

TO: Planning Commission

FROM: Ed Gallagher, Community Development Director

SUBJECT: Gateway Project – Sphere of Influence Update, Annexation, General Plan Amendment, Rezone, Planned Development and Tract Map – Environmental Impact Report “Scoping” Meeting”

DATE: November 12, 2013

NEEDS: For the Planning Commission to hold a public “scoping” meeting to flesh out potential environmental effects that should be studied in the project Environmental Impact Report (EIR).

- FACTS:**
1. The applicant, Quorum Realty, III, LLC, applied for the above referenced entitlements and the City has initiated preparation of an EIR for this project.
 2. The project entails annexation and development of approximately 270 acres at the northwest quadrant of Highway 101 and State Route 46 West. Development would include establishment of three hotel resorts, approximately 63,000 square feet of commercial retail development, and 30 home sites with the balance of the site to be put into agriculture production (e.g. vineyards & orchards) and open space.
 3. The City hired AECOM consultants to prepare the EIR for this project. An initial environmental study was prepared to identify potential issues by the City’s contract planning firm, Oasis Associates, attached.
 4. Although the City prepared an Initial Study, there may be other environmental issues not yet identified that should be included in the EIR, therefore the City is seeking additional input from other public agencies, organizations and residents.

ANALYSIS &

CONCLUSION: Information received through the Initial Study and public scoping process will inform the subjects to analyze and evaluate in the project EIR. The potential issues identified to study include:

- water demand, supply & quality
- traffic (traffic generation & impacts to surrounding areas)
- public services (police & fire response, other services)
- utilities and service systems (water & wastewater treatment & delivery)
- air pollution & greenhouse gas emissions
- biological resources (oak trees and other resources)
- noise

- land use planning and compatibility
- aesthetics (hillside development)

New environmental issues identified during the public scoping meeting will be added to the list of issues for study in the EIR.

OPTIONS: The Planning Commission is requested open the scoping meeting to the public to receive input on environmental issues to study in the Gateway Project EIR.

Attachments:

1. Gateway Project Initial Study

ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
CITY OF EL PASO DE ROBLES

- 1. PROJECT TITLE:** The Paso Robles Gateway
- Concurrent Entitlements:** Sphere of Influence Update, Annexation, General Plan Amendment, Rezone, Planned Development, Development Plan & Tract Map
- 2. LEAD AGENCY:** City of El Paso de Robles
1000 Spring Street
Paso Robles, CA 93446
- Contact:** Mr. Ed Gallagher,
Community Development Director
Ms. C.M. Florence, AICP, Contract Planner
805-237-3970/805.541.4509, respectively.
- Phone:**
- Email:** egallagher@prcity.com
cmf@oasisassoc.com
- 3. PROJECT LOCATION:** The project site is located on the southwest boundary of the current city limit (northwest quadrant of Highways 101 and 46).
- 4. PROJECT PROPONENT:** Quorum Realty Fund IV, LLC
- Contact Person:** Larry Werner, North Coast Engineering
Phone: 805-239-3127
Email: lwerner@northcoastengineering.com
- 5. GENERAL PLAN DESIGNATION:**
- City:** Subarea H – Residential Suburban (RS) & Regional Commercial (RC)
- 6. ZONING:**
- City:** Subarea H – Residential Suburban (RS) & Regional Commercial (RC)
- County:** Residential Suburban – 70.45 acres± (included in the County’s Urban Reserve Line)
- Agriculture – 199.20 acres±

7. PROJECT DESCRIPTION:

Background

The property is currently within County jurisdiction, outside of the City’s Sphere of Influence. While not part of the City’s 2012 Sphere of Influence Update as approved by LAFCO on November 20, 2012, the property was noted in the Memorandum of Agreement (“MOA”) between the City of Paso Robles and the County of San Luis Obispo as a Special Area of Interest. This established the processes and procedures for the area. The MOA described that “the City and property owners, in consultation with the County anticipate that a land use plan and EIR will be prepared in the near future. The land use plan and EIR will study the possible expansion of the Sphere of Influence and Annexation concurrently”.

Project Setting

The project site includes approximately 270± acres of undeveloped land characterized by rolling topography comprised of grasslands, oak woodlands, riparian habitat and ephemeral drainages. The site is bounded on the south by the suburban commercial land uses adjoining Highway 46. The property fronts Vine Street on its easterly boundary, adjacent to Highway 101. Agricultural uses with scattered residences are located on the properties northern and westerly boundaries

Description of Project

The property currently consists of nine (9) separate parcels:

ASSESSOR’S PARCEL #	Ex. COUNTY ZONING	ACREAGE
040-031-017	Residential Suburban*	15.85
040-031-019	Residential Suburban*	1.30
040-031-020	Residential Suburban*	53.30
040-091-039	Agriculture	16.80
040-091-041	Agriculture	2.10
026-471-017	Agriculture	26.20
026-471-013	Agriculture	25.00
026-471-021	Agriculture	48.80
040-031-001	Agriculture	80.30

*within the Paso Robles Urban Reserve Line (Source: Official map for the County of San Luis Obispo Planning & Building Department)

The four phased project consists of the development of three (3) hotels, commercial uses, and rural residences set among production agriculture and open space.

There are two (2) development schemes proposed for the project that are based on two (2) potential alignments of South Vine Street – the approved “Caltrans Alignment” (traverses both the subject property and the adjacent property which is located within the city limits) and the “Furlotti Alignment” (traverses solely on the Quorum parcels). The proposed development schemes, detailed in the following table, are similar for each of the proposed alignments. A Findings of No Significant Impact (FONSI) was approved by Caltrans in 2009 for the road alignment and bridge development for the Caltrans Alignment. However, the City has recently embarked upon an alternative bridge design which will require additional environmental review. There has been no environmental analysis of the Furlotti Alignment, which is the development scheme preferred by the applicant.

The proposal includes a vesting tentative tract map—Tract 3035 that would create a thirteen (13) lot subdivision, including eight (8) Regional Commercial (RC) lots, and five (5) Residential Suburban (RS) lots. The applicant proposes a residential density of 30 units located within the RS land use designated parcels as a final phase of the project. The project proposes the following land use and zoning designations:

LOT NO.	PROPOSED LAND USE	PROPOSED ZONING	PROPOSED ACREAGE		PROPOSED LAND USE	PROPOSED ZONING	PROPOSED ACREAGE
	FURLOTTI ALIGNMENT				(VINE STREET) CALTRANS ALIGNMENT		
1	RC	RC	4.2		RC	RC	4.2
2	RS	*	25.1		RS	*	25.1
3	RC	RC	10.7		RC	RC	10.8
4	RC	RC	7.0		RC	RC	9.4
5	RC	RC	2.5		RC	RC	9.4
6	RC	RC	3.9		RC	RC	5.2
7	RC	RC	6.2		RC	RC	35.9
8	RC	RC	35.8		RC	RC	50.1
9	RS	*	54.6		RS	*	47.9
10	RS	*	47.9		RS	*	28.6
11	RS	*	28.6		RS	*	23.4
12	RS	*	23.4		RC	RC	19.4
13	RC	RC	19.4				
	TOTAL ACREAGE		269.30 AC±		TOTAL ACREAGE		269.40 AC±

RC - Regional Commercial
 RS - Residential Suburban
 * - Zoning Designation To Be Determined

The proposed development consists of the following components:

PROJECT COMPONENT	DESCRIPTION
Vineyard Hotel	3.1 acres 76,000 SF± , 100 rooms, including: <ul style="list-style-type: none"> • Conference room and pool 120 Parking spaces
Village Commercial Center	3.5 acres 26,250 SF± , including: <ul style="list-style-type: none"> • 18,500 SF of retail • Two (2) restaurants • Office space 124 Parking Spaces
Vine Street Commercial Center	1.7 acres 20,000 SF , commercial and office 90 Parking Spaces
Promontory Commercial	2.0 acres 16,000 SF , commercial and office 73 Parking Spaces

PROJECT COMPONENT	DESCRIPTION
Hillside Hotel	9.3 acres 175,000± SF 192 room, including: <ul style="list-style-type: none"> • 9,500 SF conference facility with ballroom and meeting rooms • (1) restaurant • Day Spa, pool, event lawn 260 Parking Spaces plus 100 overflow spaces
Resort Hotel	13.8 acres 125,000 SF± , 100 rooms, including: <ul style="list-style-type: none"> • 60,000 SF lodge • 55,000 SF of bungalows • 3,000 SF ballroom • 1,000 SF conference room • 3,000 SF spa • (1) restaurant • Outdoor even area • Pool with poolside café/bar 187 Parking Spaces
Agriculture and Open Space	212.1 acres including: <ul style="list-style-type: none"> • 69.3 acres Agriculture Buffers • 82.3 acres Open Space
Residential Suburban	30 acres rural residential <ul style="list-style-type: none"> • 17,500 SF/ lot building envelope
Road Right-of-Ways	11.5 acres

The project has four (4) distinct implementation phases. The timing assumes the project is approved and annexed into the City at the end of 2014:

- Phase 1:** Vineyard Hotel, Village Commercial Center, and vineyards
Timing: Commence vineyard planting in 2015 and continue through 2020.
 Commence hotel and commercial construction in 2015, occupancy in 2017.
- Phase 2:** Hillside Hotel and Promontory Commercial site.
Timing: Commence construction in 2020, occupancy in 2022.
- Phase 3:** Resort Hotel and Vine Street Commercial Center.
Timing: Commence construction in 2025, occupancy in 2027.
- Phase 4:** Residential home sites.
Timing: Commence construction in 2025, occupancy in 2026 through 2030

Source: 1, 2, 3, 4, 5, 6, 7, 8¹

8. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (& PERMITS NEEDED):

Local Agency Formation Commission, CalTrans, U.S. Army Corps of Engineers, California Department of Fish & Game, United States Fish & Wildlife Service, Regional Water Quality Control Board, SLO County Air Pollution Control District.

¹ Source materials noted are applicant-sponsored documents; a reference list is appended to this Initial Study. These documents and all City and/or other agency related documents are available on the City’s FTP site (<http://ftp.prcity.com>).

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 checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality |
| <input checked="" type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" 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: C.M. Florence, AICP Project Manager/Contract Planner

22 July 2013
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

I. AESTHETICS: Would the project:

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

Discussion:

a), b), c) Potentially Significant Impact. The subject site is located northwest of the Highway 46 West-Highway 101 interchange, rising from an elevation of approximately +750 feet along South Vine Street (parallel to Hwy 101) to a high point of approximately +1000 feet at the far northwestern edge of the subject property. The site is characterized by oak tree studded rolling hillsides and deep ravines with the associated riparian habitat. No significant historic buildings exist on the subject property. Adjacent properties exhibit similar rural, open space characteristics and have been developed with scattered rural residences and agricultural operations. From the scenic hillside backdrop and rolling agricultural terrain to the undeveloped open space and wildland habitats of this part of the community, the proposed land uses and development pattern of the subject property may result in potentially significant impact on the natural setting and visual character of this region.

While the subject property is outside of the current Sphere of Influence of the City, this area of the Paso Robles community, and in particular nearby and adjoining lands, have been identified in the 2003 General Plan, 2008 “Gateway Design Plan”, and the 2009 “Purple Belt Action Plan”, and in each instance, is considered an important visual asset to the City. Substantial portions of the subject site are visible from both Highway 46 West and Highway 101. The City’s 2008 “Gateway Design Plan” describes in detail the importance of the Highway 46W-101 interchange, and the various visual and aesthetics considerations for properties in the immediate vicinity of the subject property and within the current city limits. These considerations are translated into design recommendations, in large measure to emphasize and enhance this interchange as an improved “Town and Country” gateway on the approach from the west.

An analysis of the proposed project components, set in and around proposed agricultural and open space lands, will be required to inform recommendations regarding building siting and scale that could reduce potential visual impacts to a less-than-significant level. Such an analysis shall evaluate the proposed project in the context of the General Plan policies addressing development restrictions on slopes over 35%, setbacks, building placement and massing, landscape screening and related techniques.

In order to analyze the proposed project in the context of the site’s visibility from the public right-of-way, photo simulations shall be performed from key public viewing locations. Recommendations shall be developed for site disturbance/grading, building placement and massing to minimize impacts to the overall scenic character of the site and surrounding hillsides. Note: Project architect to provide sketch-up model (.skp files) for consultant’s use upon contract award.

d) Less Than Significant with Mitigation Incorporated Due to the site’s location, development will be elevated above the Highway 46 West-101 interchange and S. Vine Street. The proposed project includes street lighting and lighting associated with the commercial buildings, parking and pedestrian ways. No specific development is proposed for the residential component of the project at this time. To minimize light spill and glare, traditional “down lighting” techniques may not eliminate all light and glare that would otherwise travel off-site. However, considerations for directional controls on lighting so that down-lit areas are targeted away from these travel corridors, along with carefully sited landscape screening to reduce/eliminate off-site glare and light spillage, would adequately mitigate any potentially significant impacts.

Source: 4, 5, 6, 7, 8, 9

II. AGRICULTURE AND FORESTRY 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State’s inventory of forest land, including the forest and Range Assessment Project and the forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 51104(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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a), b), e) Less Than Significant Impact With Mitigation Incorporated Based upon the Soil Conservation Service Soil Survey of San Luis Obispo County, CA Paso Robles Area and the Natural Resources Conservation Service Web Soil Survey soils maps, there are five (5) soil map units – Linne-Calodo complex, both 9 – 30 percent and 50 – 75 percent, Lockwood shaly loam 2 – 9 percent, Nacimiento–Los Osos, complex both 9 – 30 percent and 30 – 50 percent. Only the Lockwood shaly loam is considered a Farmland of Statewide Importance. Prime soils in the City

include Lockwood shaly loam. The two separate areas of Lockwood shaly loam combined represent approximately 29 acres± of the total site. One area is located along the frontage of S. Vine Street, with a band running in an east-west direction, located parallel to SR 46, approximately 500 feet inland from the right-of way.

The EIR should also include an analysis of the San Luis Obispo LAFCO’s policies and related mitigation measures with regards to annexation of prime agriculture. (See Policy 12. a. – c.)

Approximately 200 acres of the subject property are currently zoned agriculture, but there are no agricultural operations currently on-site. The site is not currently under a Williamson Act contract. As part of the development, the applicant is proposing approximately 209.1 acres of agriculture and open space. Of these areas, 114 acres will be planted as vineyards, low-water use orchards and other potential agricultural uses, and 95.1 acres will be preserved as permanent open space and habitat preservation. The applicant-sponsored reports include an evaluation of the site’s agricultural suitability and climatic conditions that may influence certain crops. The EIR should include a peer review of the applicant sponsored documents. The EIR should also evaluate the proposed agricultural operation in the context of the existing biological constraints and potential conflicts with the proposed residential development.

Agricultural water use should be analyzed in the context of long-term well capability and reliability of groundwater resources. There are four (4) older water wells that are recommended for abandonment and four (4) new water wells on the subject property. Applicant sponsored reports include geology and hydrogeology, groundwater supply assessment, and well construction and testing. The EIR should include a peer review of these reports.

c) , d) No Impact While the site is characterized by rolling grassland, scattered oak trees and riparian corridors, no forest lands exist on site.

Source: 10, 11, 12, 13, 14, 15, 16, 17, 18

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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people? (Source: 11)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a), b), c), d), e) Potentially Significant Impact The City of Paso Robles is under the jurisdiction of the San Luis Obispo Air Pollution Control District (SLOAPCD). Located in the South Central Coast Air Basin, the SLOAPCD monitors air pollutant levels to assure that air quality standards are met and to develop strategies to meet the standards. The primary pollutants of concern in San Luis Obispo County are ozone and PM₁₀. The major sources for PM₁₀ are agricultural operations, dust from vehicles, grading, and wind-borne dust. Ozone is a secondary pollutant that is not produced directly by a source, but rather is formed by a reaction between nitrogen oxides (NO_x) and reactive organic gases (ROGs) in the presence of sunlight. Reductions in ozone concentrations are dependent on reducing the amount of these precursors. In San Luis Obispo County, the major sources of ROGs are motor vehicles, organic solvents, the petroleum industry, and pesticides. The major sources of NO_x are motor vehicles, public utility power generation, and fuel combustions by various industrial sources. The California State Air Resources Board has deemed San Luis Obispo County in non-attainment for ozone standards. The EIR should evaluate if the proposed project would significantly contribute to the County's non-attainment status and/or create a significant cumulative net increase in non-attainment pollutants. Potential mitigation measures should also be evaluated if applicable.

In response to the California Clean Air Act, SLOAPCD adopted a Clean Air Plan (CAP) to achieve and maintain ambient air quality standards to established thresholds. The EIR should evaluate the proposed project for consistency with CAP standards, control measures, and strategies. If the proposed project is found to be inconsistent with the CAP and a significant impact, the EIR should evaluate possible mitigation measures.

As of September 2011, SLOAPCD recommends the use of California Emissions Estimator Model (CalEEMod) to calculate construction and operational emissions of a project. Based upon the threshold levels established in the SLOAPCD CEQA Handbook, project related construction and operational activities, including new and cumulative vehicle emissions, should be evaluated in the EIR. Standard mitigation measures may reduce potential impacts to less than significant levels, but should also be evaluated in the EIR.

The project site is located within an area known to contain naturally occurring asbestos (See SLOAPCD Naturally Occurring Asbestos Map for San Luis Obispo County). Naturally occurring asbestos has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks may contain naturally occurring asbestos. The proposed project would result in substantial excavation and grading and therefore may encounter naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any construction or grading activities at the site, the applicant must comply with all applicable requirements outlined in the Asbestos ATCM. For a project that would disturb more than one acre of land, the ACTM requires an Asbestos Dust Mitigation Plan. Implementation of this plan may reduce impacts to less than significant.

The proposed residential component of the development would not generate objectionable odors. The proposed agricultural operations may generate odors from the application of herbicide and/or pesticide or operations related to production agriculture. Analysis of the relative placement of the residential lots and potential impacts from on and off-site agricultural operations should be evaluated in this context.

Source: 2, 3, 9

IV. BIOLOGICAL RESOURCES: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion:

a), b), c), d), e) Potentially Significant Impact Biological inventories and mapping sponsored by the applicant identify a number of potential conflicts between the proposed site plan, access roads, agricultural development areas and on-site biological resources. Potential impacts to Salinas milk-vetch, woodrat nest(s), and jurisdictional drainage/wetlands habitats are highlighted in these studies. The applicant sponsored biological analyses also describe the various proposed land uses and circulation routes that may result in significant adverse impacts to mapped riparian and oak woodlands communities on the project site. In particular, many of the roadway segments encroach on or cross mapped wetlands, oak woodlands, oak/riparian areas, and jurisdictional drainages. The EIR should include a peer review of the applicant sponsored reports and an on-site reconnaissance to verify and confirm the nature of these potential conflicts. The EIR should provide appropriate avoidance and/or mitigation strategies to reduce or eliminate these potential adverse impacts.

The applicant sponsored oak tree inventory includes surveys of approximately one hundred and ten (110) trees on the property. A Tree Protection Plan prepared in 2005, focused on eleven (11) trees that would be potentially impacted by a sod farm proposal. This sod farm proposal is no longer relevant. The proposed preliminary grading and drainage plans depict the existing trees to remain or to be removed, and are keyed to the inventory that describes the condition of the individual trees. These reports do not directly address the proposed residential, commercial, or agricultural uses of the submitted proposal, and therefore may result in potentially significant impacts to oak and other resources on the site. The EIR should include a peer review of the applicant sponsored reports and an on-site reconnaissance to verify and confirm potential impacts to existing oak trees. The EIR should provide appropriate avoidance and/or mitigation strategies to reduce or eliminate these potential adverse impacts.

f) Less Than Significant with Mitigation Incorporated The EIR should also include an identification of any potential conflicts with local, regional or state plans, as applicable. The EIR should evaluate conformance with the City's Oak Tree Preservation Ordinance and evaluate the mitigation strategies contained in the ordinance.

Note: The City will engage with the other responsible regulatory agencies in “early consultation” with regards to potential impacts to biological resources, proposed mitigation measures and level of permitting.

Source: 2, 3, 20, 21, 22, 23, 24, 25, 26, 27

V. CULTURAL RESOURCES: Lead agencies use the California Register of Historical Resources eligibility criteria as threshold to determine significance for historic resources. A resource is significant if it 1) is associated with important local, state, or national events or heritage, 2) associated with the lives of important persons to local, state, or national history, 3) distinctive characteristics of high quality or design, 4) and/or the potential to yield important information about the area or history.

Archaeological resources of significance are recorded with state and national historic registers by qualified archaeologists. Native American historic resources are recorded and documented by the Native American Heritage Commission. Existing records and previous surveys of the site set a threshold of the potential for discovering significant resources within the project area. Significant paleontological resources are determined to be fossils or assemblages of fossils that are unique, unusual, rare, uncommon or diagnostically important. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a), b), c) Less Than Significant with Mitigation The project area is mapped as the Paso Robles Formation, Quaternary older alluvium and Quaternary alluvium underlain in some portions by the Monterey Formation. The project area is located where the traditional tribal territory of the Obispeño Chumash transitions to the territory of the Salinan.

No significant paleontological localities are known within the project boundaries, but fossils have been reported from the Paso Robles-Templeton area in the Monterey and Paso Robles Formations and in the Quaternary older alluvium. The proposed project has a relatively low potential to impact vertebrate fossils. No pre-historic materials, features or sites are known. A subsurface late 19th-early 20th century privy is known to exist in a limited area and buried trash pits are also possible. Development of all other portions of the project appears to post-date the mid-1950s.

The archaeological records and research through the Central Coast Information Center and California Historic Resource Inventory System indicate that no previous recorded resources have been found in the project area. Six previous cultural resource surveys have been conducted within parts of the project area. The Native American Heritage Commission reported no known Native American cultural resources within the project area. Within a one-mile radius of the project site, ten (10) resources have been previously recorded.

Cultural and paleontological resource awareness training shall be conducted for all earth-moving personnel prior to the initiation of construction. A qualified paleontologist and historical archaeologist shall be on-call to respond in the event of any unanticipated discovery and to implement the following mitigation measures. Deep excavations (> eight feet) shall be spot checked by a qualified paleontologist to determine if the sediments might be suitable for

fossil preservation. If the sediments are suitable, paleontological monitoring may be implemented for those specific areas. The specific area west of the former local of the Victorian era house shall be monitored by a qualified historical archaeologist to permit timely recovery and evaluation of subsurface historical archaeological features.

d) Less Than Significant Impact Documents and records from civic, Native American, and on-site surveying indicate that the project location has no evidence of containing any human remains. With compliance to Section 7050.5(b) of the California Health and Safety Code, impacts would be less than significant.

The EIR should include a peer-review of the applicant-sponsored archaeological and paleontological resource assessment which included historical background for paleontological, prehistoric, and historic settings, records search, Native American consultation, and on-site survey.

Source: 27

VI. GEOLOGY AND SOILS: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking? (Sources: 1, 2, & 3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

b), c), d) Less Than Significant with Mitigation The site is located in a seismically active area, as is most of California. There are several faults within 65 miles of the site that are capable of producing ground shaking. The Rinconada Fault is approximately 1.2 miles from the project site. This fault is classified as potentially active under the Alquist-Priolo Earthquake Fault Zoning Map with historical record of infrequent, small to moderate earthquakes in the past 200 years. The San Andreas Fault, Los Osos Fault, and Hosgri-San Simeon Fault System are also in the vicinity. These faults have the potential to produce strong ground motion on the site. Implementation of proper seismic requirements as specified by the California Building Code would potentially mitigate the impact of ground shaking to less than significant. Areas near the existing drainage channels are potentially capable of seismic liquefaction. Proper grading techniques for buildings near the drainage channel can mitigate potential seismic liquefaction. The site’s current condition is considered grossly stable in terms of landslide risk. Proper grading techniques on the site’s slopes would be necessary to mitigate any potential impact of the development to the stable condition.

The on-site soils are classified by the United States Department of Agriculture, Soils Conservation Services (USSCS) as having moderate to high erosion potential. The highest potential of erosion is along steeper gradients and the outside bend of drainage channels. Mitigation of potential erosion can be reduced through implementation of low impact development techniques and soils engineering recommendations for site grading (i.e., bench grading for cut and fill slopes and soil compaction) and for specific structures.

The eastern portion of the site, as identified by the San Luis Obispo County Safety Element, is located in an area of moderate liquefaction potential, with the western portion having low liquefaction potential. No subsurface water was encountered on the site during soils bore testing. There is potential for lateral spreading in the areas along drainage channels and alluvial soils. Proper grading techniques of areas with moderate liquefaction potential can mitigate the potential significant impact of soil liquefaction.

The site is located the Salinian Block of the Coast Ranges Geomorphic Province. The site has sandstone and claystone of the Paso Robles formation and predominately characterized as poorly sorted, discontinuous sand and gravel layers interbedded with thicker layer of silt and clay. The site soils tested from low to high for expansive soils. Proper treatment and grading of the areas with expansive soils, as recommended by a certified soil engineer, can mitigate the impact of soil expansion on areas proposed for development.

a), e) Less Than Significant While there are seismic faults in the vicinity of the site, there are no active faults adjacent to or crossing the site. Unlike ground shaking, surface ruptures are confined to the area very near a fault, and therefore the potential of surface rupture to occur on-site is considered low and therefore not significant.

The proposed commercial development of the project would be serviced by the City sewer, while the project description includes the use of septic systems for the proposed residential development. Percolation tests were completed for shallow effluent and deep effluent disposal capability for potential residential development. The percolation rates indicated that the areas tested are suitable for conventional septic tanks and leach fields. The tests indicated that the area is capable to support deep effluent disposal with additional testing of specific development locations.

The EIR should include peer review the applicant sponsored Geotechnical Feasibility, Geologic Hazards Study and Percolation Test Results completed by Earth Systems Pacific (June 20, 2012). The EIR should provide appropriate avoidance and/or mitigation strategies to reduce or eliminate these potential adverse impacts.

Source: 9, 12, 13, 14, 15, 29, 30

VII. GREENHOUSE GAS EMISSIONS: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?

Discussion:

a), b) Potentially Significant Impact The California legislature concluded that global climate change poses significant adverse effects to the environment (Assembly Bill 32, the “California Global Warming Solutions Act of 2006”). In August 2007, SB 97 – CEQA: Greenhouse Gas Emissions was signed into law. Consistent with SB 97, on March 18, 2010, the CEQA Guidelines were amended to include references to GHG emissions. The adopted guidelines give lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHG impacts. The Office of Planning and Research guidance also states that the lead agency can rely on qualitative or other performance based standards for estimating the significance of GHG emissions. The city of Paso Robles along with several other area cities is drafting “Central Coast GHG Planning,” a climate action plan consistent with State Assembly Bill 32 (AB32). The Plan EIR is expected to be published in October 2013.

On March 28, 2012, the San Luis Obispo Air Pollution Control District issued their Greenhouse Gas Thresholds and Supporting Evidence booklet that establishes a GHG emission threshold for the county. Residential and commercial projects should be evaluated to be in compliance with either a Qualified GHG Reduction Strategy; a Bright-Line Threshold of 1,150 MT of CO₂e/yr; or Efficiency Threshold of 4.9 MT CO₂e/SP*/yr. (*SP = Service Population (residents + employees) to be considered insignificant and in compliance with the goals of AB 32. Construction, increased traffic, and increased energy use due to the proposed project would be expected to generate GHGs. The EIR should include an analysis of GHG and recommend mitigation measures to reduce GHG emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion:

h) Less Than Significant with Mitigation Incorporated The California Department of Forestry and Fire Protection (Cal Fire) maps hazards within State Responsibility Areas (SRA), based on relevant factor such as fuel, terrain, and weathers. These zones referred to as Fire Hazard Severity Zones (FHSZ), provide the basis for application of various mitigation strategies to reduce risks to buildings associated with wildland fires. The subject properties are within Cal Fire’s High FHSZ. Mitigation strategies for the proposed residential and commercial buildings would necessarily be directed by the California Fire Code (CCR Title 24, Part 9) and include fire protection zones, adequate primary/secondary ingress/egress, standardized fire-resistant construction methods, homeowner education. The EIR should evaluate conformance with the Fire Code and recommend appropriate mitigation strategies. Construction

a), b), c), d), g) Less than Significant Impact Many Federal agencies regulate hazardous substances such as the US Environmental Protection Agency, the Occupational Safety and Health Administration, the Department of Transportation and the National Institute of Health. State agencies that regulate hazardous substances include the California Environmental Protection Agency and the Governor’s Office of Emergency Services. The State Water Resources Control Board has primary responsibility to protect water quality. The City of Paso Robles General Plan Safety Element includes the goals, policies and action items to minimize exposure to natural and manmade hazards. It also inventories and assesses the major hazards including seismic and geologic hazards, wildland and urban fires, flooding and hazardous materials. Given the nature of the commercial and residential components of the project, the proposed project would not emit hazardous emissions or involve handling of hazardous materials, substances, or waste that would significantly affect these facilities. The subject property is not located on a site which is included on a Federal, State or local list of hazardous materials sites.

Construction of the project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

e), f) No Impact The project site is located approximately 8 miles from the Paso Robles Municipal Airport and outside of the airport safety zones. Due to its distance from the airport, it is unlikely that the proposed project would result in a safety hazard for people residing or working in the project area. There are no private air strips within the vicinity of the project area.

Source: 30, 31

IX. HYDROLOGY AND WATER QUALITY: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Inundation by mudflow?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- k. Conflict with any Best Management Practices found within the City’s Storm Water Management Plan?
- l. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?

Discussion:

a), b), c), d), e), f), g), h), i), j), k), l) Potentially Significant Impact

Surface Water: The site is currently undeveloped and characterized by rolling hills with slopes that range from 5% - 20%. The site generally slopes to the east toward South Vine Street. Existing vegetation consists of grasslands, scattered oaks and riparian vegetation within the water courses. Three distinct unnamed watercourses traverse the site from west to east. These are ephemeral drainage courses that generally have base flows only after significant rainfall events. Runoff from and through the site is collected in one of four culverts on the west side of S. Vine Street that discharge on the east side of Highway 101. Runoff is then conveyed in a network of surface channels and culverts that eventually discharge into the Salinas River, approximately .5 miles east of S. Vine Street. An Applicant sponsored pre-developed flood study has been prepared that was used to inform the preliminary design of the site. The report has identified existing deficiencies in the stormwater conveyance system(s). The EIR should peer review the study and provide appropriate mitigation strategies to reduce or eliminate potential adverse impacts to hydrology and water quality.

The protection of water quality is under the jurisdiction of the Regional Water Quality Control Board (RWQCB). The project would be required to comply with the National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities. Under the permit, the Applicant will be required to develop and implement a Storm Water Pollution Prevention Plan (SWPPP) for the project construction activities and perform the requisite monitoring. The state permit also specifies that construction activities meet all applicable provisions of the Clean Water Act (CWA). Project conformance with Section 402 of the CWA would ensure that no water quality standards or waste discharge requirements are violated. In coordination with the RWQCB, the City has developed interim hydromodification criteria as outlined in the “Low Impact Development (LID) for Storm Water Control: Interim Design Guidance for New and Redevelopment Projects”. In response, the Applicant has prepared a “Storm Water Control Plan”. The EIR should include a peer review of the Plan in the context of the proposed landform modifications due to the development of roadways, building envelopes, and crops to resolve runoff volumes and provide appropriate mitigation strategies to reduce or eliminate potential adverse impacts to stormwater flows and water quality.

Groundwater: The project site is located within the western portion of the Atascadero sub-basin of the Paso Robles groundwater basin. The sub-basin is bounded by generally low permeability beds of older Tertiary age Monterey Formation sedimentary beds and the still older Cretaceous-Jurassic age Franciscan Assemblage. The basin thins to the north and to the west. Terrestrial water-bearing sedimentary beds that include the Plio-Pleistocene age Paso Robles Formation and recent alluvial deposits comprise the sub-basin beneath the properties. The Paso Robles Formation beds have been deformed by folding and faulting, and dip toward the center of the subject property forming a northwest – southwest trending syncline. Existing on-site groundwater wells site tap sand and gravel beds within the Paso Robles Formation or the upper reaches of the fractured mudstone of the Monterey Formation.

The commercial and residential components of the project, after annexation, would be within the City limits and water would be provided through the City’s existing utility services. The project also includes an agricultural component of approximately 114 acres that will rely on groundwater resources for irrigation of crops. Feasibility studies for soils suitability and potential plantings are submitted by the applicants. A specific plan for crops has not been submitted, but vineyards are assumed to be the predominant plantings. Using a rule of thumb between 0.5 to 1.0 acre feet per year (afy) per acre of planted vines or crops, potential water demands for agricultural purposes would range between 57-114 afy. Four (4) newly constructed groundwater wells on the property have the potential to draw up to 350 gallons per minute (gpm) of water. This would produce about 564 afy (at 100% production levels) or about 282 afy, assuming active well pumping occurs approximately 50% of the time. This level of extraction appears to be sufficient for the agricultural needs. Applicant sponsored reports have been prepared that address geology/hydrogeology, groundwater recharge, groundwater well construction and testing.

The EIR should include a peer review of these reports and provide appropriate mitigation strategies to reduce or eliminate potential adverse impacts to groundwater resources.

See also Section XVII. Utilities and Service Systems for a discussion regarding the potential difference in water demand between the existing condition and proposed project water needs. The EIR would necessarily need to include a discussion and analysis of the need to augment future water demands with the Nacimiento Water Project, the quantity of water needed for the proposed project, and the need to obtain additional water allocations.

Source: 16, 17, 19, 32, 33, 34, 35

X. LAND USE AND PLANNING: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

b) Potentially Significant Impact The property is not included in the City’s General Plan. The City’s General Plan planning horizon is 2025, with a maximum population of 44,000, including the areas within the existing year 2003 City corporate limits, areas within the City’s adopted Sphere of Influence and areas within the City’s potential expansion areas (areas outside of the City’s adopted Sphere of Influence). This application includes a General Plan Amendment and Rezone, and ultimately the City’s request to update its Sphere of Influence and annex the property. The EIR shall evaluate the proposal against the adopted General Plan, Paso Robles Gateway Plan and the Purple Belt Action Plan, all of which have the potential to affect a final pattern of land uses on the subject site. It is appropriate to consider the inherent patterns of land uses, extension of public services, and preservation of open space and AG land resources as a part of developing a master plan for this site. The EIR shall also evaluate potential conflicts between the Applicant’s proposal and proposed agricultural operations, including the existing off-site agricultural operations. The EIR shall include a review of the consistency of City plans as noted, compared with the Local Agency Formation Commission’s policies governing annexations to municipalities. The EIR shall consider the overall consistency of the proposed project with these various documents and shall identify modifications to the project to bring the project into consistency with said plans and policies.

a), c) Less Than Significant Impact The subject site is located outside of and adjacent to the City limits, and is presently undeveloped. There are presently no land uses identified in the area that would be physically segregated or divided by the proposed project. If annexed, the subject property and related development has the potential to be considered a part of the city’s “Purple Belt Action Plan” program, which would serve to strengthen the developed land use patterns of this area with an appropriately located perpetual agricultural easement or buffer including a substantial amount of the acreage of the site. The proposed project would add commercial uses in the proximity of the Hwy 46 West-Hwy 101 interchange, which has been a long-established community goal and “Gateway Plan” standard.

XI. MINERAL RESOURCES: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a), b) No Impact There are no known mineral resources on the subject property therefore, no loss of availability would occur locally or statewide.

XII. NOISE: Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a), b), c), d) Potentially Significant Impact The City’s Noise Element (December 16, 2003) establishes goals and policies to minimize exposure to noise and the generation of noise. New development shall be designed to comply with the maximum, allowable Noise Exposures of 65 dB CNEL for outdoor activities (except for parks); and 45 dB CNEL for indoor activities. These levels apply to both residential and transient lodging land uses. Noise measurement (dB L_{dn} or CNEL) is calculated using a daily average that takes into account the time of day the noise occurs. Sounds occurring at night are weighted more heavily.

Roadway traffic is the primary source of noise in the city. Highway 101 and State Route (“SR”) 46 carry by far the most traffic through the area, and are consequently the major noise contributors. Table N-1 of the Noise Element shows data relative to the existing roadway traffic noise for major streets and highways expressed as the distance to CNEL contour from centerline of the roadway. These contours are expressed graphically in the Noise Element, Figure N-2.

The proposed project would be a noise sensitive use, and the impact of ambient noise levels on sensitive receptors shall be evaluated in the EIR. Sound level measurements shall be taken on the project site and the level of significance shall be determined using the City’s noise level thresholds. In addition, the proposed project would generate traffic that would contribute to noise levels in the project area that may exceed City thresholds. The EIR shall quantify the increase in vehicle noise levels resulting from the project-generated traffic at sensitive receptors along the north and west property boundary. The EIR shall identify any mitigation necessary to reduce significant noise impacts to less than significant levels.

The proposed project and related improvements would generate temporary noise and vibration during the construction phases that have the potential to expose sensitive receptors to noise levels that exceed the City standards. The EIR shall quantify the level of construction noise based on anticipated construction equipment. The level of construction noise generated by the proposed project shall be compared to the City’s existing noise level thresholds to determine the level of significance. The EIR shall identify any mitigation necessary to reduce significant noise impacts to less than significant levels.

e) No Impact The project site is not located within the Paso Robles Municipal Airport Land Use Plan or in the vicinity of a private airstrip. Therefore, no impact would occur.

XIII. POPULATION AND HOUSING: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Discussion:

a) Less Than Significant Impact With Mitigation Incorporated The proposed project includes a residential growth component (30 single-family units; approximately 83 persons) and has the potential to create approximately 230 new hotel related jobs on an annual basis. Appropriate and standard mitigations measures related to growth management, affordable housing and related physical impacts will be implemented in a manner that would render these growth projections less than significant impacts to the city and region.

b), c) No Impact No existing housing is being displaced on the subject property and therefore, there is no requirement for construction of replacement housing elsewhere.

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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection? (Sources: 1,10)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection? (Sources: 1,10)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities? (Sources: 1,10)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a), b), c), d), e) Potentially Significant Impact The proposed project includes the requirement for the City to include the subject property in its Sphere of Influence, and ultimately request annexation. The subject property is not included in the City’s current Sphere of Influence or its recent update. The EIR shall include an analysis of the subject property’s inclusion within the Sphere of Influence and possible annexation to the City of Paso Robles. This analysis shall be guided by the principles outlined in the San Luis Obispo County Local Agency Formation Commission’s Policies and Procedures.

XV. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a), b) Less Than Significant Impact The proposed project includes thirty (30) single family residences and commercial uses that would not increase the use of existing neighborhood, regional parks or other recreational facilities.

XVI. TRANSPORTATION/TRAFFIC: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including but not limited to a level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a), b), d), e), f) Potentially Significant Impact The City has engaged Associated Transportation Engineers (“ATE”) to prepare a traffic and circulation study for the proposed project. ATE’s report includes existing conditions, a project specific analysis, and a cumulative analysis (General Plan build-out). The scope of services also includes an analysis of the existing and future operations at the U.S.101/Main Street interchanges, an assessment of impacts associated with a maximum of four project phases and a determination of the percent share of traffic using the U.S. 101/S.R 46 interchange for City traffic, County traffic, and regional traffic, and an assessment of an alternative route for the S. Vine Street realignment. The traffic report summarized the traffic analysis and included a discussion of the project’s consistency with the City’s Circulation Element policies.

The EIR consultant will be required to utilize this information to prepare the traffic and circulation sections of the EIR and subsequently, append the ATE traffic report to the EIR.

c) No Impact The subject property is not located within the area influenced by the City of Paso Robles Municipal Airport, therefore no conflicts exist with regards to air traffic patterns.

Source: 36, 37 (City sponsored documents)

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a), b), c), d), e) Potentially Significant Impact The City has finalized the design for an upgrade of their wastewater treatment facility, based upon the *Wastewater Treatment Upgrade Facility Plan*, Black & Veatch, July 2009 ("Facility Plan"). The Facility Plan projects effluent flows of 4.84 million gallons per day (MGD), based upon a General Plan build out population of 44,500, a 1,500 bed prison complex at the California Department of Corrections and Rehabilitation, and the Templeton Community Services District's contractually obligated capacity of 443,000 gallons per day. The project began construction in the Spring of 2013 and is anticipated to be completed in 2015. The City has retained AECOM to evaluate the wastewater flow estimates prepared by the Applicant, update portions of the sewer collection system model, develop loading scenarios and determine impacts to the wastewater collection system from inclusion of the subject project.

The City Council has also authorized the design of a water treatment facility upgrade that will treat the new surface water source (Nacimiento Water Project) to the City. The Nacimiento Water Project is a regional water supply system that will convey raw water from Lake Nacimiento to communities in San Luis Obispo County, including the City. The facility upgrade is also expected to be on line in late 2015. If the subject property is included within the City's Sphere of Influence, and ultimately annexed to the City, the Applicant will be required to purchase supplemental water for the project. Estimated water demands for the proposed project are approximately 97.2 acre feet per year.

The Applicant has prepared estimates for both water and wastewater demands for the project components. Based upon the potential inclusion in the City's Sphere of Influence, request for annexation, and inherent policy decisions associated with those actions, the EIR consultant will be required to work in close consultation with the City Engineer and Public Works/Utilities Department staff to prepare the water and wastewater sections of the EIR, and subsequently, append the noted technical reports to the environmental document.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

e), f) Less Than Significant Impact The City of El Paso de Robles owns and operates the Paso Robles Landfill, located approximately 14 miles from the project site. The landfill has a capacity of 3,300,310 tons or 70 years at the current rate of disposal. Paso Robles Waste & Recycle provides solid waste collection services for both commercial and residential facilities. The San Luis Obispo County Integrated Waste Management Authority (IWMA) estimates that the daily per capita solid waste disposal from all sources in the State of California is approximately four to five pounds. Based upon similar hotel/restaurant uses, the IWMA estimates that approximately 27 – 30 cubic yards of solid waste (includes recyclable materials) would be generated for each of the three proposed hotels on a weekly basis. Based upon the capacity of the landfill, the addition of the proposed residential and commercial components of the project would not have a significant impact on landfill capacity. The project would also be mandated to comply with solid and hazardous waste, and recyclable material regulations.

Source: 38, 39

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: *a), b), c) Potentially Significant Impact* Based upon the analysis in this Initial Study, the proposed project may have the potential to substantially reduce the habitat of a fish or wildlife species, or cause a fish or wildlife population to drop below self-sustaining levels. The biological components identified in this Initial Study indicate the presence of Salinas milk-vetch, woodrat nest(s), and jurisdictional drainage/wetlands habitats. The assessment of the site's cultural resources indicates a low potential for significant impacts to important examples of the major periods of California history or prehistory. The cumulative effects of the project, in combination with other planned projects in the vicinity, will be evaluated in the EIR.

The proposed project may result in potential adverse impacts to human beings. Mitigation measures are proposed to reduce impacts to Agriculture and Forestry Resources, Cultural Resources, Hazards & Hazardous Materials, Geology/Soils and Recreation. However, impacts to Aesthetics, Biological Resources, Greenhouse Gas Emissions, Land Use/Planning, Transportation/Traffic, Public Services, Utilities/Service Systems, Air Quality, Hydrology/Water Quality and Noise will be analyzed further in the EIR.

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).

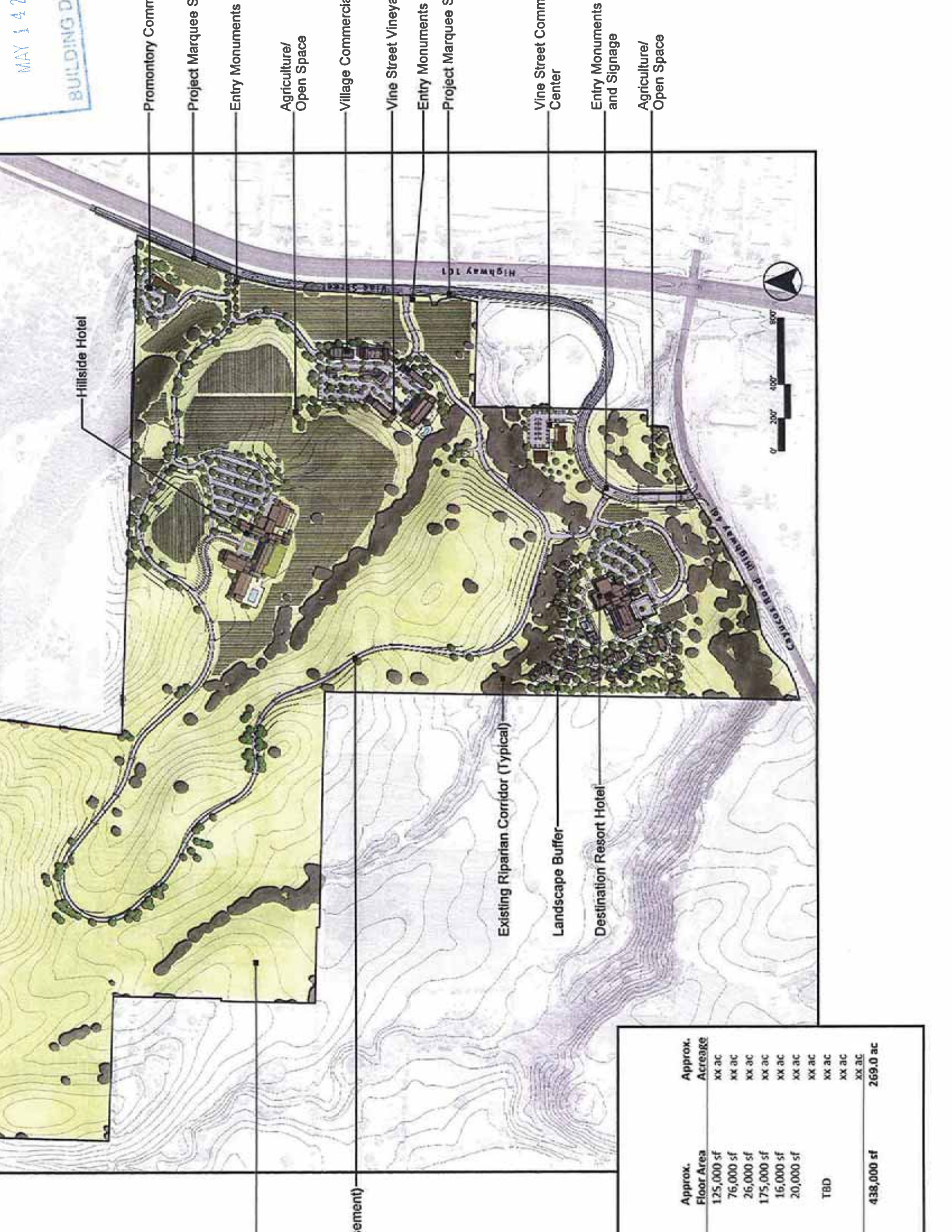
Applicant-sponsored documents that have been used in this Analysis and Background/ Explanatory Materials. *(Please note that the asterisked documents are City-sponsored.)

INITIAL STUDY SECTION	DOCUMENT TITLE
1	The Paso Robles Gateway Project Description North Coast Engineering 17 July 2013
2	The Paso Robles Gateway Furlotti Alignment Tract 3035 (Civil Engineering Plans) North Coast Engineering 1 May 2013
3	The Paso Robles Gateway Vine Street Caltrans Alignment Tract 3035 (Civil Engineering Plans) North Coast Engineering 1 May 2013
4	The Paso Robles Gateway Conceptual Master Plan- Furlotti Alignment North Coast Engineering 1 May 2013
5	The Paso Robles Gateway Conceptual Master Plan- Vine Street Caltrans Alignment MVL and Partners 1 May 2013
6	The Paso Robles Gateway Landscape Concept Plan- Furlotti Alignment North Coast Engineering April 2013
7	The Paso Robles Gateway Landscape Concept Plan- Vine Street Caltrans Alignment MVL and Partners April 2013

8	<p align="center">Project Objectives North Coast Engineering 30 April 2013</p>
9	<p align="center">The Paso Robles Gateway F Sheet Grading – 3:1 v 2:1 Slope North Coast Engineering 30 April 2013</p>
10	<p align="center">Paso Robles Gateway Viticulture Climate Description Advanced Viticulture LLC 21 May 2010</p>
11	<p align="center">Paso Robles Gateway Planting Zone Descriptions Advanced Viticulture LLC 12 October 2010</p>
12	<p align="center">Web Soil Survey - Irrigated Capability Class—San Luis Obispo County, California, Paso Robles Area (Furlotti Soils Classification) National Cooperative Soil Survey 2 July 2009</p>
13	<p align="center">Web Soil Survey 2.0 – Hydraulic Soil Group San Luis Obispo County, California, Paso Robles Area National Cooperative Soil Survey 17 July 2008</p>
14	<p align="center">Web Soil Survey 2.0 – Non-irrigated Capability Class—San Luis Obispo County, California, Paso Robles Area National Cooperative Soil Survey 16 July 2008</p>
15	<p align="center">Soil Map – San Luis Obispo County, California, Paso Robles Area (Furlotti Soil Map) National Cooperative Soil Survey 2009</p>
16	<p align="center">Well Construction and Testing Report for Paso Robles Gateway Property at South Vine Street and State Route 46, Paso Robles, Ca Cleath-Harris Geologist Inc. 15 February 2011</p>
17	<p align="center">Paso Robles Gateway Well Status (Memo) Cleath-Harris Geologist Inc. 28 July 2010</p>
18	<p align="center">Ground Water at South Vine Street and Hwy 46 Properties, Paso Robles, California Cleath-Harris Geologist Inc. 10 March 2009</p>

19	Area of Disturbance Exhibit North Coast Engineering 30 April 2013
20	Physical Constraints Map, The Gateway Project North Coast Engineering 6 May 2010
21	Combined Constraints Map, The Gateway Project North Coast Engineering 13 May 2010
22	Project Mitigations Memo Althouse and Meade, Inc. 14 April 2011
23	Easement Constraints Map North Coast Engineering 13 May 2010
24	Biological Constraints Map North Coast Engineering 6 May 2010
25	Biological Resources Constraints Map Althouse and Meade, Inc. 29 June 2010
26	Tree Preservation Plan A&T Arborists 17 July 2013
27	Sod Farm Tree Protection Plan A&T Arborists 25 May 2007
28	Archaeological and Paleontological Resource Assessment for the Paso Robles Gateway Project, San Luis Obispo County, California Cogstone June 2012
29	Geotechnical Feasibility Geologic Hazards Study and Percolation Test Results Paso Robles Gateway Vine Street Paso Robles, California Earth Systems Pacific 20 June 2012
30	Asbestos Building Inspection for Demolition– South Vine Street, Paso Robles, California West Coast Safety Consultants 9 December 2006
31	Lead Building Inspection – South Vine Street, Paso Robles, California West Coast Safety Consultants 6 December 2006

32	Paso Robles Gateway Storm Water Control Plan (11" x17" Booklet) North Coast Engineering, Inc. 17 July 2013
33	Groundwater Supply Assessment and Recommendations for Proposed Well and Reservoir Locations at South Vine Street and Highway 46, Paso Robles, Ca Cleath-Harris Geologist Inc. 3 September 2009
34	Hydrogeology and Geology of Proposed Sod Farm Property Cleath & Associates 3 July 2007
35	100 Year Flood Plain Analysis and Calculations for the Gateway Project North Coast Engineering, Inc. May 2010
36*	Traffic Constraints and Opportunities: Paso Robles Gateway Project, City of Paso Robles, California Associated Transportation Engineers 24 April 2013 (City-sponsored document)
37*	Traffic & Circulation Study for the Theater Drive Relocation Project, Paso Robles, California Associated Transportation Engineers 19 June 2007 (City-sponsored document)
38	Executive Summary: Estimated Water Demand and Waste Water Demand Calculations North Coast Engineering April 2013
39*	(Place Holder) Waste Water Collection System Analysis AECOM (City-sponsored document)



- Promontory Comm
- Project Marquee S
- Entry Monuments
- Agriculture/
Open Space
- Village Commercial
- Vine Street Vineya
- Entry Monuments
- Project Marquee S
- Vine Street Comm
Center
- Entry Monuments
and Signage
- Agriculture/
Open Space

Hillside Hotel

Highway 101

Existing Riparian Corridor (Typical)

Landscape Buffer

Destination Resort Hotel



Approx. Floor Area	Approx. Acreage
125,000 sf	xx ac
76,000 sf	xx ac
26,000 sf	xx ac
175,000 sf	xx ac
16,000 sf	xx ac
20,000 sf	xx ac
TBD	xx ac
	xx ac
	xx ac
	xx ac
438,000 sf	269.0 ac

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