build-out” projections; made changes to Pages LU-1, 2, 3, 4, 7, and 8.
3. GPA 2006-001B: Resolution 06-034, adopted on 03/21/06. Provided that buildings with fewer than 4 units could be developed in the RMF-12 Land Use Category, subject to specified standards.
4. GPA 2007-001B: Resolution 07-080, adopted on 05/01/07. Established Uptown Specific Plan District and deleted Oak Park Specific Plan District.
5. GPA 2011-001: Resolution 11-051, adopted on 05/03/11. Amended text as follows:
 - a. Amend Policy LU-2G of the Land Use Element Text on Page LU-8 to:

- (1) Delete the reference to the Oak Park Specific Plan;
- (2) Add a reference to the Uptown/Town Centre Specific Plan;
- (3) Add a limitation on the Uptown/Town Centre Specific Plan to limit the collective build-out potential to 989 dwelling units to ensure that the overall citywide population does not exceed 44,000 by the year 2025 (per City Council Resolution 03-232).

b. Amended Section 4.0 of the Land Use Element Text on Pages LU-17 through LU-25 to:

- (1) Add the Downtown Commercial (DC), Mixed Use, 8 Units per Acre (MU-8), and Mixed Use, 12 Units per Acre (MU-12) land use categories.
- (2) Delete the Senior Housing Overlay District;
- (3) Delete a note under the Commercial Service Land Use Category pertaining to mixed use in the area between Highway 101 and the Railroad, and between 18th and 24th Streets;
- (4) Make other minor typographical changes.

Land Use Map Amendments:

1. GPA 04-01: Resolution 05-004, adopted on 01/04/05, consists of the following components:
 - A. Revised the boundaries of the Oak Park Specific Plan Overlay Area to remove those properties located north of 34th Street from the overlay area.
 - B. Established the boundaries of the Airport Influence Area.
2. GPA 2006-001: Resolution 06-034, adopted on 03/21/06, consists of the following components:
 - A. Redesignated 28 acres located on the east end of Wisteria Lane from Parks and Open Space (POS) and Agriculture (AG) to Business Park (BP).
 - B. Redesignated 5 acres located on the southeast corner of River Oaks Drive and Experimental Station Road from Commercial Service (CS) to Residential, Multiple Family, 12 units per acre (RMF-12).
 - C. Added Office Overlay Designation to a parcel located on the northeast corner of 14th and Olive Streets (405 – 14th Street).
3. GPA 2006-02: Resolution 06-189, adopted on 10/03/06 amended the Land Use Map (Figure LU-6) to redesignate 40.33 acres of land located on the east side of Airport Road, about ¼ mile north of Highway 46 East from Agriculture (AG) to Parks and Open Space (POS).
4. GPA 2007-001A: Resolution 07-079, adopted on 05/01/07, to redesignate 22 acres on the northeast corner of Buena Vista and Experimental Station Roads from.RSF-1 and R/L Overlay to RMF-8 (the Resort/Lodging Overlay was deleted).

5. GPA 2007-003: Resolution 08-168, adopted on 11/18/08, to redesignate 13.4 acres of land located at 1450 Golden Hill Road from Residential, Single Family, 2 units per acre (RSF-2) to Residential, Multiple Family, 12 units per acre (RMF-12).
6. GPA 2009-001: Resolution 09-026, adopted on 3/17/09 to redesignate 76 acres of land located on the east side of Golden Hill Road, opposite Circle B Road, from Agriculture (AG) to Parks and Open Space (POS).
7. GPA 2011-001: Resolution 11-051, adopted on 05/03/11. Redesignated several properties as proposed by the Uptown/Town Centre Specific Plan.

Parks and Recreation Element Amendment

Table PR-1 of the Parks and Recreation Element, which lists proposed park and recreation facilities, was amended 05/03/11 via Reso. 11-051 (Uptown/Town Centre Specific Plan).

Progress Made in Implementing the General Plan

This report addresses progress made on implementing the General Plan between adoption of the elements and December 31, 2011. Attached are the following two exhibits.

Exhibit A is a table containing abbreviated descriptions of all Action Items from every element, except the Housing Element, and thumbnail description of the status of completion. (It should be noted that some Action Items are intended to be ongoing actions, that is, actions the City undertakes on a recurring basis.)

Exhibit B is a discussion of progress made in implementing the Housing Element.

Uptown/Town Centre Specific Plan Build-Out

The Uptown/Town Centre Specific Plan, as adopted on May 3, 2011, included a limitation on the collective build-out potential within the plan area to 989 dwelling units built beginning January 1, 2010. This was done to ensure that the overall citywide population does not exceed 44,000 by the year 2025 (per City Council Resolution 03-232). The City Council directed that the progress toward build-out be monitored and reported annually as part of the General Plan Annual Report.

The table on the following page show the number of dwelling units added and demolished in the Uptown/Town Centre Specific Plan Area since January 1, 2010. The source of this information is the City's Building Permit records for Final Inspections/Certificates of Occupancy.

Year	# Units Added	# Units Demolished	Units Added Detail	Units Demolished Detail
2010	5	1	<ul style="list-style-type: none"> • Duplex at 513-3rd St; • SFRs at 545 – 3rd St., 830 and 832-19th St. 	SF at 1809 Riverside Ave
2011	1	1	Caretaker Apt at 1427 Spring St.	Apt at 623½ - 12 th St
Total	6	2		

The net increase in the Uptown/Town Centre Specific Plan between January 1, 2010 and December 31, 2011, therefore, is 4 units.

Note: The Action Items in the table below are but brief descriptions intended to identify the subject matter of the action items and not to serve as a legal substitute for the full text of the Action Items. Please refer to the General Plan text for the full text of the action items.

Policy	Action Item Number & Brief Description	Status
<p>LU-1A Land Use Categories</p>	<p style="text-align: center;">LAND USE ELEMENT</p> <p>1. Amend/update the Zoning Ordinance to ensure that there is a Zoning District for each General Plan Land Use Category on Table LU-2.</p> <p>2. Allow projects in the Mixed Use land use category and/or in Specific Plan areas to be developed with more than one land use.</p>	<p style="text-align: center;">[Hatched Box]</p> <ul style="list-style-type: none"> • Completed: R-5 (RMF-20), Mixed Use and Senior Housing Overlay Zones. • Yet to be completed: PF, MH, and Vine Street Overlay Zones <p>Completed: Mixed Use Overlay regulations and Uptown/Town Center Specific Plan In progress: Chandler Ranch Area, Olsen Ranch/Beechwood Specific Plans. Completed: Airport Land Use Plan Update</p>
<p>LU-1B Airport Land Use Compatibility</p>	<p>1. Prohibit further subdivision of land within the Airport Land Use Review Area, or changes to land use or zoning, that would accommodate additional dwelling units.</p>	<p>Zoning Code Amendment to be scheduled. Design guidelines have been completed for commercial, industrial, and multi-family development.</p> <ul style="list-style-type: none"> • Gateway Design Standards adopted August 2008 • As needed/ongoing action <p>Ongoing action Ongoing action</p>
<p>LU-2B Visual Identity</p>	<p>1. Amend/Update the Zoning Ordinance to define standards. Encourage property-owners to upgrade existing buildings and sites to conform to these standards.</p> <p>2. a. Adopt design standards to clearly articulate how important public views, gateways and landmarks are to be maintained/enhanced. b. Ensure that residential building lots are of sufficient size to preserve the topographic and aesthetic features of the landscape.</p> <p>3. Require utilities to be placed underground in new development projects.</p> <p>4. Continue to enhance the downtown as a priority.</p> <p>5. Require new development to mitigate its share of the impacts to the natural and built environment as feasible and appropriate.</p>	<ul style="list-style-type: none"> • Completed: Community Facilities District • In progress: updating of AB 1600 fees to offset impacts to City infrastructure. • As needed/ongoing action: mitigation via conditions on new development. <p>Completed: design guidelines Vine Street Overlay District to scheduled</p> <ul style="list-style-type: none"> • As needed/ongoing action (downtown) • To be scheduled. (Vine Street). <p>To be scheduled.</p> <p>Completed: Traffic calming plan Completed: Traffic calming plan</p>
<p>LU-2C Local Heritage</p>	<p>1. Establish a Vine Street Historic Overlay District and adopt design guidelines.</p> <p>2. Review new development projects for consistency with the Downtown design guidelines and the Vine Street neighborhood guidelines.</p>	<p>Completed: design guidelines Vine Street Overlay District to scheduled</p> <ul style="list-style-type: none"> • As needed/ongoing action (downtown) • To be scheduled. (Vine Street). <p>To be scheduled.</p>
<p>LU-2D Neighborhoods</p>	<p>1. Review/revise the Zoning Ordinance to address the size, use and appearance of accessory structures to ensure neighborhood compatibility.</p> <p>2. Preserve health and safety, and strengthen the integrity of neighborhoods and districts by implementing traffic calming measures.</p> <p>3. Develop safety and traffic calming measures for the design of streets.</p>	<p>Completed: Traffic calming plan Completed: Traffic calming plan</p>

Exhibit A: Status of General Plan Action Items as of December 31, 2011

Policy	Action Item Number & Brief Description	Status
	4. Review and update, as necessary, the City's Building Security & Construction Standards for exterior lighting, security, and safety measures.	To be scheduled.
	5. Require all new lighting to be shielded and directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties.	Ongoing action
	6. Continue to enforce the glare provisions of the Zoning Ordinance.	Ongoing action
LU-2E Purple Belt	1. Coordinate with the County and private organizations to identify boundaries of and obtain support for a "purple-belt" that buffers the eventual edge of the City.	Adopted November 2009
	2. Acquire development rights/easements within the designated purple belt area.	To be scheduled after adoption of a Purple Belt Plan.
	3. Ensure that the County retains surrounding lands in very low-density rural residential, open space, and agricultural uses.	As needed/ongoing action
	4. Implement strategies that help preserve or protect agriculture beyond the City limits.	To be scheduled after adoption of a Purple Belt Plan.
	5. Require disclosure agreements for new non-agricultural development within 500 feet of an existing agricultural use.	Ongoing action
LU- 2F Planning Impact Area	1. Evaluate annexation requests for conformance with adopted General Plan goals, policies and action items, as well as public infrastructure and service plans.	Completed: Olsen Ranch, Beechwood Area, and Linne Road (Our Town) Annexations.
	2. Continue to review and comment on planning efforts and development projects being considered by the County within the City's Planning Impact Area.	As needed/ongoing action
LU- 2G Specific Plans	1. Encourage establishment of Specific Plans for other areas.	In Progress: Chandler Ranch Area and Olsen Ranch/Beechwood Specific Plans
	2. With environmental review of new Specific Plans, prepare fire station analysis identifying staffing requirements, station location, and response times.	In Progress: Chandler Ranch Area, Olsen Ranch/Beechwood Specific Plans, amendment of Borkey Area Specific Plan for River Oaks II.
LU- 2H Downtown	1. Continue requiring new projects to implement the adopted Downtown Design Guidelines and to adhere to the development standards of the Zoning Ordinance.	As needed/ongoing action; Uptown/Town Center Specific Plan supplement these guidelines.
	2. Promote a vibrant Downtown using several specified methods.	Ongoing action; Uptown/Town Center Specific Plan will update and enhance the specified methods.
LU- 2I Infill	1. Amend the Zoning Ordinance to allow mixed-use projects in the Downtown and other suitable locations.	Completed: Mixed Use Overlay regulations; Uptown/Town Center Specific Plan will continue this effort.
	2. Prior to or concurrent with consideration of any mixed use projects, stringent design and construction standards shall be established.	Completed: Mixed Use Overlay regulations; Uptown/Town Center Specific Plan will continue this effort.
LU-2J Public Art	1. Public and private development projects shall be required to contribute toward the establishment and maintenance of art in public places.	Completed: Public Art Policy
LU-4A Service Levels	1. Direct City revenues towards continuing to fund the public services and on-going maintenance/operation of public facilities and utilities provided by the City.	See response to Action Item #5 under Policy LU-2B.
	2. Require new development in annexation areas and/or specific plan areas to establish funding mechanisms to pay for the construction, maintenance, and operation of required City services and facilities on an on-going basis.	See response to Action Item #5 under Policy LU-2B.

Policy	Action Item Number & Brief Description	Status
	<p>3. Require a fiscal impact analysis for new development in annexation areas and/or specific plan areas and condition projects accordingly so as to ensure that they will be fiscally neutral and not result in a net loss for the City.</p> <p>4. As part of implementation of the General Plan Update:</p> <ul style="list-style-type: none"> - Review/refine the existing Growth Management Plan to address Emergency service needs on a periodic basis. - Revise/update the City's Master Plans of Water, Sewer, Storm Drainage, and Solid Waste and City standards and specifications for public facilities. - Update the Capital Improvement Program so that it is in conformance with the revised Master Plans. - Investigate expansion of branch libraries to serve outlying areas and adding new outreach programs, including a book mobile. - Implement planned City library expansion into the 2nd floor of the existing library and develop City hall relocation plans, as feasible. - Maintain the Youth Arts Center satellite library. 	<p>In Progress: Chandler Ranch Area and Olsen Ranch/Beechwood,. Completed Uptown/Town Center Specific Plan.</p> <ul style="list-style-type: none"> • Growth Management Plan Update is not current. Update suspended pending available funding. • Completed: Updates of Storm Drain, Water, and Sewer Master Plans. • Solid Waste Master Plan Update: Adopted November 2010 • Revised City Standards and Specifications in progress • To be scheduled in conjunction with Uptown/Town Centre Specific Plan • City Hall/Library Expansion postponed indefinitely. • Library Study Center established at Family Resource Center (36th & Oak Streets) in 2010. • Library Study Center is now housed in one of the portable classrooms on site.
LU-4B Public Schools	<ol style="list-style-type: none"> 1. Enable collection of impact fees for development of capital facilities for public schools permitted by State Law to be collected with issuance of building permits. 2. Investigate and implement means to eliminate shortfalls that may result from the insufficiency of those impact fees to fund the acquisition of sites and construction of public schools. Such means may include the following: <ol style="list-style-type: none"> 1. Conditioning legislative actions upon payment of supplemental fees, or making dedications of land in lieu of fees. 2. Formation of Community Facilities Districts or equivalent tools which include funding for acquisition of sites for and construction of public schools. 3. Support the school districts' request that public school sites be located in accordance with specified standards: 4. Refer development applications to Paso Robles and Templeton School Districts. Seek to minimize traffic and circulation problems in the vicinity of school sites. 5. Facilitate the provision of schools by continuing to work closely with the school districts during the site selection and development process. 	<p>Ongoing action</p> <p>Community Facilities District provisions have been established; there do not appear to be further steps that can be taken at this time.</p> <p>As needed/ongoing action</p> <p>Ongoing action</p> <p>As needed/ongoing action</p>
	CIRCULATION ELEMENT	
CE-1A Circulation Master Plan	<ol style="list-style-type: none"> 1. Develop a multimodal transportation mitigation fee program so that new development contributes to improvements that offset cumulative impacts to mobility. 2. Set conditions of approval of development applications to provide adequate access to all 	<p>Ongoing action</p> <p>Ongoing action</p>

Exhibit A: Status of General Plan Action Items as of December 31, 2011

Policy	Action Item Number & Brief Description	Status
	<p>modes of travel and to make appropriate improvements to the transportation system..</p> <p>3. Preserve right-of-way in accordance with the Circulation Master Plan and all adopted Plan Lines..</p> <p>4. Request the County to mitigate transportation impacts to City facilities by requiring participation by County development projects in the City’s transportation impact fee program as appropriate.</p> <p>5. Update the Zoning, Subdivision, Streets and Sidewalk chapters of the Municipal Code, as well as the Standard Conditions of Approval and Standard Specifications and Details. These updates shall reflect a “complete street” approach where all modes of travel are routinely accommodated.</p> <p>6. Implement the City’s Traffic Calming Program as funding is available..</p> <p>7. Continue to actively seek federal, state, and regional grants and funding.</p> <p>8. Construct roundabouts in lieu of traffic signals where appropriate conditions exist to maximize the efficiency of streets, maintain continuous but moderate traffic flow, reduce accident severity, and enhance pedestrian and cyclist activity.</p> <p>9. Install all transportation improvements in accordance with current accessibility standards.</p> <p>10. Establish limitations on truck traffic in residential areas and adopt designated truck routes.</p> <p>11. Develop transportation impact study guidelines that specify the process by which new development impacts are identified.</p> <p>12. Coordinate with Caltrans on planning and implementation of congestion management strategies on SR 46 and US 101.</p> <p>13. The City shall monitor the performance of the transportation network on a regular basis, and will optimize traffic signals to maximize the efficiency of the existing network. The city shall explore the feasibility of coordinating all traffic signals with a centralized traffic signal control system.</p> <p>14. Maintain and/or improve emergency vehicle access on all existing streets.</p> <p>15. Integrate the City’s traffic model with City land use planning and the regional traffic model produced by the San Luis Obispo Council of Governments.</p> <p>16. View all transportation improvements, new or retrofit, as opportunities to improve safety, access, and mobility for all travelers and recognize bicycle, pedestrian, and transit modes as integral elements of the transportation system.</p> <p>17. Transportation policies should link transportation planning and land use planning.</p> <p>18. Transportation systems and facilities should be planned, designed and constructed so as not to serve as barriers to community resources..</p> <p>19. Transportation improvements shall improve accessibility and promote physical activity.</p>	<p>As needed/ongoing action</p> <p>As needed/ongoing action</p> <p>In process</p> <p>Ongoing action</p> <p>Ongoing action</p> <p>Ongoing action</p> <p>Ongoing action</p> <p>To be scheduled</p> <p>In process</p> <p>Ongoing action</p> <p>Niblick Corridor complete</p> <p>Spring Street Corridor under consideration</p> <p>Complete</p> <p>Ongoing action</p> <p>Ongoing action</p> <p>Ongoing action</p> <p>Ongoing action</p> <p>Ongoing action</p> <p>Ongoing action</p>
CE-IB VMT	<p>1. New developments or redeveloped areas shall conform to the following guidelines: design street for continuous flow at moderate speeds; new development shall design streets on a grid system with block lengths 300-600 feet, discourage cul-de-sacs, minimize street widths; accept moderate congestion at certain times to provide for safer pedestrian and cyclist safety with narrower road crossings.</p>	<p>Ongoing action</p> <p>Ongoing action</p>

Policy	Action Item Number & Brief Description	Status
	2. Develop well connected routes for bicyclists throughout the City in accordance with the most current Bike Master Plan.	Ongoing action
	3. Make the travel demand model available to consultants of land development applications.	As needed/ongoing action
	4. Maintain a housing/jobs balance to extent feasible	Ongoing action
CE-1C Airport	1. Establish policy and action items as part of the Airport Master Plan and Airport Land Use Plan Updates	Ongoing action
	2. Pursue federal and state grants for airport improvement projects.	Ongoing action
	3. Enhance bicycle, pedestrian and transit access to allow employees and passengers to use non-automobile modes of travel to and from the Airport.	As needed/ongoing action
CE-ID Transit	1. Continue operation of local bus service including inter-connectivity with regional transit.	Ongoing action
	2. Coordinate with SLO Regional Transit Authority to improve information available on transit options and support advertising/outreach programs for transit.	Ongoing action
	3. Develop Park and Ride lots at convenient locations.	Ongoing action
	4. Establish a Master Plan of transit routes within the City coordinated with regional routes.	In process
	5. Locate transit routes on streets serving medium and high density development where feasible.	Ongoing action
	6. Link neighborhoods to transit stops and park and ride lots by providing direct bicycle and pedestrian access.	Ongoing action
	7. Support the development of a transit/trolley loop serving the Downtown area to encourage a “park once” strategy.	To be scheduled
	8. Support and improve the existing multimodal facility on Pine Street. Consider similar facility on the east side of the City.	To be scheduled
	9. Support convenient transit service to employment, education, and government centers as funding allows. Work with SLO Regional Transit Authority to provide fixed route and/or commuter bus service as appropriate.	Ongoing action
	10. Develop a plan to monitor transit system performance and evaluate expansions to transit service.	To be scheduled
CE-IE Rail	1. Maintain adequate freight rail service to extent that freight service does not conflict with the Town Center Plan.	Ongoing action
	2. In conjunction with SLOCOG support expanding Amtrak rail service.	Ongoing action
	3. Promote the Amtrak bus feeder link, which provides connections to trains north in the Central Valley.	SLOCOG is working on this action.
CE-IF Pedestrian & Bicycle Access	1. Develop a Pedestrian Master Plan.	To be scheduled
	2. Maintain and update the Bicycle Master Plan.	As needed, ongoing
	3. Provide safe and convenient pedestrian, bicycle and vehicle access to Cuesta College North County Campus.	Ongoing.
	4. Establish a formal Safe Routes to School Program and pursue grant funding to encourage children to safely walk and bike to school.	To be scheduled
	5. Collect pedestrian and bicycle volumes with intersection counts to ensure adequate data is available for prioritizing improvements to the transportation network.	Ongoing
	6. Improve streetscapes and install curb extensions at intersections where appropriate to reduce	Ongoing

Exhibit A: Status of General Plan Action Items as of December 31, 2011

Policy	Action Item Number & Brief Description	Status
	driving speeds and shorten pedestrian crossing distances.	
	7. Support lighted LED crosswalks where pedestrian traffic is high and safety is a problem.	Ongoing
	8. Update and expand the ADA City Transition Plan to include public street right-of-way improvements.	Ongoing
	HOUSING ELEMENT	
	<i>The Housing Element is analyzed in a separate table.</i>	
	CONSERVATION ELEMENT	
C-1A Water Source, Supply & Distribution	1. Investigate and implement if feasible, development of supplementary water supplies to provide diversified resources and receive aquifer demand.	Ongoing action; Nacimiento Water project is completed;
	2. Investigate and implement, if feasible, basin recharge programs through non-traditional methods	In process of drafting amended City storm water retention standards to facilitate this action – on-going. City is in process of implementing its first low impact project for construction in 2012 (21 st “Complete – Green” Street). As part of the WWTP upgrade, developing a recycled water program to support groundwater recharge.
	3. Maintain/update the Urban Water Management Plan and implement Best Management Practices as feasible.	Complete. Implementation is on-going.
	4. Maintain an updated Water Master Plan and develop needed water production, treatment, storage and distribution facilities as part of the Capital Improvement Plan/Budget.	Ongoing Actions: <ul style="list-style-type: none"> • Implement mandatory usage restrictions and prohibitions against waste defined under the ordinance. • Continue conservation outreach/ education and development of the Nacimiento surface water supply. • Rehabilitating reservoirs, wells, and pipelines.
	5. Maintain potable water quality via the following measures <ol style="list-style-type: none"> Continue to monitor City water supplies wells for water quality requirements. Encourage minimization of applications of agricultural chemical fertilizers and pesticides and enforce conservative application of agricultural waters. Provide treatment and distribution systems needed to assure conveyance of potable water that meets all water regulations. 	Complete: Groundwater Management Plan, not yet adopted. Ongoing action In progress: updated private well policy and ordinance on hold.
	6. New water service shall not be extended to areas outside the City boundaries.	As needed/ongoing action
	7. Maintaining private water well use shall be allowed only for existing agriculture uses and then only when approved by City Council.	In progress: updated private well policy

Policy	Action Item Number & Brief Description	Status
C-1B Sewer Service	<ol style="list-style-type: none"> 1. Maintain an updated Sewer Master Plan and develop needed sewer conveyance and treatment facilities as part of the Capital Improvement Plan/Budget. 2. Require sewer connection for all new buildings. 3. Require the abandonment of all septic systems at such time that a sewer becomes reasonably available to a parcel. 4. The City shall not provide nor permit delivery of City sewer services to areas outside the existing City limits until such areas are annexed. 5. Develop wastewater effluent discharge alternatives including land percolation/ evaporation and/or recycling. 	<p>Ongoing action</p> <p>Ongoing action</p> <p>Ongoing action</p> <p>Ongoing action</p> <p>Completed</p>
C-1C Storm Drainage	<ol style="list-style-type: none"> 1. Maintain and update the Storm Water Master Plan. Implement, as feasible, recommended actions and Best Management Practices described in the Plan. 	<p>Storm Drain Master Plan Update is complete. The storm drain master plan will be revised again to implement storm water quality controls and hydromodification best management practices as required by the Water Board.</p> <p>In process</p> <p>To be scheduled</p>
C-1D Solid Waste	<ol style="list-style-type: none"> 2. Establish a variety of revised development standards as may be appropriate. 1. Support and participate in an update to the County Solid Waste Management Plan. 2. Reduce the amount of solid waste to be taken to the landfill by implementing the City's Source Reduction and Recycling Element. 	<p>City has adopted its Landfill Master Plan and is proceeding towards its implementation. This will include improving diversion rates through construction of a MRV at the landfill or negotiation of contracts with existing companies that already have the capability developed and adoption of a C&D ordinance</p> <p>To be scheduled</p> <p>Ongoing action</p>
C-2B Air Quality/ Vehicle Miles Traveled	<ol style="list-style-type: none"> 5. Develop a City-specific solid waste master plan. 1. Provide bikeways, pedestrian paths, and transit turn-outs/stops as requirements of development applications. 2. Encourage the development of transit facilities. 3. Strive to recruit new industry as part of on-going efforts to create a balanced community where the majority of residents can live, work, shop and play, thereby reducing the commute lengths for some City residents. 4. Encourage infill development. 	<p>Ongoing action</p> <p>Ongoing action</p> <p>Ongoing action</p> <p>Ongoing action</p> <p>Ongoing action</p>
C-2C Air Quality/ Emissions Reduction	<ol style="list-style-type: none"> 1. Continue to prohibit agricultural burning. 2. Encourage private sector efforts to provide composting and creation of mulch in locations that avoid incompatibility of land uses. 3. Require builders to use appropriate techniques to minimize pollution from construction activities. 	<p>Ongoing action</p> <p>Ongoing action</p> <p>As needed/ongoing action</p> <p>Ongoing action</p>
C-3A Oak Trees	<ol style="list-style-type: none"> 1. Implement the Oak Tree Preservation Ordinance. 2. Plant oaks in parks and on other City-owned properties. 3. Encourage and/or require new development to include the planting of new oaks. 	<p>Ongoing action</p> <p>Ongoing action</p> <p>Ongoing action</p>

Exhibit A: Status of General Plan Action Items as of December 31, 2011

Policy	Action Item Number & Brief Description	Status
C-3B Sensitive Habitat	<ol style="list-style-type: none"> With CEQA review of new development, prepare biological studies, explore alternatives to habitat removal, and seek input from other public agencies with expertise in biological resources. With CEQA review of new development, require mitigation of potential impacts to the San Joaquin Kit Fox and its habitat be provided. Encourage use of native plants. 	<p>Ongoing action</p> <p>Ongoing action</p> <p>Ongoing action</p>
C-4A Mineral Resources	<ol style="list-style-type: none"> Continue to permit surface mining of sand and gravel as a conditional use within the Salinas River and Huerfano Creek. Ensure that measures are adopted to protect the capability for future extraction of sand and gravel. 	<p>Ongoing action</p> <p>As needed/ongoing action</p>
C-5A Visual Resources	<ol style="list-style-type: none"> Investigate and implement, as feasible, a variety of alternative funding sources to enhance important visual resources. Establish/implement site design, landscaping, architecture, and sign design standards to define gateways, corridors, major arterials, and natural areas. 	<p>To be scheduled</p> <p>Completed: Gateway Plan in August 2008</p>
C-6A Historic Resources	<ol style="list-style-type: none"> Continue to implement the Council adopted Downtown Design Guidelines Establish a Vine Street Historic and Architectural Preservation Overlay District. Prepare and implement design guidelines for future development and renovations. 	<p>Ongoing action</p> <p>To be scheduled</p>
C-6B Archaeo-logical Resources	<ol style="list-style-type: none"> For projects subject to CEQA, prepare archaeological studies. Incorporate mitigation measures identified by such studies into the development. 	<p>As needed/ongoing action</p>
	OPEN SPACE ELEMENT	
OS-1A Open Space/ Purple Belt	<ol style="list-style-type: none"> This plan/program is to address: (a) open space acquisition; (b) acquisition priorities; and (c) maintenance and monitoring of City-owned open space areas Reserve easements for public access, preferably trail access, to large units. Develop strategies for pursuing federal, state, and private funding for the Open Space/Purple Belt plan/program. Review development projects to ensure they complement the natural environment and agricultural lands, as applicable, in their location and design. Investigate and implement the transfer of development rights from open space lands to other lands and dedication of conservation easements where appropriate. Strive to establish an agricultural buffer between publicly-accessible open spaces and bordering agricultural lands. Coordinate the City's Open Space/Purple Belt plan/program with neighboring communities, the County of San Luis Obispo, and non-profit agencies. Investigate with San Luis Obispo County, establishment of permanent agricultural and open space areas that buffer communities from continuous urbanization and promote efficient growth patterns. Ensure that the County retains surrounding lands in very low-density rural residential, open 	<p>No action indicated. (this action item is informational in nature.)</p> <p>As needed/ongoing action</p> <p>Purple Belt Plan adopted; Turley Open Space Easement acquired; Other acquisitions are on-going</p> <p>As needed/ongoing action</p> <p>Completed: Adoption of Purple Belt Plan in 2009; acquisition of Turley Open Space Easement. Other easement acquisitions are on-going</p> <p>As needed/ongoing action</p> <p>Completed: Adoption of Purple Belt Plan in 2009</p> <p>On-going action</p> <p>See response to Action Item #3 under Policy LU-2E</p>

Policy	Action Item Number & Brief Description	Status
	<p>space (including natural resource), and agricultural uses.</p> <ul style="list-style-type: none"> - Implement strategies that help preserve or protect agriculture, including: <ul style="list-style-type: none"> - Establish agricultural buffer easements, berms and/or vegetative screening, on property proposed for urban development. - Implement the City’s adopted “right-to-farm” ordinance. - Participate in the Williamson Act and other farmland preservation programs. 	To be scheduled after adoption of a Purple Belt Plan.
	11. Require disclosure agreements for new non-agricultural development within 500 feet of an existing agricultural use.	As needed/ongoing action
	NOISE ELEMENT	
N-1A Noise Minimization	1. Revise/update the noise performance standards as needed to be consistent with the Noise Element’s Goals, policies, and standards.	As needed/ongoing action
	2. Periodically review and update the Noise Element to ensure that noise exposure info. and policies are consistent with changing conditions within the City and with any new noise control regulations or policies.	As needed/ongoing action
	3. Make the Acoustical Design Manual available to the public so that they can incorporate noise reduction measures into private projects.	Ongoing action
	4. Provide appropriate noise attenuation features in the design of new arterial streets.	Ongoing action
	5. Where feasible, require installation of noise barriers along arterial rights-of- way.	As needed/ongoing action
	6. Develop procedures to finance and facilitate construction of sound walls and other noise mitigation measures where the City Council determines they are needed.	As needed/ongoing action
	7. When mitigation must be applied to satisfy City noise standards, specified priorities for mitigation shall be observed.	As needed/ongoing action
	8. Mitigation for new residential development shall proceed as described in Table N-6 of the Noise Element Technical Appendix.	As needed/ongoing action
	9. For new residential development where outdoor activity areas are impacted with noise exceeding 65 dbA, the DRC may require installation of noise barriers.	As needed/ongoing action
	10. Use measures listed in the Acoustic Design Manual where necessary to reduce interior noise levels for new residential development to 45 dBA.	Ongoing action
	11. For non-residential noise-sensitive uses, mitigation may proceed in a manner similar to that described in Table N-6 of the Noise Element Technical Appendix.	As needed/ongoing action
	12. Require acoustical analyses where a proposed new noise-sensitive land use may be exposed to noise levels that exceed City noise standards.	As needed/ongoing action
	13. Permit new development only where the noise level from existing stationary noise sources will not exceed specified standards or where mitigation measures have been incorporated into the design of the development.	As needed/ongoing action
	14. Where a new stationary, non-agricultural noise source is proposed to be developed or an existing stationary noise source is proposed to be expanded, mitigation of noise levels that exceed those listed in Table N-5 shall be required.	As needed/ongoing action
	15. Develop and employ procedures to ensure that noise mitigation measures required pursuant to	As needed/ongoing action

Exhibit A: Status of General Plan Action Items as of December 31, 2011

Policy	Action Item Number & Brief Description	Status
	an acoustical analysis or as specified in the Noise Element are implemented in the development review and building permit processes.	
	16. Maintain open space to provide noise attenuation zones.	As needed/ongoing action
	17. Incorporate specified construction noise mitigation measures into contract specs.	As needed/ongoing action
N-1B	1. Implement the provisions of the Airport Land Use Plan.	As needed/ongoing action
Airport Noise	2. Require aviation easements in areas impacted by noise from aircraft operations.	As needed/ongoing action
	SAFETY ELEMENT	
S-1A	1. Distribute informational handouts.	Ongoing action
Hazard Education	2. Support volunteer training aimed at assisting police, fire, and civil defense personnel during and after a major earthquake, fire, or flood.	Suspended pending available funding.
S-1B	3. Support/sponsor exhibits and presentations in secondary schools.	Reduced commitment pending available funding.
Disaster Response	1. Maintain Mutual and Automatic Aid Agreements with regional fire prevention and law enforcement agencies.	As needed/ongoing action
	2. Periodically review/update the Emergency Services Growth Management Plan.	Suspended pending available funding.
	3. Incorporate fire and crime prevention measures in the design and construction of new development via specified actions.	As needed/ongoing action
S-1C	1. <i>Police Service Standards</i> . Maintain a ratio of 0.5 non-sworn personnel per 1,000 population and a ratio of 1.4 to 1.6 sworn personnel per 1,000 population.	The FY 2011/12 Budget provides for a ratio of 1.50 sworn officers and .58 non-sworn staff; actual deployment is projected to be 1.00 and .40, respectively at the close of the year.
	2. <i>Emergency Services Standards</i> . Maintain a ratio of 0.8 to 1.3 Firefighters per 1,000 pop.	The FY 2011/12 Budget provides for a ratio of 0.73.
	3. With environmental review of new Specific Plans, prepare fire station analysis identifying staffing requirements, station location, and response times.	See response to Action Item #2 under Policy LU-1A
S-1D	1. Review and update, as necessary, the City's Building Security & Construction Standards for new development projects.	See response to Action Item #4 under Policy LU-2D
Structural Safety	2. Maintain a current survey of URM buildings and other hazardous structures.	As needed/ongoing action
	3. Require structures identified as being located in hazardous areas to be brought into conformance with acceptable levels of risk.	Completed
	4. Discourage the locating of critical facilities within identified hazard areas.	As needed/ongoing action
	5. New development in high/medium wildland fire hazard areas to: investigate vulnerability, potential as an ignition source, and implement mitigation measures.	As needed/ongoing action
	6. Prohibit construction within seismic and geologic hazards areas.	As needed/ongoing action
	7. In reviewing proposals for future water impoundments, require an evaluation of potential inundation areas and design of the dam to withstand earthquakes.	As needed/ongoing action
S-1E	1. Continue to require applicant declarations pursuant to Gov't Code §65820.2.	As needed/ongoing action
Hazardous Materials	2. Provide required notices to the County Environmental Health Department.	As needed/ongoing action
	3. Continue implementation of existing programs; add new ones as required.	As needed/ongoing action
S-1F	1. No residential structures or yards, schools, active parks, or recreational facilities are to be built	As needed/ongoing action

Policy	Action Item Number & Brief Description	Status
EMF Exposure	within the utility corridor right-of-way.	
	PARKS & RECREATION ELEMENT	
PR-1A Park & Recreation Facilities	<p>1. Periodically assess usage of park facilities, and identify physical changes needed to accommodate anticipated land use patterns.</p> <p>2. Implement improvements at existing parks, including completion of recreation facilities.</p> <p>3. Allow compatible activities and land uses near parks.</p> <p>4. Cooperate with the County, Paso Robles Unified School District and Cuesta College, in park funding and joint use of park</p> <p>5. Require specific plans to include parks as appropriate.</p>	<p>Completed Spring 2011, Uptown/Town Centre Specific Plan which addresses City Park, Robbins Field, and Pioneer Park.</p> <p>A temporary dog park has been approved for the portion of the Sherwood Park Master Plan ultimately intended for tennis courts.</p> <p>Complete.</p> <ul style="list-style-type: none"> • Sherwood - Phase 1A and baseball field rehab; • Centennial –improvements, refurbishment of entry area, and authorization for community demonstration garden; • Barney Schwartz - shade structures, walkway, BBQ facility; (Sign rehab in progress 2011); • Municipal Pool - rehabilitation of warm water pools and building. <p>As needed/ongoing action</p> <p>Completed: Montebello (7 ac) park; to be scheduled: purchase of 3 more acres (next to 7 ac)</p> <p>In Progress with Chandler Ranch, Olsen Ranch/Beechwood, and Uptown/Town Centre Specific Plans</p>
PR-1B Master Plan	<p>1. Prepare needs assessment for Park & Recreation improvements. Consider the improvements listed in Table PR-1 (attached at the end of this table).</p> <p>2. Seek State, Federal and local grants, and individual, private and corporate support, to improve City parks and recreation services.</p>	<p>Complete: Public Art in Parks</p> <p>In progress: Salinas River trail; City Park, Pioneer Park, Robbins Field improvements as part of Uptown/Town Centre Specific Plan</p> <p>Pending: Proposition 84 grant funding for river trail extension, bridge crossing and habitat restoration along 154 acres acquired in 2010 has been applied for.</p> <p>In progress: In March 2011, the City secured a State EEMP grant allocation of \$350,000 matched with \$150,000 of City funds to design and construct 1/2 mile trail connection along Charolais corridor to river trail system, to be constructed 2012/13.</p>

Exhibit A: Status of General Plan Action Items as of December 31, 2011

Policy	Action Item Number & Brief Description	Status
	3. Investigate/implement acquisition of land or easement, in the Salinas River and Huerhuero Creek for a park, equestrian paths or other public recreational uses.	Completed: Acquisition of 2.47 acre parcel for trail extension opportunity to link southeast portion of community to river trail system Dec. 2011.
	4. Create and adopt a Salinas River Corridor Plan; cooperate with neighboring public agencies to establish the DeAnza Trail as a link in a regional trail system.	See Pending item in #2 above. Received \$7,200 grant and matching City funds will pay for signage along the swath of the DeAnza trail through Paso Robles. In progress: Salinas River Plan and exploration with SLOCOG Staff to support a grant application for a North County River Trail Plan connecting San Miguel and Santa Margarita, to include identification with, and historical reference to, the De Anza Trail where appropriate.

Table CE-1. Potential Circulation Improvements

Type of Improvement	Improvement	Status
Downtown	Access Improvements, including improved on/offramps to Highway 101 where appropriate, at 16 th and 24 th streets Improvements to traffic flow within the downtown area	In construction – to be completed 2014.
Improvements to Road Segments	Union Road—Kleck Road to East City Limits	Addressed as part of Uptown/Town Centre Specific Plan; ongoing
	Huer Huero bridge north of SR 46E to connect Airport Road to Golden Hill Road	Plan line adopted, to be scheduled
	Creston Road - River Road to Rolling Hills Road Two-lane divided arterial with continuous turn lane, bike lanes and pedestrian improvements	To be scheduled
	Creston Road - Niblick Road to Scott Street Two-lane divided arterial with improved driveway access, bike lanes and pedestrian improvements	Ongoing action
	Theatre Drive – Auto dealership to South City limits Two lane arterial with continuous turn lane, bike lanes and pedestrian improvements	To be scheduled
Intersection Improvements	4 th Street – Spring Street to Riverside Avenue Two lane divided arterial with bike lanes, pedestrian improvements, railroad underpass and connection to US 101 freeway ramps	To be scheduled
	US 101 – SR 46W Relocation of Theatre Drive and S. Vine Street, roundabout control for ramp intersections	Theatre Drive relocation completed in 2011. S. Vine Street in design in 2016
	SR 46E – Union Road Grade separated interchange with interim improvements considered	Project Study Report in process
	Union Road – Golden Hill Road Roundabout	Alternative study and conceptual plan complete.

Table CE-1. Potential Circulation Improvements

Type of Improvement	Improvement	Status
	Creston Road – Rolling Hills Road	Property acquisition negotiations underway
	Charolais Road – S. River Road	Design report complete
		Design report complete. Major property acquisition complete
Pedestrian/Bikeway Facilities	24 th Street bridge over railroad	To be scheduled
	Creston Road pedestrian crossing at Lana Street	Project study report complete
	Creston Road pedestrian crossing at Scott Street	To be scheduled
	Creston Road pedestrian crossing at Meadowlark Road	To be scheduled
	Interconnecting pedestrian paths between Salinas River corridor and other facilities within the City	In progress: Salinas River Plan (whole corridor); Completed: Salinas River Parkways Trail
	Traffic Calming Measures where appropriate	In Progress: Traffic Calming Plan

Table PR-1. Park & Recreation Facility Improvements

Type of Improvement	Improvement	Status
EXISTING IDENTIFIED PARK AND FACILITY NEEDS	10-acre park north of 24th Street. This should include ballfields, which may replace that at Pioneer Park, and may be located between Spring Street and the Railroad.	Identified as part of the Uptown/Town Center Specific Plan
	Aquatic center, preferably covered, probably a joint venture between the City, school district, and Cuesta College. Most likely to be located at Cuesta College.	To be scheduled
	10-acre park near the Borkey area	To be scheduled
	Chandler Ranch Area Specific Plan: park in conjunction with any new school site	In Progress: Chandler Ranch Specific Plan
	7-10 acre park in Union/46 Specific Plan area	Completed: purchase of 7 ac in Montebello; to be scheduled: purchase of 3 more acres (next to 7 ac)
OTHER NEEDED IMPROVEMENTS		
<i>Recreation Facilities</i>	Youth Center	Collaborating with the YMCA to provide afterschool programs for youth at Centennial Park.
	Neighborhood Center (on east side)	To be scheduled
	Nature Center, with large contiguous open space area	To be scheduled
	Enhance crossing of Riverside Avenue to allow for connectivity between fairgrounds and parking lot east of Riverside Avenue	Completed
	Public Equestrian staging area	To be scheduled; Salinas River Plan
	General Recreation Services	Ongoing action; Volunteer Program established
<i>Parks</i>	No Pocket Parks needed, only larger facilities	Ongoing action

Exhibit A: Status of General Plan Action Items as of December 31, 2011

Table PR-1. Park & Recreation Facility Improvements		
Type of Improvement	Improvement	Status
	The redevelopment of Oak Park Public Housing should include provision of a park to serve the recreational needs of the neighborhood	The City has applied for Prop 84 funds for a park/soccer field at Oak Park – results forthcoming in Spring 2012.
	Develop a neighborhood park in conjunction with the First 5 Early School Readiness and Family Center on the northeast corner of Oak and 36 th Streets	To be scheduled
	Redevelop Robbins Field as envisioned in the Uptown/Town Centre Specific Plan, provided that a replacement ballfield of similar size and amenities is first developed in a location that is easily accessible to West Side residents.	To be scheduled
	Conversion of Marie Bauer Elementary School Site to a public park that provides educational facilities to the community.	To be scheduled
<i>Bikeways and Trails</i>	Bikeways as indicated in the City’s Bikeway Plan	Completed: South Vine Street Bikeway; update of Bike Master Plan. In Progress: Uptown/Town Centre Specific Plan.
	Trail near railroad within 4th Street Specific Plan	To be scheduled
	Make trail connections between parks facilities citywide	Phase 1: Uptown/Town Centre Specific Plan
	Pursue De Anza Trail along Salinas River	In progress: Salinas River Plan and exploration with SLOCOG Staff to support a grant application for a North County River Trail Plan connecting San Miguel and Santa Margarita, to include identification with, and historical reference to, the De Anza Trail where appropriate.
	Salinas River trail on either side of the river between 13th Street and Veteran’s Memorial bridges	Eastern trail: portion south of Navajo Avenue is complete. See discussion two boxes below regarding the section north of Navajo. Western trail to be scheduled.
	Chandler Ranch Area Specific Plan trail system	In progress: Chandler Ranch Specific Plan
	Complete the Class I pathway from Creston Road along South River Road	Complete: Portion south of Navajo Avenue. Construction of the Class I bikeway on east side of the River north of Navajo is scheduled to be complete 12/2012. Project includes acquisition of private property for trail construction.
	Charolais Road Multi-Purpose Trail – South River Road to Riverbank Lane	In design.
	Turtle Creek Pathway Improvements	In design
	Senior Center Pathway Improvements	In design
<i>Plans/Programs</i>	Pursue Public Art in Parks Program (development should fund public art in parks)	Completed: Public Art Policy Established: Festival of the Arts (annual event in City Park)
	Implement Master Plan of Bikeways	Ongoing action

Table PR-1. Park & Recreation Facility Improvements

Type of Improvement	Improvement	Status
	Develop Multi-Purpose Trail Plan	In progress: Salinas River Plan
	Expand Bikeway trails map to include pedestrian trails	Completed.

Exhibit B: Status of Housing Element Implementation as of December 31, 2011

Context of Housing Element Review

The Housing Element of the General Plan for the City of Paso Robles was adopted on June 21, 2011. On August 15, 2011, the State Department of Housing and Community Development (HCD) sent the City a letter finding the Housing Element to be in compliance with Housing Element Law.

This annual review of the Housing Element will:

- Summarize new residential construction activity between January 1, 2008 (the beginning of the period of the current Regional Housing Needs Allocation) and December 31, 2011;
- Summarize the City's efforts to assist the development of affordable housing, including removing constraints, undertaken through December 31, 2011;
- Report on progress towards implementing the Action Items contained in the 2011 Housing Element.

Completed New Housing Units: Regional Housing Need and Quantified Objectives

Government Code Section 65583(c)(1)(A) requires that the City's General Plan identify adequate sites which will be made available through appropriate zoning and developments standards and with services and facilities, including water and sewer, to meet the City's housing needs for all income groups, including its share of the Regional Housing Need pursuant to Section 65584.

The Regional Housing Allocation Plan adopted by the San Luis Obispo Council of Governments in August 2008 assigns the City following numbers of dwelling units as its share of the Regional Housing Need to be met during the period January 1, 2008 through August 31, 2014.

Income Category	Dwelling Units (Target)
Above Moderate	270
Moderate	120
Low	105
Very Low	151
TOTAL	646

The City is not obligated to ensure that the number of dwelling units shown above is built within this time frame, it is only obligated to ensure that there is sufficient land appropriately zoned and served. The Housing Element does, however, establish quantified objectives for building new dwelling units within the same time frame as shown in the table on the following page.

Program	Income Group					Total	Note #
	Above Moderate	Moderate	Lower	Very Low	Extremely Low		
2008 - 2010 Activity (Appendix D-1)	85	0	26	6	34	151	1
West Side Single Family	10	0	0	0	0	10	2
East Side Single Family (Outside of Specific Plan Areas)	147	0	0	0	0	147	2
Chandler Ranch, Olsen Ranch, Beechwood Area Specific Plans	0	0	0	0	0	0	3
West Side Multi-Family	0	9	6	0	0	15	4
Borkey Area Specific Plan (Tract 2887)	0	38	0	0	0	38	5
Entitled Low Income Family Apartments	0	0	72	63	15	150	6
Second Units	0	0	5	0	0	5	7
Total	242	47	109	69	49	517	

Notes:

- Units constructed (Certificates of Occupancy) between 1/01/08 and 12/31/10.
- Estimate considering capacity and economy.
- Assumes specific plans are adopted in 2012, but that housing development will not commence until 2014, beyond the period of this Housing Element.
- Estimate considering capacity and economy. Condominiums, duplexes, and second units on multi-family zoned lots will be affordable to moderate income; all others will be affordable to low income.
- Tract 2887, approved in 2007, has 51 small single family lots and a density of 12 units per acre.
- (a) Hidden Creek Project at 80 S. River Road (completed in 2011). The Tax Credit Application indicates that, of the 81 units, 53 (including the manager's) would be for lower income households, 20 would be very low income households, and 8 would be extremely low income households. (b) Oak Park Redevelopment (approved in 2010, seeking financing in 2011). The Tax Credit Application for Phase One indicates that, of the 69 units, 19 would be for low income households, 43 would be very low income households, and 7 would be extremely low income households.
- 5 second units were built between 2006 and 2008; it is conservatively expected that this rate will continue for the next 5 years.

Between January 1, 2008 and December 31, 2011, a total of 275 new dwelling units were issued Certificates of Occupancy, and those dwelling units can be divided among the following income groups:

Above Moderate	123
Moderate	4
Lower	80
Very Low	26
<u>Extremely Low</u>	<u>42</u>
Total	275

Details showing the composition of the above new units are attached in a document entitled "Paso Robles Historic Residential Growth: January 1, 2008 through December 31, 2011". Together with the "Historic" housing activity reported in the first row of the Quantified Objectives Table, the total numbers of new dwelling units developed between January 1, 2008 and December 31, 2011 are shown in the table on the following page.

Exhibit B: Status of Housing Element Implementation as of December 31, 2011

Year	Income Group					Total
	Above Moderate	Moderate	Lower	Very Low	Extremely Low	
2008	44	0	20	6	34	104
2009	21	0	6	0	0	27
2010	20	4	0	0	0	24
2011	38	0	54	20	8	120
Total	123	4	80	26	42	275

New Housing Units: Under Construction and Approved

As of December 31, 2011, there were active building permits for 54 units, which can be classified by income groups as follows:

Above Moderate	46	(single family development)
Moderate	6	(West Side condominiums)
Lower	2	(2 Caretaker units)
Very Low	0	
<u>Extremely Low</u>	<u>0</u>	
Total	54	

In addition to the above figures, there are hundreds of vacant lots in recorded and tentatively-approved subdivisions. Most of these will be affordable only to above moderate income households.

New Housing Units: Proposed

In June 2010, the City Council approved an application to develop 302 apartments for low income families at Oak Park Public Housing (between 28th and 34th Streets, east of Park Street. 154 of the units will be new; 148 will be replacement units. The project will be developed in 3 or more phases. That application included a request for a density bonus and an extra density bonus. In 2010 and in 2011, the Redevelopment Agency “reserved up to \$2.17 million in Redevelopment Low and Moderate Income Housing (LMIH) funds to assist this project. The “reservation” was structured to mature into a Participation Agreement once the applicants (Paso Robles Housing Authority) provided documentation that all sources of funding for the project had been secured. The applicants were actively applying for Federal Tax Credits and other sources of funding.

In November 2010, the Redevelopment Agency adopted a resolutions reserving LMIH funds to assist Habitat for Humanity build 6 single family homes for very low income households in the 2800 Block of Vine Street. In April 2011, the City approved a development plan and subdivision map for this project. In 2011, the Redevelopment Agency approved a loan of \$225,000 in CalHome Funds to purchase the site.

Both of the above projects are affected by the passage of AB 1X 26 in 2011. The “reservations” of LMIH funds did not qualify as “enforceable obligations” under that bill. The City supports passage of SB 654, which would allow the City to use unencumbered LMIH funds to assist these projects.

New Housing Units: Completed Since Last Annual Report

In 2011, Certificates of Occupancy were issued for 39 single family detached homes (one of which was a caretaker unit above a commercial building) and 81 apartment units (Hidden Creek Village).

Rehabilitated Units

Housing rehabilitation presently occurs on a market rate/unsubsidized basis. Between 1988 and 1995, the City did offer CDBG-funded low interest loans to rehabilitate homes and apartments owned or occupied by lower income households. The 2010-2014 Redevelopment Implementation Plan provides that LMIH funds may be used to assist such an activity.

Conserved Units

There are subsidized housing units at risk of conversion to market rate. Peoples' Self-Help Housing Corp. has submitted a letter indicating their willingness to acquire any subsidized housing that may otherwise convert to market rate. (See Appendix 4.0 of the Housing Element.) The 2010-2014 Redevelopment Implementation Plan provides that LMIH funds may be used to assist such an activity.

Removal of Constraints

On May 3, 2011, the City Council adopted the Uptown/Town Centre Specific Plan, which establishes new vision and development standards for the historic West Side of the City. This specific plan includes zoning regulations that encourage and enable mixed use (residential units in combination with commercial space), a wider range of housing types, and higher residential densities.

On December 6, 2011, in compliance with SB 2(Statutes of 2007), the City Council adopted Ordinance 976 N.S., which provided that emergency homeless shelters could be established in certain zoning districts as "permitted" uses, i.e., without a conditional use permit.

Progress Toward Implementation of Action Items

The table on the following pages reports efforts made through December 31, 2011 to implement the Action Items and gives a brief statement about the schedule for future implementation.

CITY OF PASO ROBLES' 2011 HOUSING ELEMENT: STATUS OF IMPLEMENTATION OF ACTIONS

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/11	Future Scheduling
H-1.1 & H-1.2	1. Evaluate all proposed amendments to the General Plan and Zoning maps for their effect on the City's capacity for meeting its Regional Housing Needs Allocation (RHNA).	Ongoing	The Uptown/Town Centre Specific Plan, adopted in May 2011, increased the supply of housing types that would be affordable at all levels.	Upon review of any applications for general plan amendments
	2. Continue to participate in the countywide Ten Year Plan to End Homelessness.	Ongoing	The City adopted Ordinance 976 N.S. on December 6, 2011 to comply with SB 2's direction to allow establishment of emergency shelters in specified zones without a requirement for a conditional use permit.	As needed
	3. Maintain a Comprehensive Housing Program with sufficient resources available to administer the various Housing Element programs, LMHI Funds, CDBG Program, and other sources of housing funds.	Ongoing	Although the Housing Programs Manager position is vacant, City staff has continued to administer these programs.	As needed
	4. Evaluate all proposed amendments to the General Plan and Zoning Maps for their effect on the City's policy of integrating diverse housing opportunities in each neighborhood or planning area.	Ongoing	The Uptown/Town Centre Specific Plan, adopted in May 2011, increased the supply of housing types that would be affordable at all levels.	<p>a. With the preparation of the Chandler Ranch and Olsen/Beechwood Area specific Plans</p> <p>b. With any other applications for GPAs or Rezones.</p>
	5. Require new specific plans for undeveloped areas (Chandler Ranch, Olsen Ranch/Beechwood Area, and any to follow) to provide a balance of housing opportunities (types and densities) for all income groups.	Ongoing	A substantial amount of staff time was spent in 2011 to work with property owners in these specific plan areas to have these plans, and their appurtenant environmental studies prepared.	Staff efforts will continue in 2012.
	6. Work with developers to increase the supply of new housing for all income groups and special needs throughout the City.	Ongoing	Staff has continued to work with the Paso Robles Housing Authority to assist the redevelopment of Oak Park Public Housing and with Habitat for Humanity to facilitate permit processing and financial assistance for their projects.	Staff efforts will continue in 2012.

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/11	Future Scheduling
	7. Encourage provision of affordable housing in the vicinity of the Cuesta College through the designation of multi-family sites near the campus.	Ongoing	There are 16.5 acres on 6 parcels on the south side of Experimental Station Road, west of Buena Vista Drive designated and zoned for multi-family residential, 12 units per acre.	None: action is completed
	8. For affordable housing projects that are assisted with LMIH Funds for the purpose of offsetting development impact fees, allow for deferral of payment of fees several years beyond occupancy.	Ongoing	Accomplished for Hidden Creek Village, which was completed in September 2011.	The Redevelopment Agency approved a similar provision for Oak Park Redevelopment. This may still occur if SB 654 is passed in 2012.
	9. Adopt an ordinance to implement SB 2 to provide that emergency shelters may be permitted by right.	December 31, 2011	Completed via adoption of Ordinance 976 N.S. on December 6, 2011.	None: action is completed
	10. Encourage developers of single family dwellings to incorporate "Universal Design" and/or "visitability" improvements to the greatest extent feasible.	Fiscal Year 11/12	None in 2011	May be delayed due to reduced staff resources.
H-2.1 & H-2.2	11. As part of the General Plan Annual Report, evaluate the need to amend the Zoning Code to incorporate regulations for the conversion of rental housing (apartments) to condominiums.	Ongoing	There is no evidence, particularly given the current economic recession, that there is any demand to convert apartments to condominiums.	Re-evaluate in 2013
	12. Provide technical assistance to owners and non-profit housing corporation buyers of existing subsidized low income housing complexes that are at risk of conversion to market rate to extend subsidy contracts and/or find government financing for acquisition and rehabilitation, including the following: <ul style="list-style-type: none"> • Monitor complexes that are At-Risk of conversion to market rate.. • Work with Potential Purchasers • Tenant Education 	Ongoing	None in 2011. (In 2010, staff assisted the owner of a subsidized apartment complex in maintaining its subsidy.)	As needed

CITY OF PASO ROBLES' 2011 HOUSING ELEMENT: STATUS OF IMPLEMENTATION OF ACTIONS

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/11	Future Scheduling
	13. Amend the Zoning Code to establish minimum densities for multi-family zoned properties	Fiscal Year 11/12	None in 2011	May be delayed due to reduced staff resources.
H-3.1	14. Enforce the City's zoning, property maintenance, building, fire, parking and nuisance abatement codes.	Ongoing	Enforcement is carried out by the Police and Emergency Services Departments on a complaint basis by several City departments.	As needed
	15. Actively implement the vision for development and redevelopment of the West Side to be established in the Uptown/Town Centre Specific Plan. This will include: seeking grants for infrastructure improvements; preparing an appendix to expand the list of acceptable architectural styles; providing technical assistance to developers in understanding and applying the new development standards; and regular monitoring and updating the plan as necessary to ensure that the development standards are effective in promoting affordable housing.	Ongoing	In 2011: a. The City applied for and received grants to improve 21 st Street and to develop a neighborhood park in this specific plan area. b. City staff continued to work with the Paso Robles Housing Authority to assist the redevelopment of Oak Park Public Housing and with Habitat for Humanity to facilitate permit processing and financial assistance for their projects.	Staff efforts will continue in 2012.
	16. Give top priority for use of Redevelopment Low and Moderate Income Housing (LMIH) Funds to the redevelopment of Oak Park Public Housing, and fully support applications for Federal HOME funds for this project. As part of this effort, the City will also give top priority for the housing for extremely low-income households.	Fiscal Year 11/12	In June 2011, the State Legislature passed AB 1X 26, which dissolved all redevelopment agencies in the state. The City supports passage of SB 654, which would allow it to use unencumbered LMIH Funds to assist development of affordable housing, particularly Oak Park Redevelopment and Habitat for Humanity's project on Vine Street.	
H-4.1 & H-4.2	17. Prepare a report that reviews zoning regulations, standard conditions, and permit processing procedures to identify any provisions which unnecessarily increase the cost of housing. Present this report in conjunction with the Annual Review of the General Plan.	February/ March 2013	None in 2011	In Fiscal Year 2012/2013

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/11	Future Scheduling
H-5.1	18. Refer residents involved in housing related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the California Rural Legal Assistance (for legal matters) and to the State Department of Fair Employment and Housing (for discrimination).	Ongoing	The City maintains such information on its web site. Additionally, staff provides responses to inquiries at the Public Counter, on the phone, and via email.	As needed
	19. Provide information to the public on various state and federal housing programs and fair housing law. Maintain referral information on the City's web site.	Ongoing	The City maintains such information on its web site.	As needed
H-6.1 & H-6.2	20. Require new specific plans for undeveloped areas (Chandler Ranch, Olsen Ranch, Beechwood Area, and any to follow) to incorporate land use and circulation patterns that use compact urban forms that foster connectivity, walkability, and alternative transportation modes and to incorporate design principles used in the Uptown/Town Centre Specific Plan for these items as well as other energy-saving and environmental quality protection measures, as appropriate to the topography, vegetation, and location in each specific plan area.	Ongoing	A substantial amount of staff time was spent in 2011 to work with property owners in these specific plan areas to have these plans, and their appurtenant environmental studies prepared.	Staff efforts will continue in 2012.
	21. Continue development of the Resource Management Plan initiated in 2008 via Resolution 08-061 to implement Economic Strategy policies to foster multi-modal transportation systems, reduce greenhouse gas emissions, and develop Low Impact Development standards, water conservation, vegetation and habitat conservation measures.	Ongoing	In 2011, staff time was invested in several of these activities.	Staff efforts will continue in 2012.

PASO ROBLES' HISTORIC RESIDENTIAL GROWTH
January 1, 2008 through December 31, 2011

NOTE: All unit counts are based on City records for Certificates of Occupancy.

2008: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	46	Two are second units
Single Family, Attached	0	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	2	3444 Park
Multi-Family, 5+ units/structure	56	Chet Dotter Senior Housing; 3440 Park
Total	104	

2008: City Records

Project	Income Group				
	Above Moderate	Moderate	Lower	Very Low	Extremely Low
Chet Dotter Senior Housing				6	34
Second unit at 3189 Hwy 46 E			1		
Second unit at 197 Sandbar Ct			1		
Apartments at 3440 Park			16		
Duplex at 3444 Park			2		
Single Family Dwellings	44				
Total	44	0	20	6	34

2009: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	23	Two are "caretaker" apartments above commercial uses (1339 Vine St and 608 – 12 th St)
Single Family, Attached	0	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	4	1710 Pine St
Multi-Family, 5+ units/structure	0	
Total	27	

2009: City Records

Project	Income Group				
	Above Moderate	Moderate	Lower	Very Low	Extremely Low
Caretaker unit at 1339 Vine St			1		
Caretaker unit at 608 – 12th St			1		
Apartments at 1710 Pine St			4		
Single Family Dwellings	21				
Total	21	0	6	0	0

2010: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	20	
Single Family, Attached	4	830 and 832 – 19 th St; 2 units at 513 – 3 rd St
Mobile Homes	0	
Multi-Family, 2-4 units/structure	0	
Multi-Family, 5+ units/structure	0	
Total	24	

2010: City Records

Project	Income Group				
	Above Moderate	Moderate	Lower	Very Low	Extremely Low
Attached units at 830, 832 – 19 th St		2			
Attached units at 513 – 3 rd St		2			
Apartments at 1710 Pine St					
Single Family Dwellings	20				
Total	20	4	0	0	0

2011: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	39	One is a caretaker unit
Single Family, Attached	0	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	0	
Multi-Family, 5+ units/structure	81	
Total	120	

2011: City Records

Project	Income Group				
	Above Moderate	Moderate	Lower	Very Low	Extremely Low
Hidden Creek Village Apartments			53	20	8
Caretaker unit at 1427 Spring St			1		
Single Family Dwellings	38				
Total	38	0	54	20	8

Total: January 1, 2008 – December 31, 2011 Combined by Income Group)

Year	Income Group					Total
	Above Moderate	Moderate	Lower	Very Low	Extremely Low	
2008	44	0	20	6	34	104
2009	21	0	6	0	0	27
2010	20	4	0	0	0	24
2011	38	0	54	20	8	120
Total	123	4	80	26	42	275