

RESOLUTION NO. 16-034

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES RECOMMENDING THE CITY COUNCIL
CERTIFY A MITIGATED NEGATIVE DECLARATION FOR
GENERAL PLAN AMENDMENT 15-003, REZONE 15-002,
VESTING TENTATIVE TRACT MAP 3080 AND PLANNED DEVELOPMENT 15-003
APPLICANT – NEW HERITAGE LP/JOE COLLINS
ALDER CREEK APARTMENTS EXPANSION - APN: 009-767-049**

WHEREAS, New Heritage, LP/ Joe Collins, (the “Applicant”), has filed an application requesting consideration of the following entitlements in connection with the proposed expansion of the Alder Creek Apartment complex, (the “Project”):

- **General Plan Amendment (GPA 15-003):** Amend the General Plan Land Use Element Map to re-designate approximately 1.50 acres of land from Residential Multi-Family Low Density, (RMF-8) to Residential Multi-Family High Density (RMF-20), and re-designate approximately 0.9 acres of land from Residential Multi-Family Low Density, (RMF-8) to Parks and Open Space (POS).
- **Zoning Amendment (RZ 15-002):** Amend the existing Residential Multi-Family (R3-10) zoning on approximately 1.50 acres of land to R-5, and rezone approximately 0.9 acres of land from R3-10 to Open Space (OS).
- **Vesting Tentative Tract Map (VTTM 3080):** Subdivide Lot 1 of Tract 2070, to create VTTM 3080, Lots 1 - 3. The existing Tract 2070 includes 96 airspace condominiums.
- **Planned Development (PD 15-003):** To construct four (4) new buildings, each with four (4) 2-bedroom units for a total of 16 new apartment units.

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), Public Resources Code, Section 21000, et seq., and the City’s Procedures for Implementing CEQA, an Initial Study and a Draft Mitigated Negative Declaration (“MND”) was prepared for the Project and circulated for a 20-day public review period beginning on June 24, 2016 through July 12, 2016. The Draft MND/Initial Study dated July 12, 2016 is on file at the Paso Robles Community Development Department and available on line at: <http://www.prcity.com/government/departments/commdev/>; and

WHEREAS, mitigation measures have been incorporated into the MND and will be imposed on the Project through the City’s adoption of a Mitigation Monitoring and Reporting Program (MMRP) in compliance with CEQA Guideline 15074(d). These mitigation measures are imposed on the Project

to address potential environmental effects from: air quality; transportation, and noise. With the implementation of this mitigation, all potential environmental effects will be reduced to a less than significant level; and

WHEREAS, mitigation measures set forth in the MMRP are specific and enforceable. The MMRP adequately describes implementation procedures, monitoring responsibility, reporting actions, compliance schedule, and verification of compliance in order to ensure that the Project complies with the adopted mitigation measures; and

WHEREAS, the mitigation measures contained in the MMRP will also be imposed as enforceable conditions of approval of the Project; and

WHEREAS, the applicant has executed a Mitigation Agreement whereby the applicant has agreed to incorporate all of the mitigation measures into the Project. A copy of the executed Mitigation Agreement is on file in the Community Development Department; and

WHEREAS, public notice of the proposed Draft MND was posted as required by Section 21092 of the Public Resources Code; and

WHEREAS, no public comments have been received on the proposed Draft MND, that was publicly noticed, circulated and posted as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on July 12, 2016, to consider the Initial Study and the draft MND prepared for the proposed Project, and to accept public testimony on the proposed entitlements and environmental determination.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Paso Robles, as follows:

Section 1. All of the recitals above are true and correct and incorporated herein.

Section 2. Based on the information and analysis contained in the Mitigated Negative Declaration prepared for this Project and testimony received at the public hearing, the Planning Commission finds that there is no substantial evidence supporting a fair argument that there would be a significant impact on the environment with mitigation measures imposed on the Project. These findings are based on an independent review of the Initial Study, the Mitigated Negative Declaration, and all comments received regarding the Mitigated Negative Declaration, and based on the whole record. The Planning Commission finds that the Mitigated Negative Declaration was prepared in compliance with CEQA and the CEQA Guidelines, that there is no substantial evidence that the Project will have a significant effect on the environment with the incorporation of mitigation measures provided in the MMRP, and the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

Section 3. The Planning Commission, based on its independent judgment and analysis, does hereby

recommend adoption of the Mitigated Negative Declaration for the Alder Creek Apartment expansion project, attached hereto as Exhibit A, and the Mitigation Monitoring and Reporting Program, attached hereto as Exhibit B, and imposes each mitigation measure as a condition of approval of the Project, in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA. Exhibits A and B are hereby incorporated into this resolution.

PASSED AND ADOPTED THIS 12th day of July, 2016, by the following roll call vote:

AYES: Commissioners Barth, Burgett, Rollins, Agredano, Davis and Donaldson

NOES:

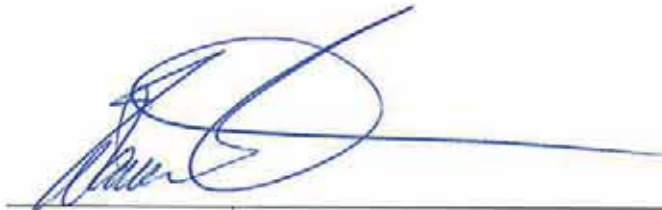
ABSENT:

ABSTAIN: Commissioner Brennan



Bob Rollins, Chairman

ATTEST:



Warren Frace, Secretary of the Planning Commission

Exhibit A - Mitigated Negative Declaration for the Alder Creek project

Exhibit B - Mitigation Monitoring and Reporting Program

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Exhibit A - Mitigated Negative
Declaration for the Alder Creek
Apartment expansion project

Refer to Attachment 14 at the end of the
staff report.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY CHECKLIST FORM
CITY OF PASO ROBLES**

General Plan Amendment 15-003, Rezone 15-002
Planned Development 15-003 and Vesting Tentative Tract Map 3080
June 24, 2016

- 1. PROJECT TITLE:** Alder Creek Apartments
- 2. APPLICANT:** New Heritage, LP
Joe Collins
712 Gardenia Circle
Paso Robles, CA 93446
- 3. APPLICANT'S REPRESENTATIVE:** North Coast Engineering
725 Creston Road
Paso Robles, CA 93446
- 4. LEAD AGENCY:** City of Paso Robles
Contact: Susan DeCarli, City Planner
Phone: (805) 237-3970
Email: sdecarli@prcity.com
- 5. PROJECT LOCATION:** Southwest corner of Niblick Road and
Nicklaus Street
See Attachment 1 - Location Map
- 6. ASSESSOR PARCEL NUMBER:** 009-767-049
- 7. GENERAL PLAN DESIGNATION:** Residential Multi-Family (RMF-8)
- 8. ZONING:** Residential Multi-Family (R3-10)
- 9. PROJECT DESCRIPTION:**

This proposed project includes a request for the following entitlements:

a) General Plan Amendment

Amend the General Plan Land Use Element Map to re-designate approximately 1.50 acres of land from Residential Multi-Family Low Density, (RMF-8) to Residential Multi-Family High Density (RMF-20), and re-designate approximately 0.9 acres of land from Residential Multi-Family Low Density, (RMF-8) to Parks and Open Space (POS). See Attachment 2 – General Plan - Land Use Map Amendment.

Zoning Amendment

Amend the existing Residential Multi-Family (R3-10) zoning on approximately 1.50 acres of land to R-5, and rezone approximately 0.9 acres of land from R3-10 to Open Space (OS). See Attachment 3 – Zoning Map Amendment.

b) Vesting Tentative Tract Map

Subdivide Lot 1 of Tract 2070, to create VTTM 3080, Lots 1 - 3. The existing Tract 2070 includes 96 airspace condominiums, which is not proposed to change. However, the property owner intends to keep all of the units as rentals and not sell them. See Attachment 4 - VTTM.

c) Planned Development

To construct four (4) buildings with four (4) 2-bedroom units in each building, for a total of 16 new residences. The new units would be built on the proposed new Lot 1, which is approximately one acre in area. The existing property currently has a 1.06-acre area that is designated as an open space easement on the southern end of the parcel. The tentative tract map includes reducing the amount of open space in the easement by abandoning approximately 0.19 acres of this area to be incorporated into the development footprint for the residential units.

The site plan provides a central driveway to access the existing and proposed units, and surface parking spaces. A storm water control plan was prepared to demonstrate how the project will comply with State storm water management requirements. There are no oak trees or significant biological resources within the proposed area of disturbance. A portion of the proposed development area is currently used for recreational vehicle storage/parking and is paved with asphalt. The balance of the area necessary for development has flat to sloped topography, and is covered in ruderal vegetation.

10. SURROUNDING LAND USES AND SETTING:

Surrounding land uses include:

South – R2 Residential Multi-Family (open space/vacant)
North – RSF Residential Single Family (Niblick Road/residences)
West – Regional Commercial/Mixed-Use Overlay (vacant)
East – R3-10 Residential Multi-Family (apartments)

11. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g., PERMITS, FINANCING APPROVAL OR PARTICIPATION AGREEMENT):

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature: _____

Date _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS: Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The project site is not designated in the City's General Plan, Conservation Element or identified in the City's Gateway Design Standards, as being in a "scenic vista", "gateway" or part of a "visual corridor". Therefore, the project could not be determined to adversely result in negative impacts on a scenic vista (as defined).				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: Most of the development site is disturbed with an existing parking/storage lot. This area is also enclosed in a masonry wall and landscaping with shrubs and trees along the Niblick Street frontage. There are no scenic resources in this area of the project site. The development would provide an infill extension of the existing development along the (developed/urban) street frontage.				
The south side of the project would be adjacent to an existing natural open space area. A portion of this area of the site is used for parking. The other portion of the site is undeveloped. This area slopes down to a creekway drainage and oak woodland area. However, the development footprint in this area would not disturb or otherwise interfere with the creekway or oak trees. The proposed buildings would be somewhat screened from Nicklaus Street with existing pine trees along the street frontage. Therefore, the project would not substantially damage scenic resources on the existing site.				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: As noted in 1.a. above, the proposed project would extend the existing development. The proposed buildings would be in keeping with the existing architectural theme, quality and character of the site and other buildings. The buildings and associated grading and ground disturbance would not block views of or disturb natural resources. Therefore, the project would not substantially degrade the existing visual character or quality of the site or its surroundings.				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: The proposed project is a small scale addition to an existing residentially developed property. This level of development would not result in substantial new light and glare. The buildings would be designed in keeping with the existing design theme and lighting plan. The project will also need to comply with the Zoning Code light and glare standards, and will be required to have all external light fixtures downcast and shielded to reduce lighting onto adjacent properties and surrounding night sky. Therefore, the proposed project would likely result in less than significant impacts due to new light sources.				

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

- 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 (FMMP) of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: In accordance with the City's General Plan, Open Space Element, the property does not contain "Important Farmland" soils, as defined by the FMMP of the California Resources Agency. Therefore, the project could not impact this resource.

- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The property is not zoned for agricultural uses, nor is there agriculturally zoned property within the vicinity. The property is not under a Williamson Act contract.

- 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"/>
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- 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"/>
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- e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: There are no forest land or timberland resources, as defined within the City of Paso Robles. Additionally, the site is an infill development property surrounded by non-agriculturally zoned properties. Therefore, the project could not result in or affect conversion of agricultural resources or forest land to urban uses.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The proposed project does not conflict with the SLO County Air Pollution Control District Clean Air Plan (APCD CAP), in particular with land use and transportation control measures. The project site is located along a major thoroughfare and is less an ¼ mile from local and regional retailers (i.e. Walmart, Albertsons, Kohl's, restaurants, banks, medical offices, fitness center, etc.). It is also located less than a ¼ mile from an elementary school and high school. There are class II bike lanes and sidewalks located along both street frontages to provide for access to active transportation modes for multiple school, retail and service destinations in the near vicinity. There are also transit stops on Niblick Road, a major arterial, within ¼ mile from the site. Therefore, considering these measures, the project does not conflict with the APCD CAP.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: In accordance with the SLO County APCD CEQA Air Quality Handbook (CEQA Handbook), the proposed project is below the APCD adopted project thresholds of significance for operational impacts that may result in a significant increase in ozone precursors and greenhouse gas (GHG) emissions. Additionally, the site is below the thresholds of significance for construction-related impacts since the area of grading is less than four acres.

Since the site is located adjacent to residences, which are defined as sensitive receptors, the project would be subject diesel idling restrictions to limit construction-related emissions from diesel particulate matter from construction equipment. The project would need to implement standard mitigation measures for construction equipment and fugitive dust mitigation measures (short list) identified in the CEQA Handbook. Through implementation of the applicable measures, the project would not violate any air quality standards or contribute substantially to an existing or projected air quality violation.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The northern area of San Luis Obispo County occasionally exceeds ozone levels (both federal and state standards). However, as noted in III.b. above, the proposed project would not exceed adopted thresholds for criteria pollution. Therefore, the project will not result in a cumulatively considerable increase in criteria pollutants, and impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discussion: Since the site is located adjacent to residences, which are defined as sensitive receptors, the project would be subject to diesel idling restrictions, to limit construction-related emissions from diesel particulate matter from construction equipment. The project would need to implement standard mitigation measures for construction equipment and fugitive dust mitigation measures (short list) identified in the CEQA Handbook. Through implementation of the applicable measures listed, the project would not expose sensitive receptors to substantial pollutant concentrations, and associated impacts would be less than significant.				
e. Create objectionable odors affecting a substantial number of people? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: The proposed development is not anticipated to create significant objectionable odors, since intended use is for residential development, which are not typically associated with objectionable odor emissions.				

IV. BIOLOGICAL RESOURCES: Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The area of disturbance for this project includes an area that is currently improved with a paved, asphalt parking lot, and a small portion of the area is part of a vacant, manufactured hillside that has a cover of ruderal grasses. There are no protected habitat types, plants or animal species within or near the area of disturbance. Therefore, the project could not result in effects to candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.				
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 Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There is no riparian habitat, nor are there other sensitive natural communities located on the site. There are also no resources on the site that are referenced in applicable local or regional plans, such as the City General Plan, Conservation Element.				
Therefore, the project will not result in 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 Wildlife or US Fish and Wildlife Service.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There are no wetland resources on the site. Therefore, the project could not result in substantial adverse effect on federally protected wetlands, as defined.				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The project site is not within migration corridor for either fish or wildlife species. Therefore, it could not affect these resources.				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There are no locally protected species on the project site within the area of disturbance.				
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There are no adopted habitat conservation plans that apply within the City.				

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There are no historic resources, as defined, on or near this project site that could be impacted by the proposed project.				
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: This is an infill development site on previously disturbed property. There are no known archaeological or paleontological resources located on the site. Should any archaeological or paleontological				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
resources be discovered during site grading, work shall be halted and appropriate qualified specialists shall be contacted to evaluate the resources and recommend further action.				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? Discussion: See Vd. Above.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries? Discussion: There are no known human remains or cemeteries located on the site. Should any human remains be discovered during site grading, work shall be halted and the county coroner shall be contacted to evaluate the resources and recommend further action.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VI. GEOLOGY AND SOILS: Would the project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of the Salinas Rivers valley. The Rinconada Fault system runs on the west side of the valley, and grazes the City on its western boundary. The San Andreas Fault is on the east side of the valley and is situated about 30 miles east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the California Building Code (CBC) to all new development within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils and geotechnical reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. There are no Alquist-Priolo Earthquake Fault Zones within City limits.

- ii. Strong seismic ground shaking? (Sources: 1, 2, & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed project will be constructed to current CBC codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that will be incorporated into the design of this project including adequate structural design and not constructing over active or potentially active faults. Therefore, impacts that may result from seismic ground shaking are considered less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3) Discussion: Per the General Plan Safety Element and EIR, the project site is located in an area with soil conditions that have a high potential for liquefaction ground failure due to seismic events and soil conditions. Standard building code and soils report requirements will evaluate the site-specific soil profile, and provide methods to address soil stability for construction. Therefore, impacts related to seismic-related ground failure are determined to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Landslides? Discussion: Per the General Plan Safety Element and EIR, the project site is located in an area with soil conditions that have a low potential for liquefaction or other type of ground failure due to seismic events and soil conditions. Therefore, impacts related to seismic-related ground failure are determined to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3) Discussion: The project will require a storm water control plan to address storm related erosion, and standard grading and erosion control plans required will address potential soil erosion to a less than significant level.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. 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? Discussion: See VI a – d above.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. 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? Discussion: This site is not located in an area with an unstable geologic unit that would be subject to expansive soil that could create a substantial risk to life or property.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. 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? Discussion: The development will be connected to the City's municipal wastewater system. Therefore, there would not be impacts related use of septic tanks.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project is below the APCD CEQA Handbook adopted threshold of significance. Therefore, it has been determined that the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project is an infill development that will intensify use of an existing developed property. The project will also comply with the City's Climate Action Plan (CAP). Therefore, the project is consistent with the City's CAP.

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would use industry-standard landscape and building maintenance products which would be stored in compliance with all applicable safety requirements. The project does not include use of, transport, storage or disposal of hazardous materials that would create a significant hazard to the public or environment.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See VIII a. above.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project will not emit hazardous materials, and will not impact schools within the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
vicinity.				
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The project site is not identified as a hazardous site per Government Code Section 65962.5.				
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"/>
Discussion: (VIII e & f) The project site is not located within an airport safety zone.				
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"/>
Discussion: see VIII e above.				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The City does not have <i>adopted</i> emergency response or evacuation plans. Per the City Emergency Services Department, the proposed location does not pose a risk that would impair City response to emergencies.				
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Per the 2003 General Plan Safety Element, and the Local Hazard Mitigation Plan, the project is not in the vicinity of wildland fire hazard areas.				

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The Regional Water Quality Control Board adopted stormwater management requirements for development projects in the Central Coast region. Upon the Board's direction, the City has adopted a Storm Water Ordinance requiring all projects to implement low-impact development, best management practices to mitigate impacts to the quality of storm water run-off, and to limit the increase in the rate and volume of storm water run-off to the maximum extent practical. Implementation of these measures will reduce the potential to impact or violate water quality standards or exceed waste discharge requirements to a less than significant level.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Todd Groundwater prepared an abbreviated Water Supply Evaluation (WSE) for the Alder Creek Apartment Project. Representative Project water demands were estimated to be 0.20 AFY/apartment which is the 2013 Alder Creek Apartment water usage. This unit rate is slightly lower than the one used for 2015 UWMP multifamily unit projections (0.22 AFY) because the Project will have water efficient fixtures and drought tolerant landscaping. Total Project water use is summarized below. The projected water demand is 3.2 acre-feet per year (AFY), (16 Proposed Apartments @ 0.20 AFY = 3.2 AFY).

The City has relied on groundwater from the Paso Robles Groundwater Basin, water from the Salinas River, and more recently, Nacimiento water. The City has fulfilled water demand in years that have included both extreme dry years (such as 2013) and prolonged severe drought extending over seven years (1984-1990). Recycled water is planned for the future. Discussion of current and projected City water demands and supplies has recently been updated and documented in the City's 2015 UWMP. The City has a diversified water resource portfolio, and is not entirely dependent on groundwater resources. This project will not require the City to use more groundwater than already planned for through City build-out. The City has adequate potable supply to provide a reliable long-term water supply for the Project under normal and drought conditions.

Potentially
Significant
Impact

Less Than
Significant with
Mitigation
Incorporated

Less Than
Significant
Impact

No
Impact

	2020	2025	2030	2035	2040	Buildout (2045 or later)
Population	32,300	34,400	37,700	39,900	41,900	44,000
Water Demands (AFY)	7,089	7,575	8,061	8,546	9,032	9,519
Water Supply Sources to Meet Demands (AFY)						
Basin Wells	2,600	2,506	2,602	2,124	2,610	2,200
River Wells	3,100	3,500	3,800	4,558	4,558	4,558
Nacimiento Water from Water	1,120	1,120	1,120	1,120	1,120	2,017
Nacimiento Water from the Recovery Well	269	269	269	269	269	269
Recycled Water for Potable	0	180	270	475	475	475
Total Supply	7,089	7,575	8,061	8,546	9,032	9,519

Note: Supply amounts shown above do not reflect total supply available to the City from each source, nor do they reflect any limits on the City's groundwater rights, but instead the water planned to supply projected demand.

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 10)



Discussion: The proposed project is designed above the existing drainage channel, and will not disturb or alter the natural drainage pattern of the drainage facility or site. Hydromodification that may result from new impervious surfaces on the site will be addressed through implementation of low-impact storm water management techniques designed into the project site. This will also reduce the potential for erosion and siltation from site drainage. Therefore, the proposed project will not result in altering site drainage, substantial erosion or siltation.

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 10)



Discussion: See IX c. above.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 10)</p> <p>Discussion: See IX c. above.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>f. Otherwise substantially degrade water quality?</p> <p>Discussion: See IX c. above.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>Discussion: In accordance with the City's adopted Local Hazard Mitigation Plan, the project site is not within the FEMA 100-year flood hazard area.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p> <p>Discussion: See IX g. above.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p>Discussion: As noted in IX g. above, the site is not within a flood hazard area. There are also no levees within the Paso Robles area, or dams within 20 miles of the project site. Therefore, the site, structures or people that may occupy this project would not be subject to risk due to failure of a levee or dam.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>j. Inundation by mudflow?</p> <p>Discussion: In accordance with the City's adopted Local Hazard Mitigation Plan, the site is not within an area subject to mudflow impacts.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan?</p> <p>Discussion: The project will incorporate all BMPs with the City's Storm Water Management Plan, and will therefore not be in conflict with the City's SWMP BMPs.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
l. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion:				

X. LAND USE AND PLANNING: Would the project:

a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The GPA and Rezone will

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed legislative amendments and development project would provide internal consistency between plans and policies, and would not result in avoiding or mitigating an environmental effect.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: There are no habitat conservation plans that apply within the City of Paso Robles.

XI. MINERAL RESOURCES: Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: There are no known mineral resources within the City of Paso Robles.

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: There are no known mineral resources within the City of Paso Robles.

XII. NOISE: Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1)</p> <p>Discussion: In accordance with the General Plan Noise Element, conditionally acceptable CNEL noise exposure for residences is up to 70 Ldn or CNEL, dBA. Residences within this CNEL would be required to apply construction features to reduce ambient noise levels to an acceptable range, up to a maximum of 60 CNEL. According to the project site plan and Table N-2 and Figure N-3b, of the Noise Element, the proposed project would locate residences within 60 feet of the centerline of Niblick Road, and within future (year 2025) traffic noise levels of 65 to 70 dB. Therefore, new construction would need to incorporate noise reduction measures to reduce roadway noise levels to a normally acceptable level (below 65 dB).</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p> <p>Discussion: The project may result in short-term construction groundborne vibration from machinery, however, the construction noise is not anticipated to be excessive nor operate in evening hours, and would be less than the industry (Caltrans) standard thresholds for vibration that would cause structural damage and/or annoyance of (0.2 and 0.1 in/sec ppv, respectively at a distance of 500 feet). Therefore, impacts from groundborne vibration noise would be considered less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Discussion: The proposed hotel project would not result in substantial permanent increase in ambient noise levels in the project vicinity due to the nature of the type of proposed development, which do not make significant noise. Therefore, the project would not result in a substantial permanent increase in noise levels in the vicinity.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Discussion: The project would result in construction-related noise, however construction would only occur during daytime hours. The applicant would need to comply with noise standards in the zoning ordinance, and not create nuisance noise between 7:00 pm and 7:00 am.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 4)</p> <p>Discussion: The project site is not located within an Airport Land Use Planning area. Therefore, it would not be impacted by airport related noise, and noise impacts would be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING: Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed project includes 16 new residential units, which are included within the projected build-out scenario of the General Plan Land Use Element. The site is an infill property surrounded by urban development and served by existing roads and infrastructure. The project will also not extend new infrastructure to serve it since it has adequate road access and utilities that already serve it.

- 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"/>
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Discussion: The project is proposed on vacant areas of the site, and no homes would be displaced by the proposed project.

- 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"/>
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Discussion: See XIII b. above.

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

- a. Fire protection? (Sources: 1,10)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

- b. Police protection? (Sources: 1,10)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

- c. Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- d. Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Other public facilities? (Sources: 1,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: (a-e): The proposed project will not result in a significant demand for additional new services since it is not proposing to include new neighborhoods or a significantly large scale development that cannot be provided services through existing resources, and the incremental impacts to services can be mitigated through payment of standard development impact fees. Therefore, impacts that may result from this project on public services are considered less than significant.

XV. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: (a&b):

The proposed development project will not encourage significant new housing demand, therefore it will not result in a significant increase in demand for recreational facilities or accelerate deterioration of recreational facilities.

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"/>
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Discussion: see XV a. above.

XVI. TRANSPORTATION/TRAFFIC: Would the project:

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion: The Circulation Element (CE) of the General Plan, Table CE-1, provides projections of existing and future (2025) roadway segment capacity utilization of various roads in the City. Table CE-1 indicates that the existing capacity utilization of the segment of Niblick Road (between South River Road and Melody Drive) is 52% (19,400 average daily trips "ADT"). Future capacity utilization is expected to be 68% (25,400 ADT) in 2025. Trip generation data from the Institute of Transportation Engineers (ITE), Trip Generation Manual indicates that low-rise apartments (2-story) typically result in 6.59 average weekday daily trips, and

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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0.51 AM and 0.62 PM weekday peak hour trips per unit. This would result in approximately 105 trips per day, and between 8 to 10 peak hour trips, respectively. The proposed project would result in a modest increase in the future capacity utilization of Niblick Road (0.004%).

According to the CE, roadway capacity utilization of 50 to 70 percent,

“provides stable operating conditions for motorists and limited delays throughout most of the day. The roadway is only partially utilized. No consideration should be made for road widening. The maneuverability of individual motorists is affected by the interaction with other motorists in the traffic stream. The conditions are less attractive for bicycles, pedestrians, and transit users because of typically higher auto vehicle speeds.” Therefore, since the project is consistent with this level of capacity utilization for this segment of Niblick Road, the project would result in negligible effects on surrounding traffic.

The projected capacity utilization of Niblick Road from Spring Street to South River Road (which includes the intersection of those two roads), is projected to exceed the projected capacity utilization at 102% in 2025. Adoption of the CE EIR included incorporating findings for and a Statement of Overriding Considerations (SOC), whereby the City accepted exceeding capacities of two street segments in the City, as projected in 2025. This includes Niblick Road from Spring Street to South River Road. The CE notes:

This segment serves as the third major crossing of the Salinas River in the City, and is projected to have a daily capacity utilization of 104% in Year 2025. This corresponds to increased congestion, particularly during commute periods, as well as potential route changes to parallel routes and/or changes to the times people travel to avoid congestion. The projected capacity utilization of slightly more than 100% does not justify the widening of this roadway by 2025 but should be re-evaluated during the next Circulation Element update. If the bridge were widened, congestion would continue to occur at the intersections on either side of the bridge during some portion of the commute periods. Furthermore, widening the bridge to a 6-lane arterial would result in a capacity utilization of 71%, which would reduce vehicle delays, but would also support higher vehicle speeds and would conflict with the City’s multi-modal goals and desire to maintain its small town character.

Therefore, although the project would contribute a small amount of traffic to a street segment (including the intersection at Niblick Road and South River Road) that is projected to exceed capacity, with adoption of a SOC regarding CE traffic impacts, no further analysis or mitigation is required to reduce traffic-related impacts at this location. The applicant would be required to pay transportation impact fees to contribute to citywide traffic impact improvements.

There are existing sidewalks along both project street frontages, and a transit stop is located less than ¼ mile from the project site. Bike lanes are also provided on both Niblick Road and Nicklaus Street. A future bike trail (currently used as a pedestrian pathway connecting the surrounding neighborhoods to shopping and services), is located at the south end of the property. Therefore, the project would not conflict with non-motorized, active transportation policies, plans and implementation measures.

- 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: As noted above in XVI a., the project will include access to alternative transportation measures Commercial retail and services are located with ¼ mile from the project site, as well as schools. These measures, land uses, and improvements support consistency with applicable congestion management plans

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and programs.				
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"/>
Discussion: The proposed project is not located within an airport area, and therefore could not result in impacting traffic patterns, safety hazards, etc.				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: The proposed project scope does not include road improvements that would result in hazardous design features. The proposed project would utilize the existing access driveway on Nicklaus Street.				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: The project will not affect emergency access on the adjacent street and highway networks, and will install emergency service access and turnarounds on site, in compliance with required fire safety codes.				
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See XVI a & b.				

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: The project will comply with all applicable wastewater treatment requirements as required by the City, the Regional Water Quality Control Board, and the State Water Board. Therefore, there will be less than significant impacts resulting from wastewater treatment from this project.				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Per the City's General Plan EIR, Urban Water Management Plan, Sewer System Management Plan (SSMP), Wastewater Master Plan (WWMP), the City's water and wastewater treatment facilities in the vicinity and at the wastewater and water treatment plants are adequately sized, including planned and recently constructed facility upgrades, to provide water needed for this project and to treat resulting effluent. The applicant will be required to pay for utility connections and associated improvements, as well as development

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
impact fees to offset the projects proportional share of impact to these facilities. Therefore, this project will not result in the need to construct new facilities.				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: All new stormwater resulting from this project will be managed on the project site, and will not enter existing storm water drainage facilities or require expansion of new drainage facilities. Therefore, the project will not impact the City's storm water drainage facilities.				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: As noted in section IX on Hydrology, the project can be served with existing water resource allocations available and will not require expansion of new water resource entitlements.				
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 projects projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: Per the WWMP, the capacity of the City's wastewater treatment plant is 4.9 million gallons per day (MGD). Existing flows to the wastewater treatment plant are approximately 2.9 MGD, therefore it can be determined that the WWTP plant has adequate remaining capacity of 2 MGD to serve this project.				
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"/>
Discussion: Per the City's 2010 Landfill Master Plan, the City's landfill has adequate capacity to accommodate construction-related and operational solid waste disposal for this project. Landfill design capacity permitted (as of 2013) is 6,495,000 cubic yards, with a maximum of up to 75,000 tons/year. The City's overall waste stream averages about 45,000 tons/year, inclusive of residential and non-residential hauling rates. Based on General Plan build-out projections, landfill capacity is documented to be sufficient until at least 2051. The 5-year Joint Technical Update (currently in process of being updated) projects capacity until 2071. However, the landfill plan includes numerous zero-waste and renewable energy production programs that are designed to reduce the waste stream and extend the life of the capacity much further.				
Based on capacity information of the City's Landfill capacity, annual waste stream and estimated C&D, it can be determined that the City's landfill has adequate capacity to accommodate the proposed projects solid waste disposal needs.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: The project proponent will be required to comply with the City's adopted Municipal Code which encompasses the California Green Building Code for C&D waste, as well as landfill permit tonnage limitations (see XVII (f) above). Based on averages of typical hotel waste streams (which are included in the landfill capacity analysis of the 2010 Landfill Master Plan), as well as an estimate of C&D waste, the proposed project will comply with local and state solid waste regulations. Local and State solid waste regulations are in compliance with the federal solid waste regulations of the Environmental Protection Agency. Therefore, the proposed project will comply with all applicable solid waste regulations.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: This is an infill project proposed on property that has previously been disturbed with an existing driveway and parking spaces, and the portion of the project proposed on land that is not currently paved has already been disturbed when the existing development was graded for construction. Areas of disturbance are either paved or have ruderal vegetation. There are no protected or special plant or animal species on the project site that would be disturbed as a result of this project. Therefore, this project could not 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.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The analyses prepared for this project demonstrate that potentially significant impacts that may result from implementation of this project will not:

- individually; and/or
- in connection with effects of past projects, and/or
- in connection with current projects; and/or
- in connection with probable future projects, result in cumulatively considerable significant impacts.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on substantial evidence, potential impacts identified related to traffic impacts are not cumulatively considerable, and have previously been considered under a prior Circulation Element EIR SOC. Impacts related to noise and air quality can be mitigated to a less than significant level, and with mitigation measures applied to this project it will not result in impacts that are individually limited or cumulatively considerable.

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

☐
☐
☒
☐

Discussion: With mitigation measures applied as noted in VXIII b. above the project will not cause substantial adverse effects on human beings, either directly or indirectly.

EARLIER ANALYSIS AND BACKGROUND MATERIALS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents that may have been used in this Analysis and Background /
Explanatory Materials

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2005 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2005	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
12	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
13	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446
14	Bike Master Plan, 2009	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446

Attachments

- 1 – Location Map
- 2 - General Plan Amendment Map
- 3 – Zoning Map Amendment
- 4 – Vesting Tentative Tract Map
- 5 – Planned Development Site Plan and Elevations
- 6 – Water Supply Evaluation
- 7 – Mitigation Monitoring and Reporting Program

Exhibit B - Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Plan

Project File No./Name: Alder Creek Apartments Expansion; GPA 15-003, RZ 15-002, VTTM 3080, PD 15-003

Approving Resolution No.: Resolution No. 16-XXX by: ☒ Planning Commission ☐ City Council

Date: June 12, 2016

The following environmental mitigation measures were either incorporated into the approved plans or were incorporated into the conditions of approval. Each and every mitigation measure listed below has been found by the approving body indicated above to lessen the level of environmental impact of the project to a level of non-significance. A completed and signed checklist for each mitigation measure indicates that it has been completed.

Explanation of Headings:

Type:Project, ongoing, cumulative

Monitoring Department or Agency:Department or Agency responsible for monitoring a particular mitigation measure

Shown on Plans:When a mitigation measure is shown on the plans, this column will be initialed and dated.

Verified Implementation:When a mitigation measure has been implemented, this column will be initialed and dated.

Remarks:Area for describing status of ongoing mitigation measure, or for other information.

Mitigation Measure PD 15-005/CUP 15-020 (Marriott Residence Inn)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
AQ-1 a. The following measures are recommended to minimize nuisance impacts associated with construction-generated fugitive dust emissions: 1. Reduce the amount of the disturbed area where possible; 2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible; 3. All dirt stock pile areas should be sprayed daily as needed; 4. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities; 5. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-	Project, ongoing	CDD		Notes to be shown on grading plans and construction documents	Prior to site disturbance.

Mitigation Measure PD 15-005/CUP 15-020 (Marriott Residence Inn)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
<p>invasive grass seed and watered until vegetation is established;</p> <p>6. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;</p> <p>7. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;</p> <p>8. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;</p> <p>9. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;</p> <p>10. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;</p> <p>11. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;</p> <p>12. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.</p> <p>b. The above mitigation measures shall be shown on grading and building plans.</p>					
<p>NO-1</p> <p>Unless otherwise provided for in a validly issued permit or approval, noise-generating construction activities should be limited to the hours of 7:00am and 7:00pm. Noise-generating construction activities should not occur on Sundays or City holidays</p>	On-going	CDD			

Mitigation Measure PD 15-005/CUP 15-020 (Marriott Residence Inn)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
NO-2 Construction equipment should be properly maintained and equipped with noise-reduction intake and exhausted mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds should be closed during equipment operation.	On-going	CDD			
TR-1 The project will be required to pay traffic mitigation fees to offset its impacts to the citywide transportation network.	Project	CDD			Prior to certificate of occupancy

(add additional measures as necessary)

Explanation of Headings:

Type:Project, ongoing, cumulative
 Monitoring Department or Agency:Department or Agency responsible for monitoring a particular mitigation measure
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 Verified Implementation:When a mitigation measure has been implemented, this column will be initialed and dated.
 Remarks:Area for describing status of ongoing mitigation measure, or for other information.