

TO: Planning Commission

FROM: Ed Gallagher, Community Development Director

SUBJECT: General Plan Amendment 2012-002

DATE: September 11, 2012

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Needs: For the Planning Commission to make a recommendation to the City Council for a City-initiated amendment to the text of the Land Use Element to address the following issues:

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

Facts:

1. The General Plan adopted on December 16, 2003 established a population planning threshold of 44,000 residents.
2. The population planning threshold was documented in Resolution 03-232, which adopted the 2003 General Plan Update, and included in an asterisked note at the bottom of Table LU-3. Otherwise, the text of the Land Use Element does not mention it.
3. This amendment does not propose to change the 44,000 population planning threshold. It does propose to add a paragraph to document it.
4. The 44,000 threshold was based on the assumption that, upon construction of the 16,296 total dwelling units allowed by the plan, as reported on the 2003 Version of Table LU-3 (Attachment 3), each unit would be occupied (i.e., there would be no vacant units) with an average of 2.7 persons as reported in the 2000 U.S. Census.
5. In 2005, the General Plan was amended to authorize a total of 16,287 units and to reduce the average household size to 2.663, as reported by the State Department of Finance in its 2005 Population Estimate. The build-out population was effectively reduced to 43,372, but the population planning threshold remained at 44,000.
6. As part of the analysis for the Uptown/Town Centre Specific Plan, it was discovered that the number of potential units reported in Table LU-3 did not include units that could be developed on partially-developed lots or in mixed-use areas.

7. Since 2003, there have been several annexations and general plan amendments that redesignated properties, but Tables LU-1A and LU-2, which report acreages for the various land use designations, and Table LU-3 were not simultaneously updated.
8. Since 1980, household sizes reported by the U.S. Census have ranged between 2.51 and 2.73 percent, and have averaged 2.66 percent. Please see Attachment 4 for details on this Census data.
9. Since 1980, vacancy rates reported by the U.S. Census have ranged between 2.67 and 8.91 percent, and have averaged 6.22 percent. Please see Attachment 4 for details on this Census data.
10. The proposed general plan amendment is a project that is subject to the California Environmental Quality Act (CEQA). An Initial Study has been prepared for this project that concludes that the amendment will not have a significant effect on the environment. A Negative Declaration has been prepared for this general plan amendment.
11. The Development Review Committee reviewed the proposed general plan amendment on August 27, 2012 and unanimously recommended that the Planning Commission support the amendment as proposed.

Analysis and  
Conclusion:

Draft Revised Land Use Element

The proposed changes affect several sections of the Land Use Element. Primarily for formatting purposes, the attached resolution includes a proposed revision of the Land Use Element. Additions to the text are noted in yellow highlighted text; deletions are noted in a combination of ~~strike-through text with grey highlight~~.

Numbers of Dwelling Units

Table LU-3 is proposed to be amended to divide the City into easily-recognizable subareas such as specific plan areas, areas outside of the specific plans, single and multi-family residential areas, and east and west sides. It has been updated to show the number of existing units as of December 31, 2011 and to show all potential units that are authorized by the General Plan, including those on partially-developed lots and in mixed use areas.

The new total number of units is 16,818 units, which is an increase of 531 units from the 16,287 units shown in the current version of this table. Under the assumptions implicit in the current General Plan, if each of the 16,818 units was occupied with 2.663 persons, the population at “build-out” would be 44,786.

Average Household Size

The average household size reported by the US Census over 30 years is 2.66 persons per household. That rate is very close to the 2.663 reported by the State Department of Finance in 2005. A 30 year rate would provide more stability than incremental rates; the US Census figures are based on more-detailed surveys than those prepared by the State.

If the General Plan is amended to adopt an average household size of 2.66 persons, 16,818 units would yield a population of 44,736, a reduction of 50 persons from the figure reported in the previous section.

Vacancy Rate

The General Plan currently bases its build-out population on the assumption that every unit built will always be occupied, i.e., that there will never be any vacant units. However, over the past 30 years, the U.S. Census has reported that an average of 6.22% of the existing dwelling units in the City have been vacant. Economists generally consider an overall vacancy rate of 5 percent to be a hallmark of a healthy economy: helping provide access to housing and stabilize housing prices. Additionally, 5 percent is commonly used in financial feasibility studies for apartment complexes.

While the City has experienced an average vacancy rate of 6.22 percent over the past 30 years, it has dipped as low as 2.67 percent (in 2000) and it may be prudent to consider a more-conservative rate. The table below compares the population yields for 16,818 units at three vacancy rates.

Vacancy Rate	Population
0%	44,736
3%	43,394
5%	42,499

The Council Ad Hoc Committee for the Uptown/Town Centre Specific Plan reviewed the vacancy rate proposal in July 2012 and recommended that a 3 percent vacancy rate be considered. On August 27, the DRC expressed agreement with this proposal as well.

Other Updates

Table LU-1A is proposed to be updated to show the division of acreages among residential, commercial, industrial, and agriculture and open space land use designations following annexation of Our Town, the Olsen Ranch, and Beechwood Areas. Table LU-1B is proposed to be updated to show current numbers of dwelling units. Additionally, the proposed amendment includes several minor “clean up” updates throughout the Land Use Element.

Reference: 2003 General Plan as amended through General Plan Amendment 2011-001 (Uptown/Town Centre Specific Plan); Government Code Sections 65915(f)(5) and 65852.2(a)(1)(C)

Fiscal Impact: The proposed general plan amendment does not change policy and it will not have an effect on the General Fund.

- Options: That the City Council approve one of the following sets of options:
- a. (1) Adopt the attached Resolution Approving a Negative Declaration for the general plan amendment;
  - (2) Adopt the attached Resolution Adopting General Plan Amendment 2012-002;

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

ATTACHMENTS:

1. Resolution Approving a Negative Declaration
2. Resolution Adopting General Plan Amendment 2012-002 (includes revised text and tables for the Land Use Element)
3. Land Use Element Table LU-3 (2003 Version)
4. Calculations for Average Vacancy Rates and Household Size
5. Newspaper Notice

## RESOLUTION NO. 12-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
 APPROVING A NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT 2012-002  
 (LAND USE ELEMENT TEXT UPDATES)

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

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

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

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

WHEREAS, public hearings were conducted by the Planning Commission on September 11, 2012 and by the City Council on October 2, 2012 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination for the proposed general plan amendment; and

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

NOW, THEREFORE, BE IT RESOLVED, that based on the City's independent judgment, the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration for General Plan Amendment 2012-002 in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 2<sup>nd</sup> day of October 2012 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Duane Picanco, Mayor

ATTEST:

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Caryn Jackson, Deputy City Clerk

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# ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM CITY OF PASO ROBLES

**1. PROJECT TITLE:** **General Plan - Land Use Element Update  
Amendment (GPA 12-002)**

**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:** Citywide

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

**Contact Person:** **Susan DeCarli**

**Phone:** **(805) 237-3970**  
**Email:** **sdecarli@prcity.com**

**5. GENERAL PLAN DESIGNATION:**

**6. ZONING:**

**7. PROJECT DESCRIPTION:**

This project consists of amendments to the 2003 General Plan Land Use Element data and methodologies for calculating population, in addition to minor clarifications. The proposed amendments would not increase the prior adopted population build-out capacity of the City or otherwise increase resource use or service demands on City services or infrastructure.

Proposed Land use Element Amendments:

- a. Incorporate a vacancy rate in the calculation of population that will reside in the City at the time of "build-out" of all dwelling units authorized by the General Plan. The 30 year average vacancy rate reported by the U.S. Census is 6.22 percent; conservative vacancy rates of 3.0 and 5.0 percent are suggested for adoption.
- b. Modify the average household size calculated to reflect the 30 year average, reported by the U.S. Census, of 2.66 persons per household;

- c. Correct Table LU-3 of the Land Use Element to: (1) show potential dwelling units on partially-developed (i.e. non-vacant) land, which were authorized by the 2003 plan via the assignment of densities on the Land Use Map, and (2) to add 319 mixed-use units as shown in Figure LU-2. The new total number of units shown in Table LU-3 will be 16,818. (Table LU-3, as amended by General Plan Amendment 2005-001 showed a total of 16,287 dwelling units.)
  - d. Update Land Use Element text and data tables to reflect annexations and general plan amendments that have occurred since 2003, and
  - e. Make other minor (non-substantive) “clean-up” updates in the text of the Land Use Element.
- 8. ENVIRONMENTAL SETTING:** Incorporated boundaries of the City of Paso Robles. The Environmental Setting is adequately described in the Environmental Impact Report for the 2003 General Plan Update.
- 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
<b>I. AESTHETICS:</b> 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (a-c) The proposed amendments are minor, non-substantive modifications to the Land Use Element (LUE) population projections and methodology that will not result in impacts to aesthetics.				

**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)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 5114(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 are minor, non-substantive modifications to the Land Use Element (LUE) population projections and methodology that will not result in impacts 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"/>
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 will not increase population beyond the 44,000 population planning threshold studied in the Environmental Impact Report for the 2003 General Plan. Therefore, no increase in impacts to air quality from the proposed amendments is expected.

**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"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Discussion (a-f): The increase in numbers of dwelling units reported in Table LU-3 of the Land Use Element will be located within urbanized areas, primarily the West Side of the City, and there will 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"/>

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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Discussion (a-d): The proposed amendments are minor, non-substantive modifications to the Land Use Element (LUE) population projections and methodology that will not result in impacts 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"/> |
| 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"/> |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion a-e: The proposed amendments are minor, non-substantive modifications to the Land Use Element (LUE) population projections and methodology that will not result in impacts to geological resources.

**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"/> |

Discussion (a-b): The proposed amendments will not authorize any more dwelling units than were allowed in the 2003 General Plan. Population will not exceed the 44,000 threshold of the 2003 General Plan.

**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"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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 are minor, non-substantive modifications to the Land Use Element (LUE) population projections and methodology that will not result in impacts 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"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. 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 are minor, non-substantive modifications to the Land Use Element (LUE) population projections and methodology that will not result in impacts to hydrology and water quality.				

**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"/>
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Discussion: The proposed amendments will not authorize any more dwelling units than were allowed in the 2003 General Plan. Population will not exceed the 44,000 threshold of the 2003 General Plan.

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"/>
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Discussion: The proposed amendments are minor, non-substantive modifications to the Land Use Element (LUE) population projections and methodology that will not result in impacts to land use planning.

**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: There are no known mineral resources within the City of Paso Robles.

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"/>
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Discussion: see XI a. above.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. NOISE:</b> 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 are minor, non-substantive modifications to the Land Use Element (LUE) population projections and methodology that will not result in noise related impacts.

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**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"/>
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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

Discussion (a-c): The proposed amendments will not accommodate any more population than accommodated within the 44,000 population planning threshold established in the 2003 General Plan Update.

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**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 proposed amendments are minor, non-substantive modifications to the Land Use Element (LUE) population projections and methodology that will not result in impacts to public services.

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**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): See XIV above, the project will not impact recreational facilities.

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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 | <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
<p>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?</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e. Result in inadequate emergency access?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-f): The proposed amendments will not accommodate any more population than accommodated within the 44,000 population planning threshold established in the 2003 General Plan Update. Consequently, no additional trips will be generated by the proposed amendments.

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**XVII. UTILITIES AND SERVICE SYSTEMS:** Would the project:

<p>a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p>	<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
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 numbers of dwelling units reported in Table LU-3 of the Land Use Element were authorized by the 2003 General Plan, but not shown in Table LU-3. Water impacts were addressed in the Environmental Impact Report for the 2003 General Plan Update.

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: The proposed amendments are minor, non-substantive modifications to the Land Use Element (LUE) population projections and methodology that will not result in impacts that would directly or indirectly impact environmental resources, therefore there would be no impacts related to issues in this section.

- 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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: The 16,818 units to be shown in Table LU-3 were authorized by the 2003 General Plan. With the adoption of a vacancy rate, population at build-out will remain within the 44,000 threshold adopted in 2003 and studied in the Environmental Impact Report for that General Plan Update.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: The proposed amendments are minor, non-substantive modifications to the Land Use Element (LUE) population projections and methodology that will not result in impacts that could cause substantial adverse effects on human beings either directly or indirectly.

**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

<b><u>Reference #</u></b>	<b><u>Document Title</u></b>	<b><u>Available for Review at:</u></b>
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



RESOLUTION NO. 12-XXX

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

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

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

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

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

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

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

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

- a. Considered the facts and analysis, as presented in the staff report prepared for the Project;
- b. Conducted a public hearing to obtain public testimony on the parts of the Project;
- c. Considered public testimony from all parties;
- d. Recommended that the City Council approve a Negative Declaration for the Project; and

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

- a. Considered the facts and analysis, as presented in the staff report prepared for this amendment, including the recommendation of the Planning Commission;
- b. Conducted a public hearing to obtain public testimony on this amendment;
- c. Based on its independent judgment, approved a Negative Declaration for the Project in accordance with the California Environmental Quality Act;

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

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

AYES:

NOES:

ABSTAIN:

ABSENT:

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Duane Picanco, Mayor

ATTEST:

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Caryn Jackson, Deputy City Clerk

# LAND USE ELEMENT

## 1.0 Introduction

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

The General Plan Land Use Map includes approximately 266 acres within the existing Sphere of Influence and 240 acres within the potential annexation areas (“Expansion Areas”). Figure LU-1 shows these boundaries. The appendix describes the potential development characteristics in more detail.

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

### *Population/Dwelling Units*

In 2003, there were 26,856 residents and 9,694 dwelling units in the City. The General Plan anticipates accommodating up to 44,000 residents in 2025 if the City grows at a rate of approximately 2.5 percent per year. At an average of 2.7 persons per household, it is estimated that continued growth at a rate of 2.5% per year would create the need for an additional 6,994 new dwelling units by 2025.

Based on allowable densities within each residential land use category, the City could accommodate an additional 5,366 units within the existing City limits. Within the 509 acres that are identified as potential expansion areas outside the current City limits, an additional 1,576 homes could be built, for a total of 6,942 potential new dwelling units.

In order to meet the adopted Regional Housing Needs allocation (San Luis Obispo Council of Governments, January 2003), the City would need to set aside sufficient land area and sites for an additional 2,266 housing units to serve the needs of targeted income groups. Please refer to the Housing Element for additional information related to this issue.

Approximately 5,216 acres (41% of the total land area) are allocated for residential land uses. In general, most new residential development would be concentrated in the southeastern portion of the City. These percentages have not been adjusted to take environmental constraints into account. Further, the distribution may change somewhat based on the final mixture of land uses for the Chandler Ranch Specific Plan.

### *Population Planning Threshold*

Resolution 03-232, by which the General Plan was comprehensively updated in December 2003, established a population planning threshold of 44,000 persons. That population threshold was calculated on the assumption that the sum of all existing dwelling units (in 2003) and the maximum number of potential dwelling units authorized by the Land Use Element would be

occupied by an average of 2.7 persons per household (average household size reported for the City in the 2000 U.S Census).

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

### ***Projected Number of Dwelling Units***

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

### ***Vacancy Rate***

In 2012, the City acknowledged that, at any point in time, a percentage of built units will be vacant, and that an appropriate vacancy rate is a hallmark of a healthy economy: helping provide access to housing and stabilize housing prices. According to the U.S. Census, between 1980 and 2010, the housing vacancy rate has averaged 6.22 percent. However, noting that the vacancy rate fluctuates with the state of the economy, the City finds it prudent to adopt a more-conservative vacancy rate of 3.0 percent.

### ***Average Household Size***

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

### ***Build-Out Population***

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

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

### ***Commercial and Industrial***

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

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

## 2.0 Land Use Goals, Policies and Action Items

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

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

<b>Table LU-1A. General Plan Development Potential</b>			
<b>Land Use Category</b>	<b>Acreage (within 1-1-04 City limits)</b>	<b>Acreage (outside 1-1-04 City limits)</b>	<b>Percent of Total City Area</b>
Commercial	1,276	-	10.1%
Business Park/Industrial	1,693	-	13.3%
Other/Public Facilities	1,947	-	15.3%
Agriculture & Open Space	2,579	-	20.3%
Residential	4,710	506	41.0%
<b>Total</b>	<b>12,205</b>	<b>506</b>	<b>100%</b>

<b>Table LU-1A. General Plan Development Potential</b>		
<b>Land Use Category</b>	<b>Acreage</b>	<b>Percent</b>
Commercial	1,271	10.0%
Business Park/Industrial	1,721	13.5%
Other/Public Facilities	1,947	15.3%
Agriculture & Open Space	2,572	20.0%
Residential	5,228	41.2%
<b>Total</b>	<b>12,739</b>	<b>100%</b>

<b>Table LU-1B. General Plan Development Potential</b>						
<b>Land Use</b>	<b>Existing*</b>	<b>Potential New Development (2025)</b>				<b>Total</b>
		<b>City Limits</b>	<b>Sphere of Influence</b>	<b>Expansion Areas</b>	<b>Subtotal</b>	
Residential	9,694 DU	4,878 DU	990 DU	308 DU	6,593 DU	16,287 DU *
Commercial	4,044,000 ft <sup>2</sup>	2,896,000 ft <sup>2</sup>	0 ft <sup>2</sup>	0 ft <sup>2</sup>	2,896,000 ft <sup>2</sup>	6,940,000 ft <sup>2</sup>
Industrial	2,093,000 ft <sup>2</sup>	1,498,000 ft <sup>2</sup>	0 ft <sup>2</sup>	0 ft <sup>2</sup>	1,498,000 ft <sup>2</sup>	3,591,000 ft <sup>2</sup>

Note: Actual full commercial and industrial buildout would be driven largely by market factors and other considerations beyond the control of the City. Residential potential balance between the Sphere and Expansion areas may vary slightly to account for development in Specific Plans that include portions of both.

**Table LU-1B. General Plan Development Potential**

<b>Land Use</b>	<b>Existing</b>	<b>Potential</b>	<b>Total</b>
Residential	11,711 DU	5,107 DU	16,818 DU
Commercial	4,044,000 sf	2,896,000 sf	6,940,000 sf
Industrial	2,093,000 sf	1,498,000 sf	3,591,000 sf
Notes:			
1. DU = Dwelling Unit; existing numbers of DU per December 31, 2011 Land Use Inventory; See Table LU-3 for details on potential DU			
2. Actual full commercial and industrial buildout would be driven largely by market factors and other considerations beyond the control of the City.			

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

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

**Table LU-2. General Plan Update Land Use Distribution (acres)1**

Land Use Category	General Plan Update				
	City (1-1-04)	Sphere	Expansion Areas	Total	Percent
Agriculture	1,067	--	--	1,067	8.4%
<b>Residential Categories:</b>					
Residential Rural (1 unit/5 acres)	--	--	--	--	--
Residential Suburban (1 unit/2.5 acres)	619	--	--	619	4.9%
Residential – Single Family 1 (1 du/acre)	474	--	--	474	3.7%
Residential – Single Family 2 (2 du/acre)	338	--	--	338	2.7%
Residential – Single Family 3 (3 du/acre)	465	135	202	802	6.3%
Residential – Single Family 4 (4 du/acre)	2,048	101	38	2,187	17.2%
Residential – Single Family 6 (6 du/acre)	9	15	--	24	0.2%
Residential – Multiple Family 8 (8 du/acre)	421	--	--	421	3.3%
Residential – Multiple Family 9 (9 du/acre)	--	15	--	15	0.1%
Residential – Multiple Family 12 (12 du/ac)	260	--	--	260	2.0%
Residential – Multiple Family 16 (16 du/acre)	--	--	--	--	--
Residential – Multiple Family 20 (20 du/ac)	17	*	*	17*	0.1%
Mobile Home Park (5 du/ acre)	60	--	--	60	0.5%
<b>Residential Total:</b>	<b>4,710</b>	<b>266</b>	<b>240</b>	<b>5,216</b>	<b>41.0%</b>
<b>Commercial Categories:</b>					
Neighborhood Commercial	34	--	--	34	0.3%
Office Professional	50	--	--	50	0.4%
Community Commercial	164	--	--	164	1.3%
Regional Commercial	159	--	--	159	1.3%
Commercial Service	869	--	--	869	6.8%
<b>Commercial Total:</b>	<b>1,276</b>	<b>--</b>	<b>--</b>	<b>1,276</b>	<b>10.1%</b>
<b>Industrial Categories:</b>					
Business Park	1,641	--	--	1,641	12.9%
Industry	52	--	--	52	0.4%
<b>Industrial Total:</b>	<b>1,693</b>	<b>--</b>	<b>--</b>	<b>1,693</b>	<b>13.3%</b>
Public Facilities	1,947	--	--	1,947	15.3%
Parks and Open Space	1,512	--	--	1,512	11.9%
<b>TOTAL</b>	<b>12,205</b>	<b>266</b>	<b>240</b>	<b>12,711</b>	<b>100%</b>

**NOTES:**

1. Based on El Paso de Robles Land Use Inventory, 2002 and adopted General Plan update changes. Shows land use designations, and does not account for areas that are environmentally constrained from future development. Also does not include portions of the City's Are of Interest and Sphere of Influence outside those that are planned for potential annexation during the life of the 2025 General Plan update.
  2. Proposed City Acreage could change somewhat based on final mixture of land uses for the Chandler Ranch Area Specific Plan.
  3. RSF-6, RMF-9, RMF-16, and RMF-20 are new designations not in the 1991 General Plan. RSF-4 was "RSF" in the 1991 General Plan.
- \* Additional 200 units would be distributed throughout areas S1, E1, E2, and 95 units in Areas S2 with RSF-20 land use designations (see Table LU-3 and Policy LU-2G). Configuration, distribution, and acreage of multifamily units to be determined through Specific Plan process.

**Table LU-2. General Plan Land Use Distribution**

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



**Table LU-3. Summary of Potential Residential Development**

<b>Area</b>	<b>Residential Potential (dwelling units)*</b>
<b>Within January 2004 City Limits</b>	
Development on Vacant Lands	2,957 **
Development from land use changes or regulatory changes included in this General Plan update	2,060***
<b>Subtotal (January 2004 City Limits)</b>	<b>5,442</b>
<b>Sphere of Influence Areas, Outside 2003 City Limits</b>	
S1: Beechwood Area	302****
S2: Olsen Ranch	398
S3: Our Town	229
<b>Subtotal (Sphere of Influence)</b>	<b>929****</b>
<b>Expansion Areas, Outside 2003 Sphere of Influence</b>	
E1: Beechwood Area (Portion of Area D)	86****
E2: Beechwood Area (Portion of Area D)	86****
E3: Olsen Ranch (Portion of Area D)	275
<b>Subtotal (Expansion Areas)</b>	<b>447****</b>
<b>S1, E1, and E2 (distribution to be determined within the Beechwood Area Specific Plan)</b>	<b>200****</b>
<b>TOTAL (Potential Development)</b>	<b>6,593</b>
<b>Existing Development</b>	<b>9,694</b>
<b>TOTAL (Existing + Potential)</b>	<b>16,287</b>

\* Theoretical development potential. Actual development must be limited such that the population does not exceed 44,000 (per City Council Resolution 03-232).

\*\* Includes 1,423 units already entitled as of 2003.

\*\*\* Assumes maximum buildout potential of the Chandler Ranch Area Specific Plan: up to 1,210 units within the January 2004 City limits.

\*\*\*\* 200 units would be distributed throughout areas S1, E1, and E2 at RMF-20 residential density. Configuration and distribution of multifamily units to be determined through Beechwood Area Specific Plan process. See Figure LU-2 for the location of these areas.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Areas outside of and southeast of the 2003 City limits, within Subarea “D” (proposed Annexation Areas between Linne Road and Creston Road). Two specific plans, which include:
  - Olsen Ranch Specific Plan (~~Areas S2 and E3~~)
  - Beechwood Area Specific Plan (~~Areas S1, E1 and E2~~)
  - Chandler Ranch Area Specific Plan (~~Areas C1 and S3~~)
  - Oak Park Area Specific Plan
  - Uptown/Town Centre Specific Plan
  - Other areas as established by the City Council

Limitations on Chandler Ranch Area Specific Plan, Olsen Ranch Specific Plan, and Beechwood Area Specific Plan.

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

• Chandler Ranch Area Specific Plan ( <del>Areas C1 and S3</del> ):	1,439 dwellings
• Olsen Ranch Specific Plan ( <del>Areas S2 and E3</del> ):	673 dwellings
• Beechwood Area Specific Plan ( <del>Areas S1, E1 and E2</del> ):	674 dwellings
2. At no time shall the collective build-out potential of the Chandler Ranch Area Specific Plan, Olsen Ranch Specific Plan, and Beechwood Area Specific Plan exceed a total of **2,786** dwelling units (exclusive of second dwellings), to ensure that the overall citywide population does not exceed 44,000 by the year 2025 (per City Council Resolution 03-232).
3. At no time shall the collective build-out potential of the Uptown/Town Centre Specific Plan exceed a total of 989 dwelling units built after January 1, 2010, to ensure that the overall citywide population does not exceed 44,000 by the year 2025 (per City Council Resolution 03-232).

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

- Provide flexibility in terms of:
  - Distribution of densities within the geographic area covered
  - Parcel sizes and location (including clustering to retain unique site features)
  - Development Standards and other Zoning Ordinance requirements
  - Allowable land uses by providing an opportunity for mixed use provisions (e.g. neighborhood serving commercial land uses) within the overall residential densities anticipated in the General Plan. This flexibility includes the ability to provide for multi-family land uses as long as the total dwelling unit count is within the scope of the General Plan designation for the geographic area under consideration.

☑ Address community-wide issues on a comprehensive basis, including:

- Fiscal impacts
- Infrastructure phasing and financing
- Parks and Trails
- Project Amenities
- Coordinated Architecture

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

1. Conditioning legislative actions such as specific plans and rezones upon payment of supplemental fees, or making dedications of land in lieu of fees; arrangements should be investigated to enable such fees to be paid or dedications to be made at either the time of building permit issuance or prior to issuance of a Certificate of Occupancy.

2. Formation of Community Facilities (Mello-Roos) Districts or equivalent tools which include funding for acquisition of sites for and construction of public schools.

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

1. Elementary Schools (grades K-5) need 10 acres of relatively flat or gently rolling land located in the center of an area with approximately 590 students, on a collector street and preferably not on an arterial street;
2. Middle Schools (grades 6-8) need 20 acres of relatively flat or gently rolling land located in the center of an area with approximately 900 student, on either a collector or an arterial street;
3. High Schools (grades 9-12) need 40 acres of relatively flat or gently rolling land located in the center of an area with approximately 2,250 students and on an arterial street.

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

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

### 3.0 Development Boundaries

#### *City Limits, Sphere of Influence, and Expansion Areas*

The January 2004 City limits include about 12,205 acres.

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

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

The City's existing 2003 Sphere of Influence encompasses approximately 1,078 acres beyond the City limits. However, the General Plan update anticipates limiting potential annexation within the SOI to just 266 acres, as shown on Figure LU-1. In addition, the General Plan anticipates a limited expansion of 240 acres beyond the SOI, as shown on Figure LU-1. Specific development potential within each of the expansion areas is described in the Land Use Element Appendix.

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

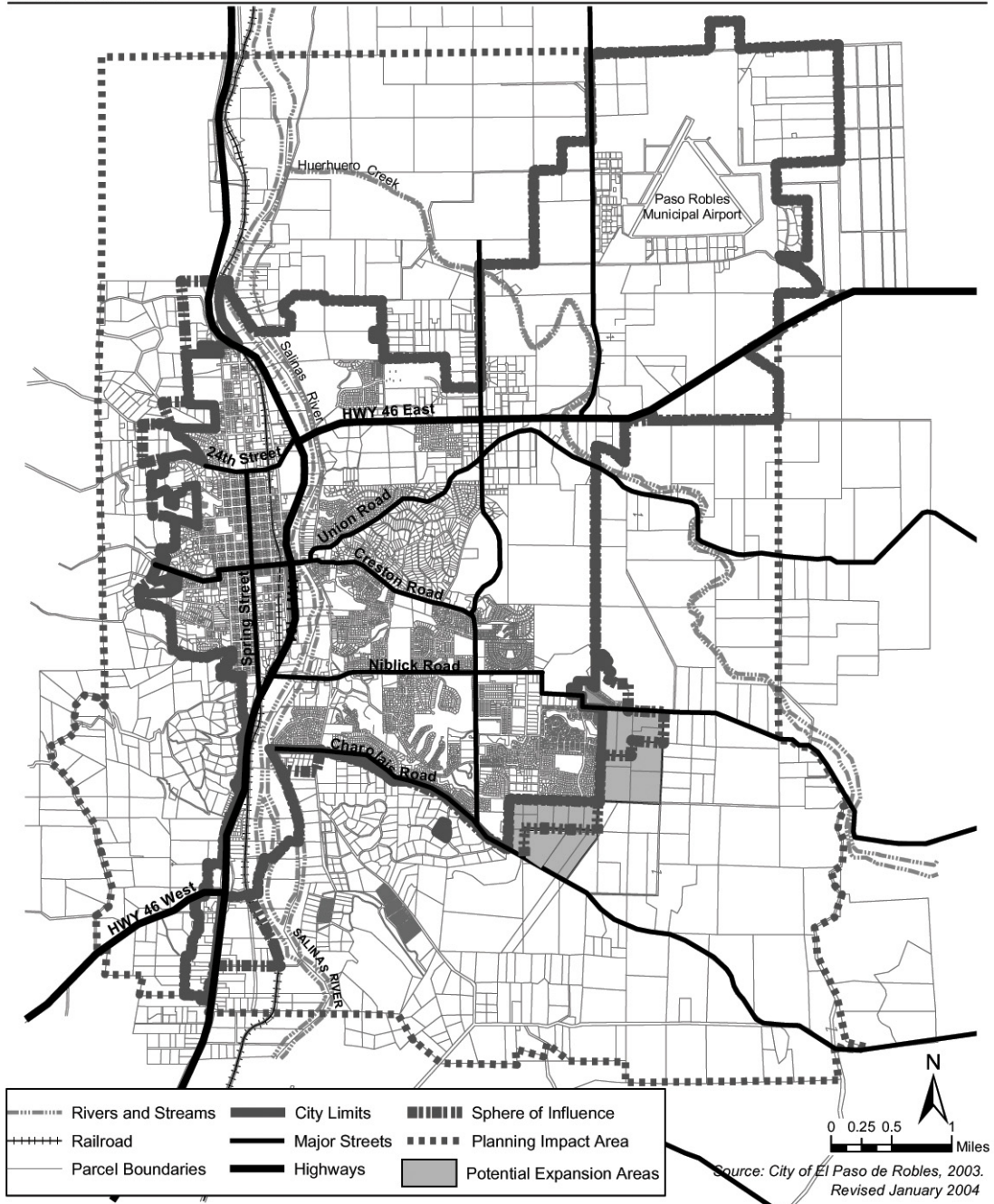
Specifically, Section 56300 of the Government Code was amended to:

- State that goals to discourage urban sprawl, preserve open space and agriculture and provide efficient governmental services may sometimes compete with the need for orderly development.
- State that providing housing is an important factor in promoting orderly development.
- Add a preference to accommodate growth within or through the expansion of local agencies that can "best accommodate" services and housing for all incomes in "the most efficient manner feasible."
- Promote multi-purpose governments, especially in urban areas, but recognizing the critical role of limited purpose agencies, especially in rural communities.
- Add a preference that service responsibility be allocated to governmental agencies that can "best provide government services."

### *Planning Impact Area*

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

As shown on Figure LU-1, the City's Planning Impact Area is expanded to the northwest to form a more logical boundary than what was included in the 1991 Land Use Element. Figure LU-2 shows the areas where land use designations have changed since the 1991 General Plan. Land use designations within each subarea are shown in Figures LU-6.6A through LU-6W. Note that the land use designations shown outside the City's proposed expansion areas are intended to facilitate long-range planning coordination efforts between the City and the County.



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

Figure LU-1  
 City of El Paso de Robles

## **4.0 Land Use Categories**

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

### **Agricultural Land Use Category**

#### **Agriculture (AG)**

##### **Purposes:**

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

### **Residential Land Use Categories**

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

#### **Residential Rural (RR) Land Use Category**

##### **Purposes:**

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

#### **Residential Suburban (RS) Land Use Category**

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

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

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

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

### Purposes:

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

Net lot area does not include the following:

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

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

### Purposes:

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

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

### Purposes:

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

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

### Purposes:

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

## **Mobile Home Park/Subdivision (MH) Land Use Category**

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

### *Commercial Land Use Categories*

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

## **Neighborhood Commercial (NC) Land Use Category**

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

### **Office Professional (OP) Land Use Category**

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

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

### **Downtown Commercial (DC) Land Use Category**

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

### **Community Commercial (CC) Land Use Category**

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

### **Regional Commercial (RC) Land Use Category**

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

### **Commercial Service (CS) Land Use Category**

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

### **Mixed Use Land Use Categories**

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



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

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

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

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

### **Industrial and Business Park Land Use Categories**

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

### **Business Park (BP) Land Use Category**

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

The Business Park category is established in the following areas:

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

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

### **Industrial (M) Land Use Category**

Purpose: To provide areas for general industrial uses that involve outdoor activities. The Industrial category is established for the following areas:

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

### **Public Facility and Open Space Categories**

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

#### **Public Facilities (PF) Land Use Category**

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

#### **Parks and Open Space (POS) Land Use Category**

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

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

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

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

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

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

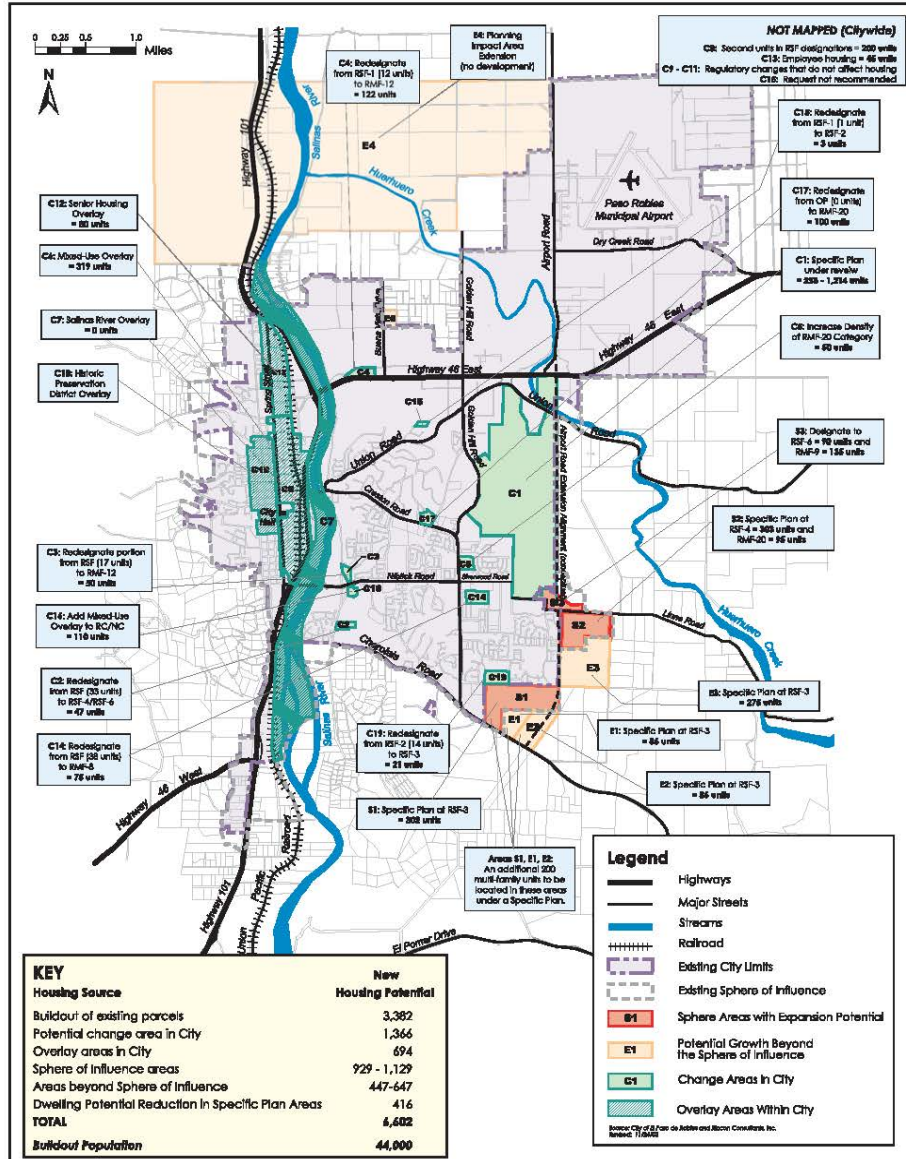
**Table LU-4. General Plan Land Use Category Summary**

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

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

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

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



Land Use Designation Changes from the 1991 General Plan

Figure LU-2  
 City of El Paso de Robles

## Overlay Designations

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

### **Specific Plan (SP)**

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

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

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

- Borkey Specific Plan. In total, the Specific Plan area includes approximately 650 acres, bordering State Route 46 to the north and the Salinas River.
- Union/46 Specific Plan. A Specific Plan for a 527-acre area bounded by Union Road and State Route 46 between North River Road and Prospect Avenue.
- Chandler Ranch Area Specific Plan. This area includes a total of 837 acres planned for up to 1,439 units (subject to limitations shown in Policy LU-2G), located east of Golden Hill Road, south of Union Road and north of the intersection of Sherwood Road and Fontana Road. It also includes the Our Town area, which is outside the 2003 City limits, but within the City's Sphere of Influence.
- ~~Oak Park Area Specific Plan. This 32-acre Specific Plan is intended to coordinate future development in an underutilized portion of northern Paso Robles. The Specific Plan boundaries are those properties east of Park Street to the Railroad that are north of 28<sup>th</sup> Street north until the CS boundary line north of 34<sup>th</sup> Street.~~
- Uptown/Town Centre Specific Plan. This area includes a total of 1,100 acres between 1<sup>st</sup> and 38<sup>th</sup> Streets and between the Salinas River and the properties fronting onto the west side of Vine Street. This specific plan addresses redevelopment and infill development of the historic core of the City.



- Olsen Ranch Specific Plan. A specific plan would be required that includes areas outside the January 2004 City limits, encompassing Areas S2 and E3, which are generally east of the future extension of Airport Road, and south of Linne Road. This area includes about 241 acres, 18 of which are within a PG and E right of way. The plan would envision up to 673 dwelling units (subject to limitations shown in Policy LU-2G).

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

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

### **Airport (AP)**

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

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

### **Office Professional (OP)**

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

### **Mixed-Use (MU)**

Purpose: This overlay category is established to allow for a mix of residential and commercial uses. The overlay category is intended to provide for additional housing

opportunities and to provide housing, jobs, and services in close proximity to one another.

Residential development may be approved consistent with the highest density multifamily land use designation. This designation applies ~~in the Downtown and other selected locations~~ in the southeast quadrant of Niblick and South River Roads and would be subject to design standards that will be formulated as a separate document.

### **Resort/Lodging (R/L)**

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

### **Salinas River (SR)**

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

### **Historic Preservation (HP)**

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

### **Senior Housing (SH)**

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

## **Planned Development (PD)**

Purpose: The Planned Development Overlay is intended to encourage development which is sensitive to the natural topography of the site, maintains and enhances significant natural resources, encourages creative and higher quality development design through allowed flexibility in project design while providing for essential development standards, and to ensure quality of overall project design, architectural treatment, and appropriate use of color and materials. It shall be the City's policy to permit the provisions of the PD overlay to apply to properties City-wide, whether or not they have a PD Zoning Overlay explicitly designated on the City's Zoning Maps.

## **Flood Hazard (FH)**

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

## **Airport Noise Disclosure / Airport Influence Area:**

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

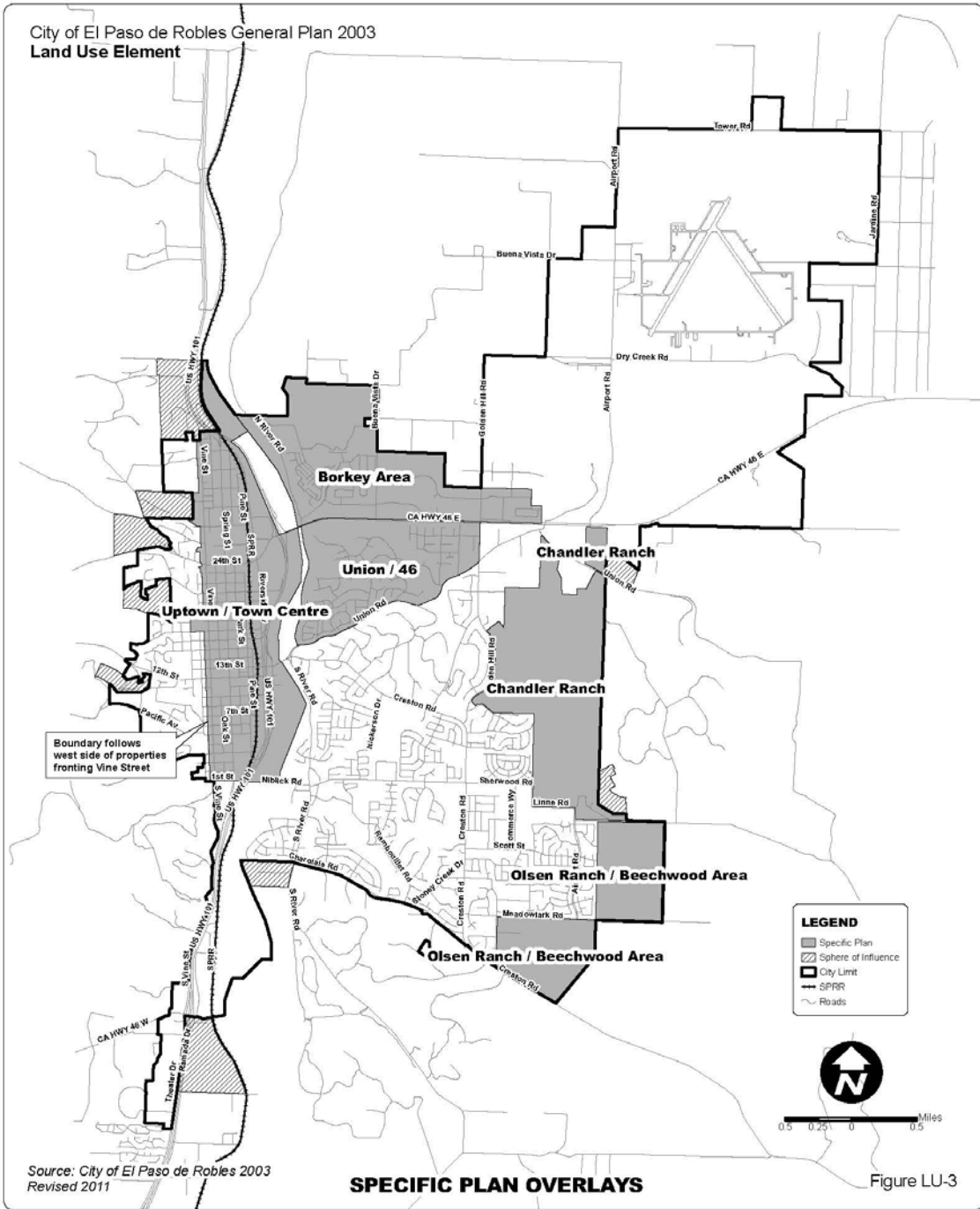
Within close proximity of the Airport the City can restrict land uses to insure compatibility with current and future airport operations. For areas further away from the Airport, noise and other impacts will still be perceived. Although the level of impacts is not anticipated to be significant in terms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

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

In order to help insure compatibility of the Paso Robles Municipal Airport with future land uses that might be impacted by aircraft impacts, it is the policy of the City Council to insure maximum reasonable public disclosure of the Airport. With that goal in mind, as a condition of new discretionary land use and development approvals the City will include a requirement calling for a recorded "Notice of Airport in Vicinity and Airport Operations Plans" to alert future property owners of the City's plans to continue to expand operations at the Paso Robles Municipal Airport. The notice requirement would apply to all properties within the current and future boundaries of the City of Paso Robles east of Highway 101,

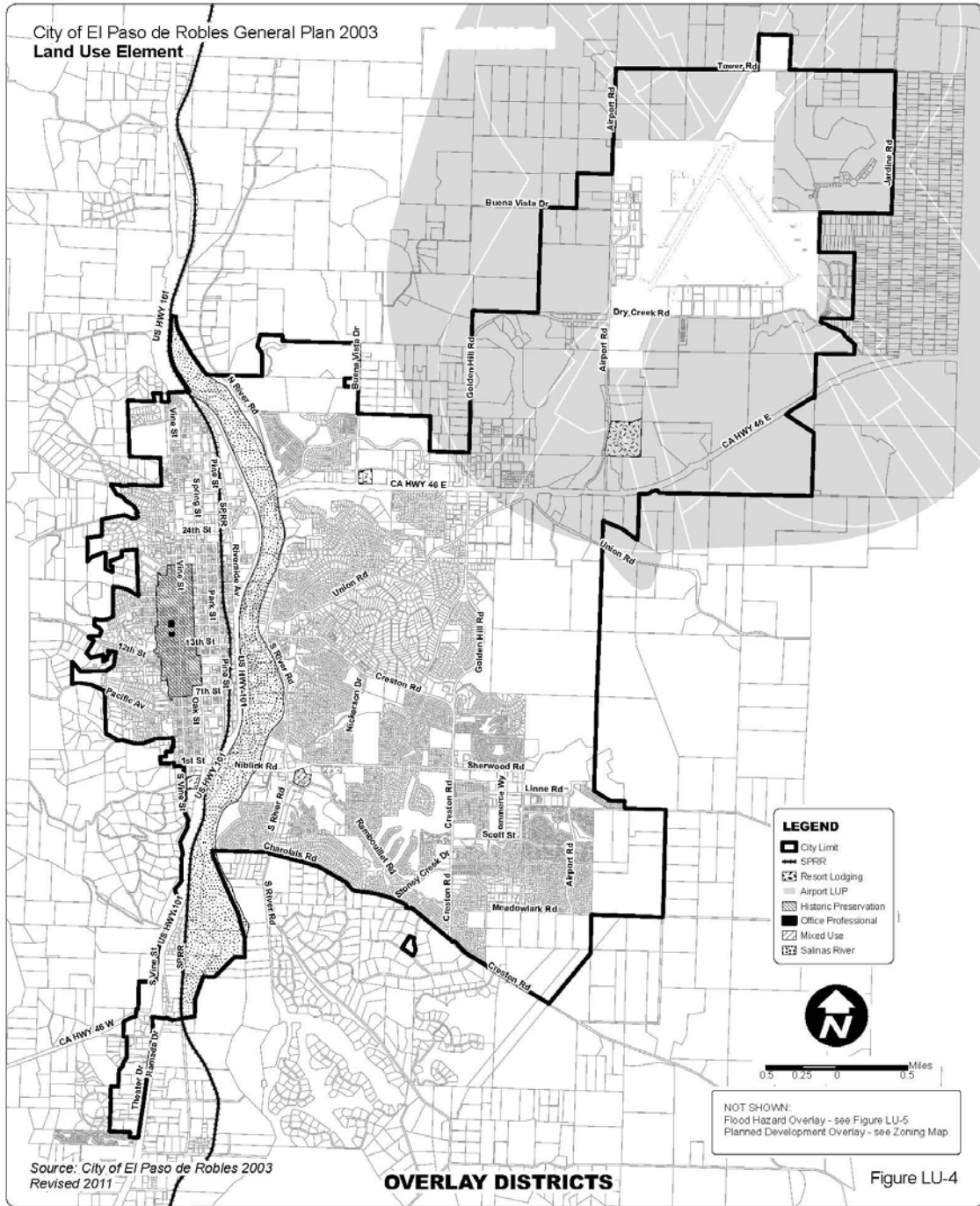
including but not limited to those illustrated in Figure 7 of the Land Use Element of the General Plan. The purpose and intent of this notice is to comply with the “Notice of Airport in Vicinity” called for in State Business and Professions Code Section 11010 et seq.

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



City of El Paso de Robles

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

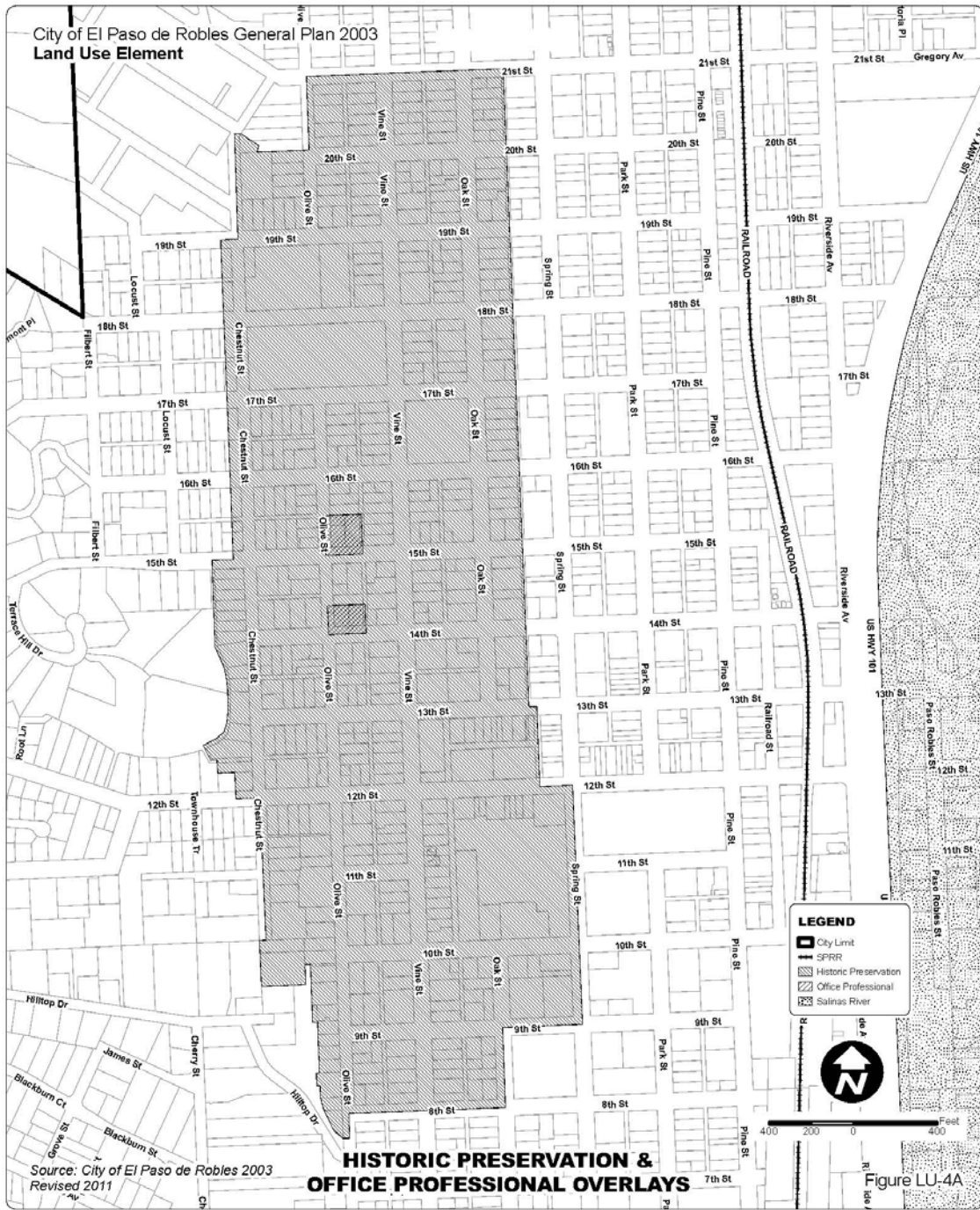


Source: City of El Paso de Robles 2003  
 Revised 2011

Figure LU-4

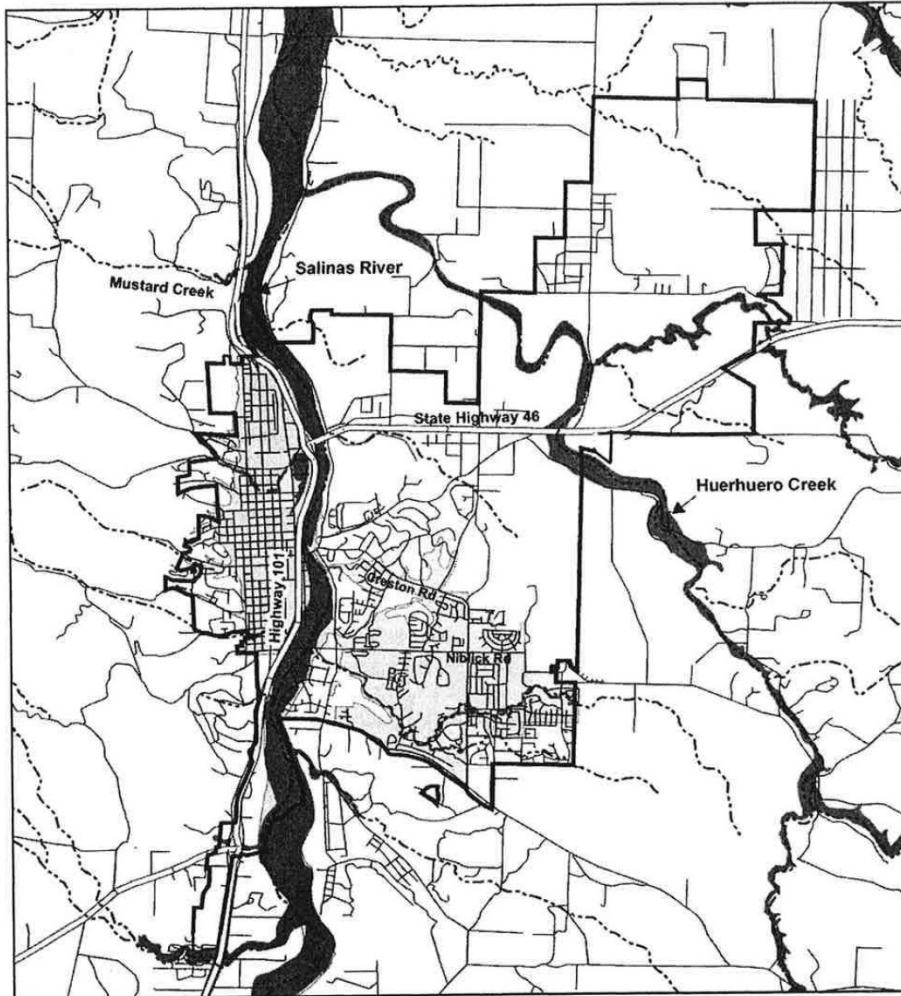
City of El Paso de Robles

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



City of El Paso de Robles

City of Paso Robles General Plan  
**Land Use Element**



0 0.5 1  
Miles

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

**Legend**

- City Limits
- Major Roads
- Roads
- Streams

**FEMA Flood Zone**

- 100 Year Flood Plain
- 500 Year Flood Plain



**FEMA Flood Plain Hazards**

**Figure LU-5**  
**City of El Paso de Robles**



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

[www.prcity.com/government/departments/commdev/planning/land-use-maps.asp](http://www.prcity.com/government/departments/commdev/planning/land-use-maps.asp).

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

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**Table LU-3. Summary of Potential Residential Development**

Area	Residential Potential (dwelling units)*
<b>Within January 2004 City Limits</b>	
Development on Vacant Lands	3,382 **
Development from land use changes or regulatory changes included in this General Plan update	2,060***
<b>Subtotal (January 2004 City Limits)</b>	<b>5,442</b>
<b>Sphere of Influence Areas, Outside 2003 City Limits</b>	
S1: Beechwood Area	302****
S2: Olsen Ranch	398
S3: Our Town	229
<b>Subtotal (Sphere of Influence)</b>	<b>929****</b>
<b>Expansion Areas, Outside 2003 Sphere of Influence</b>	
E1: Beechwood Area (Portion of Area D)	86****
E2: Beechwood Area (Portion of Area D)	86****
E3: Olsen Ranch (Portion of Area D)	275
<b>Subtotal (Expansion Areas)</b>	<b>447****</b>
<b>S1, E1, and E2 (distribution to be determined within the Beechwood Area Specific Plan)</b>	<b>200****</b>
<b>Reduction to keep 44,000 population maximum</b>	<b>(416)*****</b>
<b>TOTAL (Potential Development)</b>	<b>6,602</b>
<b>Existing Development</b>	<b>9,694</b>
<b>TOTAL (Existing + Potential)</b>	<b>16,296</b>

\* Theoretical development potential. Actual development must be limited such that the population does not exceed 44,000 (per City Council Resolution 03-232).

\*\* Includes 1,423 units already entitled as of 2003.

\*\*\* Assumes maximum buildout potential of the Chandler Ranch Area Specific Plan: up to 1,210 units within the January 2004 City limits.

\*\*\*\* 200 units would be distributed throughout areas S1, E1, and E2 at RMF-20 residential density. Configuration and distribution of multifamily units to be determined through Beechwood Area Specific Plan process. See Figure LU-2 for the location of these areas.

\*\*\*\*\* Reduction of 416 dwelling units to realize a maximum population cap of 44,000. This reduction would be taken from the Chandler Ranch, Olsen Ranch and Beechwood Area Specific Plans in accordance with Policy LU-2G.

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

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

**Calculations for Average Vacancy Rates and Household Size**

U.S. Census	Total Units	Occupied Units	Vacant Units	Vacancy Rate	Total Population	Population in Households	Population in Group Homes *	Average Household Size
1980	3,986	3,631	355	8.91%	9,163	9,102	61	2.51
1990	7,599	6,984	615	8.09%	18,583	18,529	54	2.65
2000	8,791	8,556	235	2.67%	24,297	23,370	927	2.73
2010	11,426	10,833	593	5.20%	29,793	29,624	169	2.73
Average				6.22%				2.66

\* Group homes include senior housing and prisons.

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

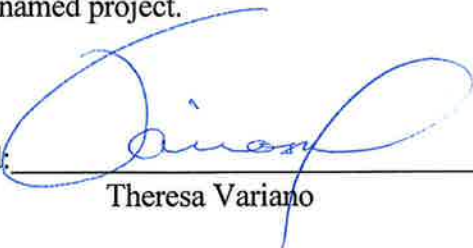
Newspaper: Tribune

Date of Publication: August 24, 2012

Hearing Date: September 11, 2012  
(Planning Commission)

Project: General Plan Amendment 12-002 and Recommendation to adopt a Negative Declaration (2003 General Plan Land Use Element)

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

**CITY OF EL PASO DE ROBLES**  
**NOTICE OF PUBLIC HEARING**  
**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, September 11, 2012, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider adoption of a Negative Declaration (statement that there will be no significant environmental effects resulting from this project) in accordance with the provisions of the California Environmental Quality Act (CEQA) for the following project:

General Plan Amendment (GPA 12-002): An amendment to update the 2003 General Plan Land Use Element data and methodologies for calculating population, in addition to minor clarifications. The proposed amendments would not increase the prior adopted population build-out capacity of the City or otherwise increase resource use or service demands on City services or infrastructure.

The proposed Negative Declaration may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction. The 30-day public review period will start on August 24, 2012 and end on September 22, 2012.

Written comments on the proposed General Plan Amendment and corresponding Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to: sdecarli@prcity.com, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this project, please call Susan DeCarli or Ed Gallagher at (805) 237-3970.

If you challenge this project or Negative Declaration application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Susan DeCarli  
City Planner  
August 24, 2012 6997652