

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

August 6, 2016 (PD 16-003)

**1. PROJECT TITLE:**

Hyatt Hotel Project – Planned Development (PD 16-003)

**2. LEAD AGENCY:**

City of Paso Robles

1000 Spring Street

Paso Robles, CA 93446

Contact: Susan De Carli, City Planner

Phone: (805) 237-3970

Email: sdecarli@prcity.com

**3. PROJECT LOCATION:**

The project site is located at the southwest corner of the United States Highway 101 (U.S. 101) and State Route 46 (SR 46) West intersection at 1955 Theatre Drive in the City of Paso Robles, California (APN 009-831-007). Figure 1 shows the regional location of the project site in southern Paso Robles, and Figure 2 shows the project site boundary relative to land uses in the vicinity.

**4. GENERAL PLAN DESIGNATION:**

The project site has a General Plan land use designation of Regional Commercial (RC).

**5. ZONING:**

The project site has a zoning designation of Commercial-Highway with a Planned Development overlay (C2 PD).

**6. PROJECT DESCRIPTION:**

The Hyatt Hotel Project is intended to provide visitor serving uses consistent with the City General Plan. The project would result in a new four-story, 116-room hotel on a 2.03 acre property. The hotel would total 69,821 square feet (sf) and is 65 feet tall at its highest point. The site is currently developed with the single-story, 22-room River Lodge Motel with a gazebo and pool area, and associated parking. Prior to construction, the existing building and associated structures (which may be historic resources) would be demolished and removed. A proposed entry drive would provide access from the grand entry onto the site from Alexa Court. A secondary entry drive would provide access to the site from Theatre Drive. In later phases of the project, the temporary driveway would be abandoned for more parking. Contingent upon implementation of the proposed entry drive location, the project proposes between 128 to 130 parking spaces. Proposed site improvements include a pool, spa, variation of seating types and areas, fire pit, and rear patio. Figure 3 shows the proposed site plan for the project.

The composition of the new structure would incorporate a variety of materials and design elements including: Exterior Insulation and Finish Systems (EIFS) and decorative features such as banding, window framing, and an intermediate cornice element; stone veneer; standing seam roof; decorative corbels; metal awnings; metal balconies; ornamental fencing; and wood pergolas. With the use of specific materials, colors, and features, the building is intended to reflect the agrarian style architecture of the surrounding area. Interior spaces include a lounge, limited food service, exercise room, meeting rooms, and guest rooms.

Discretionary actions by the City necessary for the project include approval of a Planned Development permit, which may set forth specific conditions or exceptions to help ensure that the project is compatible with surrounding uses and implements City policies. As part of this approval, a height exception from the development standards for the C2 zoning, which includes a 50-foot height limit, would be necessary. A specific finding that hotel uses at this location would not be detrimental to the City's efforts to revitalize the historic downtown would also be necessary.

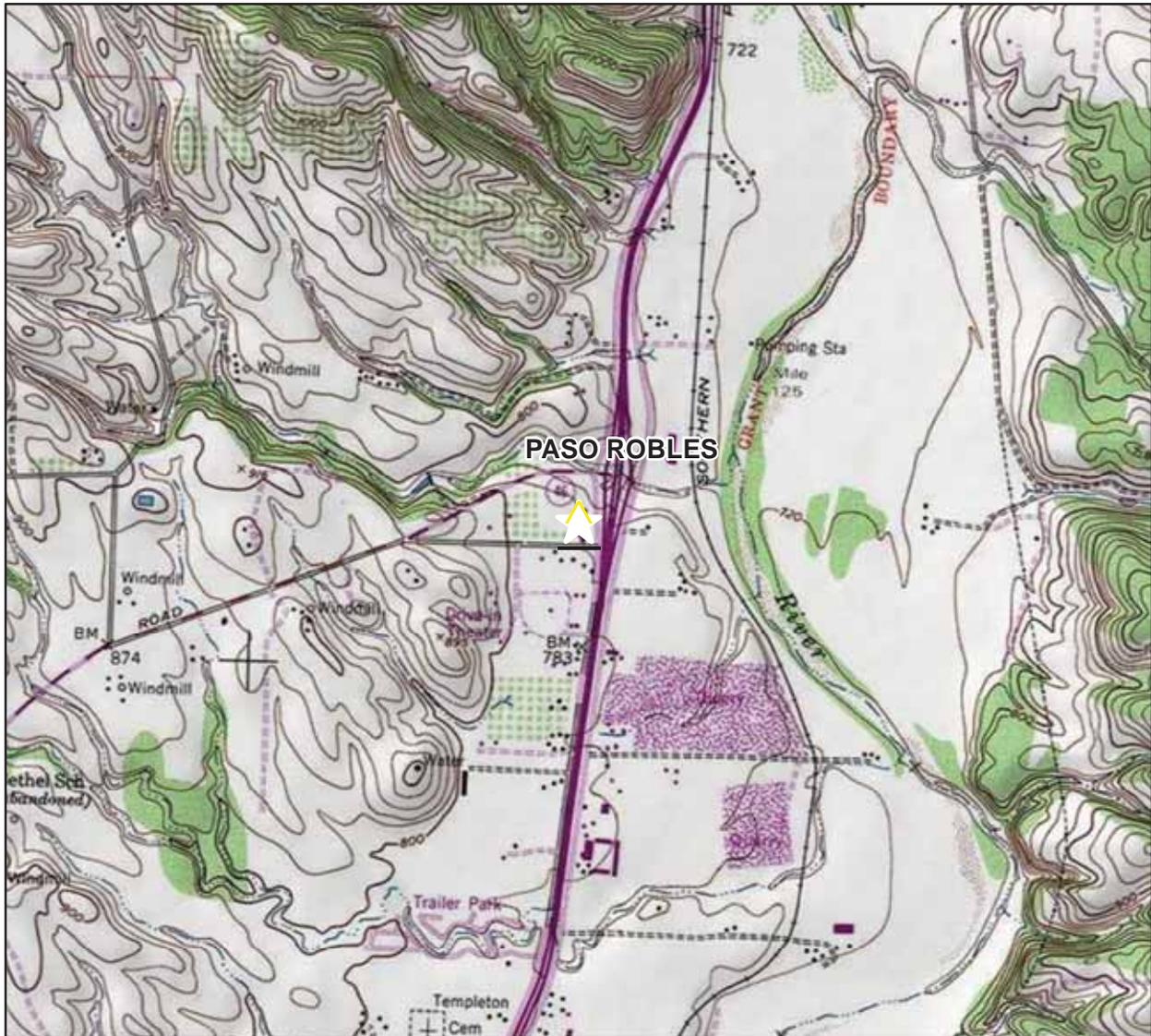
**7. SURROUNDING LAND USES AND SETTING:**

The project is located at the southwest corner of the U.S. 101 and SR 46 West interchange. Two existing hotels occur to the west of the project site, including La Bellasera Hotel and Suites, located immediately adjacent to the site. The Hampton Inn and Suites Paso Robles is located approximately 300 feet west of the site. South of the site, across Theatre Drive, is a commercial shopping area. A mixed industrial commercial development and an approximately 45 acre agricultural field exist east of the site, across U.S. 101. A vacant parcel and SR 46 West are located beyond Alexa Court, north of the project site. The site and the properties immediately adjacent to the site are within the Paso Robles City Limit and Sphere of Influence (SOI).

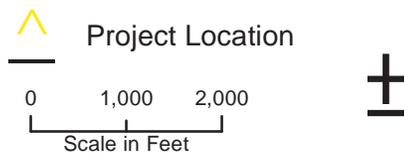
The existing landform of the property is flat. Landscaping of the previously developed property consists of a lawn on the eastern edge of the site and landscaped trees scattered throughout.

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

A National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board (RWQCB; Region 3) may be necessary for the project. No other permits are required from other agencies for implementation of this project.



Imagery provided by National Geographic Society, ESRI and its licensors © 2016. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.



Regional Location Map

Figure 1





Project Site Location Map

Figure 2

**GENERAL** - NEW FOUR (4) STORY, 116 UNIT, ABOVE GROUND HOTEL WITH SURFACE PARKING AND SITE AMENITIES. THE BUILDING IS USED FOR GUEST ROOMS, REGISTRATION/LOUNGE, LIMITED FOOD, EXERCISE ROOM, AND MECHANICAL AND ELECTRICAL ROOMS.

**ZONING** - C2PD - COMMERCIAL - HIGHWAY

**TOTAL LAND AREA** - 92,313 SQ. FT. (2.03 ACRES TOTAL)

**TOTAL BUILDING** - 69,821 SQ. FT. (INCLUDES ALL FLOORS)

**BLDG. HEIGHT** - 65'-0" TO TOP OF ROOF PEAK

**LAND USE** -

	% OF TOTAL
BUILDING - 18,383 SQ. FT.	20
ASPHALT PAVING - 39,338 SQ. FT.	43
CONCRETE WALKS AND PADS - 12,320 SQ. FT.	13
LANDSCAPE/UNDISTURBED AREA - 22,272 SQ. FT.	24
	100

NOTE: ABOVE QUANTITIES FOR INFORMATION ONLY, NOT FOR ESTIMATING PURPOSES.

ACCORDING TO THE CITY OF PASO ROBLES THE SUBJECT PROPERTY IS ZONED C2PD - COMMERCIAL - HIGHWAY AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

**USE** - C-2 OCCUPANCY

**SETBACK** - N/A

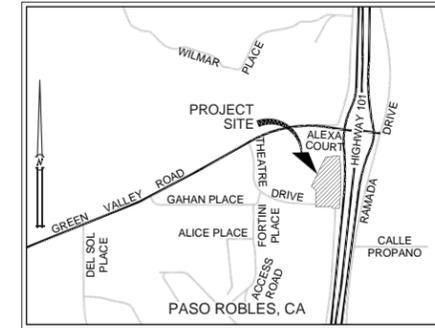
**PARKING RESTRICTIONS**

**COMMERCIAL** - (1) SPACE FOR EACH

**ADA PARKING**: (1) ADA SPACE FOR 1-25 SPACES  
(2) ADA SPACES FOR 25-50 SPACES  
(3) ADA SPACES FOR 51-75 SPACES  
(4) ADA SPACES FOR 76-100 SPACES  
(5) ADA SPACES FOR 101-150 SPACES

**PARKING**:  
REGULAR PARKING: - 90 PROVIDED  
COMPACT PARKING (30% MAX) - 36 PROVIDED (27%)  
ADA HANDICAP PARKING: 5 REQUIRED - 6 PROVIDED  
TOTAL PARKING: 132 REQUIRED - 132 PROVIDED

**FLOOD ZONE CLASSIFICATION**:  
THIS PROPERTY LIES WHOLLY WITH IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLANE) PER THE FIRM MAP NUMBER 06079C0604G SAN LUIS OBISPO COUNTY, CALIFORNIA AND INCORPORATED AREAS PANEL 604 OF 2050. COMMUNITY - EL PASO DE ROBLES, CITY OF NUMBER - 060308 PANEL - 0604 SUFFIX - G



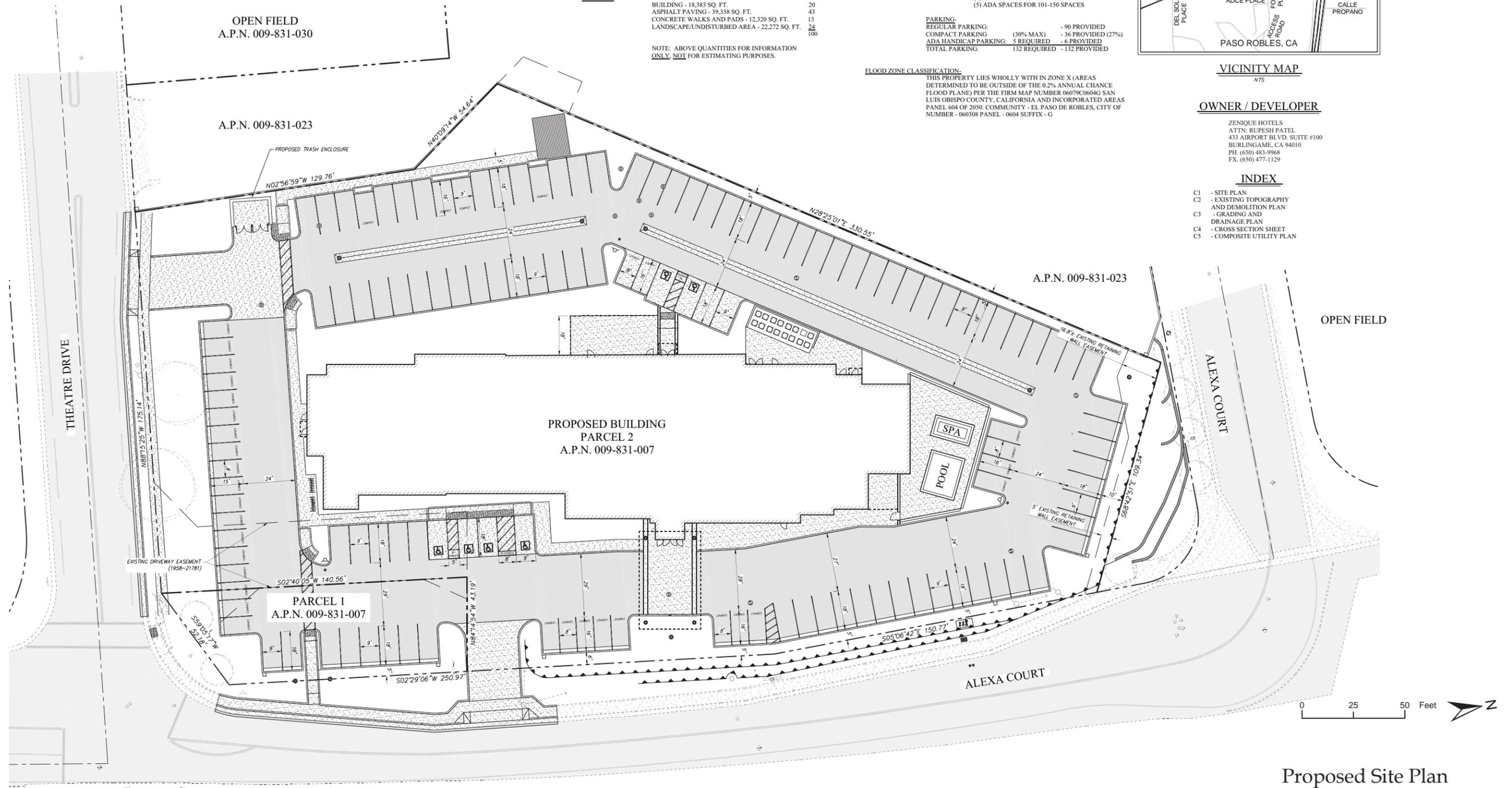
**VICINITY MAP**  
N75

**OWNER / DEVELOPER**

ZENIQUE HOTELS  
ATTN: RUPESH PATEL  
433 AIRPORT BLVD. SUITE #100  
BURLINGAME, CA 94010  
PH. (650) 483-9968  
FX. (650) 477-1129

**INDEX**

- C1 - SITE PLAN
- C2 - EXISTING TOPOGRAPHY AND DEMOLITION PLAN
- C3 - GRADING AND DRAINAGE PLAN
- C4 - CROSS SECTION SHEET
- C5 - COMPOSITE UTILITY PLAN



Proposed Site Plan

**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 checked="" type="checkbox"/> Cultural Resources          | <input type="checkbox"/> Geology /Soils                                |
| <input checked="" 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 checked="" type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing                | <input 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.

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Signature:

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August 6, 2016  
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
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**I. AESTHETICS:** Would the project:

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion: The project site is located at the southwest corner of U.S. 101 and SR 46 West. This location is identified as a “gateway” to the City of Paso Robles in the City’s Gateway Design Standards. It is also designated in the General Plan, Conservation Element (Figure C-3), as being in a scenic view corridor. The property is visible from U.S. 101, SR 46 West, properties east of U.S. 101, and Theatre Drive.

The project site is bordered on the north by SR 46 West. Immediately north of SR 46 West, approximately 150 feet from the project site, is a largely rural, undeveloped landscape with rural home sites, vineyards, and open space. Properties immediately west of the project site are developed with hotels of a similar scale as the proposed project. Regional commercial development is located to the south of the site. Urban light-industrial and highway-oriented development exists across U.S. 101 to the east. Therefore, the property is surrounded by a mix of land uses, development intensities, and building forms.

The Paso Robles Gateway Plan implements design standards that seek to preserve the aesthetic character of the City of Paso Robles. The standards are focused on key gateways to the City. The intersection of U.S. 101 and SR 46 West has been identified as a Town and Country Gateway which marks the transition from the rural landscape environment outside of town to the urban streetscape environment in town. Since the proposed project site is at a City gateway, the project must undergo careful design review.

The project site is highly visible from both northbound and southbound U.S. 101. The project would not impact the long view of the rural landscape beyond it since it would not extend up into the hillsides to the north or northwest and/or otherwise block these views, nor would it impact ridgeline views, arroyos, riparian habitat, or oak woodlands on surrounding properties. However, as a gateway to the City, development of the site would result in a potentially significant impact. This potential impact will be addressed in the EIR along with mitigation measures based on City design standards, which can be conditions placed on approval of the Planned Development permit.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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: As a previously developed site, the majority of the trees on the project site are the result of landscaping. There are no naturally occurring oaks on the site that may be removed during proposed construction. Additionally, there are no scenic resources such as rock outcroppings or historic buildings located on the site. The existing structure on the site is the River Lodge Motel. While the structure may have some historic interest, the City’s General Plan, Open Space Element and the Historic Resources Survey prepared for the City in 2010 does not identify the site as a scenic resource. In previous studies, the structure has not been considered eligible for listing as a historic resource. An updated historic assessment for the existing motel and its freeway sign will be conducted to determine the historic and cultural value of the site. Nevertheless, the site is not located within a designated state scenic highway corridor and impacts relative to this issue would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: The visual quality of the site is moderate since it is currently developed. The existing single story structure has a minimal effect on views of surrounding areas and the aesthetic character of the site. The proposed project would replace this single story structure with a four-story, 116-unit hotel. The hotel would result in development of a larger portion of the site than currently developed by the River Lodge Motel. The project has the potential to significantly alter the visual character and quality of the site.

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"/>
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Discussion: The existing site is developed with one single-story structure with existing lighting and production of glare. Nevertheless, the proposed building would introduce new light sources in a location that is primarily dark. Room lighting from units facing east will be visible from U.S. 101. Parking lot lighting fixtures would also be necessary to ensure site safety. Glare may result from proposed building materials including metal awnings and metal balconies. Impacts of increased lighting and glare could have significant impacts on day and nighttime views.

**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 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: The Farmland Mapping and Monitoring Program of the California Resources Agency has identified the project site as Urban and Built Up land, a designation that has no regulatory protections. The proposed project would not result in a conversion of agricultural land to non-agricultural use. Therefore, there would be no impact.

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 site is not under Williamson Act contract, nor is it currently zoned for agricultural uses. Therefore, there would be no impact.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
Discussion: There are no forest land or timberland resources within the City of Paso Robles. Therefore, there would be no impact.				
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"/>
Discussion: There are no forest land or timberland resources within the City of Paso Robles. Therefore, there would be no impact.				
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There is no forest land in Paso Robles that would be in any way affected by the project. According to the Farmland Mapping and Monitoring Program, Prime Farmland exists to the east of the project site across U.S. 101. However, the project would not result in conversion or other impacts to the designation Prime Farmland. Therefore, this impact would be less than significant. This conclusion will be presented in the EIR, but a detailed analysis will not be provided.				

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discussion: Implementation of the project would involve both short term construction-related emissions and long-term operational emissions associated with increases in average daily trips (ADT) and vehicle miles traveled (VMT). Emissions from the project construction and operation would potentially violate San Luis Obispo County Air Pollution Control District (SLOAPCD) standards. Further, implementation of the project could potentially result in a cumulatively considerable increase in of a criteria pollutant. Impacts to air quality from implementation of the project would be potentially significant, and will be evaluated in the EIR based on thresholds and procedures recommended by SLOAPCD.				
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discussion: See (a) above.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)  Discussion: See (a) above.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)  Discussion: See (a) above. There are no schools, playgrounds, hospitals, or other uses that might contain sensitive receiver populations in the immediate project vicinity. The nearest existing residences are along Fortini Place and Gahan Place, approximately 800 feet west of the project site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people? (Source: 11)  Discussion: The project would not involve development of any uses which would potentially result in objectionable odors. Therefore, there would be no impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: Approximately 1.5 acres of the 2.03-acre project site are developed with the River Lodge Motel and the associated parking lot and pool area. There are mature trees on the lawn at the eastern most edge of project site, however none qualify as candidate, sensitive, or special species as identified in local, state, or federal regulations. There is no riparian habitat or sensitive natural communities, or potential areas for migratory corridors or candidate, sensitive or special status species on this previously developed site. Impacts would be less than significant. This conclusion will be presented in the EIR, but a full biological survey and assessment will not be provided.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: See (a) above.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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?</p> <p>Discussion: Based on a search of the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory, no federally protected wetlands are identified on the project site. Therefore, impacts to wetlands would be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>Discussion: Project construction would require the removal of existing, mature landscaping trees on the project site. The project would replant new trees onsite as part of the proposed landscaping. However, removal of existing trees has the potential to impact nesting birds and their habitat protected under the Migratory Bird Treaty Act. Therefore, impacts to migratory birds would be potentially significant and will be analyzed in the EIR.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>Discussion: The City of Paso Robles Oak Tree Preservation Ordinance seeks to preserve existing oak trees and oak woodlands. No oaks trees have been identified on the project site. Trees found on the site are predominantly landscaped vegetation of non-oak species. This project would not conflict with any local policies protecting biological resources. Therefore, this impact would be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>Discussion: See (a) above.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion: The City of Paso Robles' Historic Resources Survey prepared by the Historic Resources Group (2010) described 1940s and 1950s motels along Spring Street as part of the "Mid-20<sup>th</sup> Century" pattern of commercial development. The River Lodge Motel is representative of the same period of architecture and use, but it was not identified as an important resource in the Historic Resources Survey, or in the Historic Resources Evaluation Report prepared for the US 101/SR46West interchange project. Local historic resources groups have expressed interest in the freeway sign at the River Lodge Motel. A Historic

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Assessment for the existing motel and its freeway sign will be completed as a part of the environmental review for the project. If potential significant impacts are identified due to the replacement of the structure and sign with the new hotel as proposed, then the Historic Assessment will also discuss potential mitigation measures. Impacts to historic resources from implementation of the project would be potentially significant, and will be analyzed in the EIR.</p>				
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Discussion: The project site is currently developed with a motel, and associated infrastructure, including paved parking, walkways, and landscaping, and the project site is located within an area that has already undergone substantial ground disturbance during construction of existing facilities. Therefore, the likelihood of encountering cultural or archeological resources, unique paleontological or geologic features, or human remains on the project site is minimal. However, grading and earth moving activities during proposed construction have the potential to disturb previously undiscovered cultural or archaeological resources, unique paleontological or geologic features, or human remains. Impacts to such resources from implementation of the project would be potentially significant, and will be analyzed in the EIR.</p>				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Discussion: See (b) above.</p>				
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Discussion: See (b) above.</p>				

**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"/>

Discussion: The potential for and measures to reduce impacts that may result from fault rupture in the project area are identified and addressed in the City of Paso Robles General Plan Safety Element. There are two known fault zones on either side of the Salinas River 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. In addition, the West Huasna/Oceanic Fault Zone trends north-northwest for approximately 62 miles along coastal central California. The fault extends from approximately the Santa Maria River on the south to San Simeon on the north. Seismologists have agreed that this fault zone was the source of the earthquake in the area on December 22, 2003. The December 2003 earthquake, commonly known as the San Simeon earthquake, measured 6.5 on the Richter scale. The event was located 6.9 miles northeast of San Simeon, and 24.2 miles west-northwest of the City of Paso Robles, where the brunt of the damage occurred. The shallow but powerful earthquake uplifted the Santa

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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Lucia Mountains and triggered a vigorous aftershock sequence. The West Huasna/Oceanic Fault Zone is capable of producing an MCE of 7.25 (California Seismic Hazard Map, Caltrans, 1996).

The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Soils and geotechnical reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Additionally, there are no Alquist-Priolo Earthquake Fault Zones within City limits. Based on standard conditions of approval for projects within the City, the potential for fault rupture and exposure of persons or property to seismic hazards would be less than significant and does not warrant further analysis in the EIR.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii. Strong seismic ground shaking?<br>(Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project would be constructed to current City building codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that would be incorporated into the design of this project and include providing adequate structural support and not constructing over active or potentially active faults. Compliance with building codes and project design features to reduce effects from ground shaking would result in a less than significant impact which does not warrant further analysis in the EIR.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii. Seismic-related ground failure,<br>including liquefaction? (Sources: 1, 2 &<br>3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: According to the City of Paso Robles General Plan EIR, the project site is located in an area with soil conditions that have a potential for liquefaction or other type of ground failure due to seismic events and soil conditions. To implement the General Plan EIR's measures to reduce this potential impact, the City has a standard condition to require submittal of soils and geotechnical reports, which include site-specific analysis of liquefaction potential for all building permits for new construction, and incorporation of the recommendations of said reports into the design of the project to avoid adverse impacts to humans and structures. Additionally, as stated above, the City recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. With incorporation of the City's standard conditions into project design and compliance with the requirements of the Uniform Building Code, impacts would be less than significant and do not warrant further analysis in the EIR.

- |                |                          |                          |                                     |                          |
|----------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussions above.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c. Result in substantial soil erosion or the loss<br>of topsoil? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Per the City General Plan Safety Element, the soil condition is not erosive or otherwise unstable on the project site. A geotechnical/ soils analysis would be required prior to issuance of building permits that would evaluate the site specific soil stability and suitability of grading and retaining walls proposed. This study would determine the necessary grading techniques that would ensure that potential impacts due to soil stability would not occur. An erosion control plan shall be required to be approved by the City Engineer prior to commencement of site grading. As such, impacts would be less than significant and do not warrant further analysis in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 (a.iii) 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: See (a.iii) above.	<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 building would be connected to the City's sanitary sewer system. Therefore there would be no impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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?  Discussion: Construction and operation of the project would require equipment and vehicle use that could result in the generation of greenhouse gas emissions (GHG) that may result in a significant impact on the environment. Impacts gas associated with GHG emissions from implementation of the project would be potentially significant and will be analyzed in detail in the EIR.	<input type="checkbox"/>	<input checked="" 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: The significance of project GHG emissions may be evaluated based on locally adopted quantitative thresholds, or consistency with a regional GHG reduction plan (such as a Climate Action Plan [CAP]) (San Luis Obispo Air Pollution Control District, 2012). The City of Paso Robles adopted a CAP on November 19, 2013 for the purpose of reducing GHG emissions from community-wide activities and City government operations to support the State's efforts under AB 32 and to mitigate the City's contribution to global climate change. The project would generate GHG emissions and could potentially conflict with the measures included in the CAP for reducing GHG emission. Therefore, this impact would be potentially significant and the EIR for the project will include a comparison of the project and its features with the City's CAP to determine consistency with applicable Community-wide Measures identified in Section 3.3 of the CAP.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 checked="" type="checkbox"/> | <input 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. Therefore, this impact would be less than significant.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 (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 nearest school to the project site is the Paso Robles High School located approximately 2.5 miles northeast of the site. Therefore, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There would be no impact.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 which would create a significant hazard to the public or the environment. Therefore, there would be no impact.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, there would be no impact.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: The project site is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area. Therefore, there would be no impact.				
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"/>
Discussion: The City does not have adopted emergency response or evacuation plans. However, implementation of the project would replace an existing hotel use with an updated structure. The project would not have a significant effect on emergency response or evacuation. In addition, the project would be required to comply with all regulations in regard to construction and effects on response and evacuation. Therefore, this impact would be less than significant.				
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 City's General Plan Safety Element, and the Public Review Draft of the 2014 Local Hazard Mitigation Plan Update, the project is not in the vicinity of wildland fire hazard areas. Therefore, there would be no impact.				

**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 project would replace an existing motel with a new hotel, and would not result in the development of any new use that would violate water quality standards or waste discharge requirements. The project would be subject to the requirements of the RWQCB, further reducing potential impacts to water quality. Future development would disturb more than one acre and would, therefore, be required to comply with the NPDES permit program. The NPDES program controls water pollution by regulating point sources that discharge pollutants into waters of the United States, including construction activity. Water quality standards would be maintained in project design and discharge requirements would be in compliance with State and local regulations. Therefore, impacts to water quality and discharge would be less than significant.				
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"/>

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>Discussion: The proposed redevelopment of the project site and construction of the hotel would be served by city water and sewer. A Water Supply Evaluation and further analysis of groundwater supplies will be analyzed in the EIR.</p>				
c.	<p>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)</p>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Discussion: Due to the relatively flat nature of the site and the existing hotel development on the site which includes existing stormwater drainage facilities, development of this project would not be expected to alter existing drainage patterns. The City is subject to U.S. EPA and California requirements related to the control of stormwater entering and discharged from municipal separate stormwater sewer systems, and the City has adopted Chapter 14.20 in its Municipal Code related to stormwater control. These requirements limit the volume of discharge and provide for the control of sediment and other pollutants that may occur in stormwater runoff. They require that all new development provide for permeable areas to help reduce the volume of stormwater discharge, and incorporate other Low Impact Development (LID) stormwater and pollution control techniques. Proposed development on the site would include the necessary on-site drainage facilities to ensure site drainage is directed to the nearby drainage facilities, and complies with the LID provisions. The project would not substantially increase the rate and amount of surface runoff which would result in flooding and/or erosion. Proposed construction of the hotel would not have an impact on drainage, erosion, flooding, polluted runoff, or otherwise substantially degrade water quality. Impacts would be less than significant and do not warrant further analysis in the EIR.</p>				
d.	<p>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)</p>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Discussion: See (c) above.</p>				
e.	<p>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>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Discussion: See (c) above.</p>				
f.	<p>Otherwise substantially degrade water quality?</p>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Discussion: See (c) above.</p>				
g.	<p>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>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Discussion: There is no housing associated with this project nor is there any housing in the near vicinity downstream from the site, and the site is not within or near a flood hazard area. Therefore, this project would not result in flood-related impacts to housing and no impact would result.				
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See (g) above. The property is not within or near a 100-year flood hazard area. Therefore, there would be no impact.				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See (g and h) above. Additionally, there are no levees or dams in the City. Therefore, there would be no impact.				
j. Inundation by mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: In accordance with the Paso Robles General Plan, there are no mudflow hazards located on or near the project site. Therefore, the project would not result in mudflow inundation impacts.				
k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The project would implement the City's Storm Water Management Plan - Best Management Practices. Therefore, there would be 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: The project would incorporate all feasible means to manage water runoff on the project site. There are no wetlands or riparian areas on or adjacent to the project site. Therefore, the project would not result in significant impacts to aquatic habitat.				

**X. LAND USE AND PLANNING:** Would the project:

a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The project site is generally located in a developed area but is bordered by undeveloped, vacant property and SR 46 West to the north. U.S. 101 is located to the east. Hotels and a regional shopping center are located to the south and west of the site. Therefore, the project would not result in any impacts relative to physically dividing an established community.				
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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: As a regional commercial land use, the proposed hotel is generally consistent with the General Plan Land Use Designation of Regional Commercial and Highway-Commercial zoning (C2). However, as proposed, the project would be 65 feet tall and would require an exception to exceed the 50-foot height limit development standard for the C2 zoning. The project site design is consistent with the Gateway Design Standards. There are no other plans that apply to the property. Therefore, with incorporation of the Gateway Design Standards and proposed height exception, the project would not conflict with applicable plans or policies adopted to avoid or mitigate environmental effects. This impact would be less than significant. Visual resources impacts associated with the proposed height exception will be addressed in the Aesthetics section of the EIR.

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

Discussion: There are no habitat conservation plans or natural community conservation plans established on the project site or the area of the City in which the project would occur. Therefore, there would be no impact.

**XI. MINERAL RESOURCES:** Would the project:

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

Discussion: The City General Plan outlines policies that protect and conserve mineral resources identified by the State Geologist as being important mineral deposits, designated "MRZ-2". The California Geological Survey map of the San Luis Obispo-Santa Barbara Production-Consumption Region shows that there are no MRZ-2 classification minerals on the project site. The project would not result in impacts to mineral resources.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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: See (a) above.

**XII. NOISE:** Would the project result in:

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion: The project site is located in a high noise level area, near U.S. 101 and SR 46 West. Implementation of the project has a potential to add trip volumes to local and regional roadways that would generate linear noise source conditions. In addition, grading and other construction activities would generate new short-term noise during the construction phase, which could affect nearby transient lodging uses. These effects will be analyzed in the EIR, and will be evaluated based on the City of Paso Robles General Plan Noise Element standards and standards in the City Zoning Ordinance.

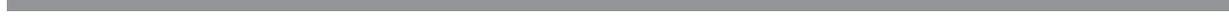
- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Discussion: Grading and other construction activities would generate new short-term groundborne vibration and groundborne noise during the construction phase, which could affect nearby transient lodging uses. This may result in significant impacts.				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discussion: Construction and implementation of the project would result in new trip generation that could increase both temporary and permanent ambient noise levels. Due to the existing high traffic volumes and noise levels in the area, however, it is likely that the project effects would not be substantial, and this effect would not be considered a significant impact. This issue will be analyzed in the EIR, and a discussion of potential impacts and mitigation measures, if applicable, will be presented.				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discussion: See (c) above.				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The project is not located within an airport area subject to an airport land use plan. Therefore, the project would not be impacted by airport related noise.				



**XIII. POPULATION AND HOUSING:** Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: The proposed hotel would introduce a new business to the community, resulting in job creation. The new employment would be absorbed by the local and regional employment market, and would therefore not create the demand for new housing or population growth. This impact would be less than significant.				
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"/>
Discussion: The proposed project would convert an existing hotel into a larger, updated hotel. The project would neither create nor displace any housing units. There would be no impact.				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The proposed project would not displace people or necessitate the construction of replacement housing elsewhere. There would be no impact.				



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XIV. PUBLIC SERVICES:** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- |                                     |                          |                          |                                     |                          |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Fire protection? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project would not result in a significant demand for additional new services. The project would not include new neighborhoods or a significantly large scale development that cannot be provided with services through existing resources. Furthermore, the incremental impacts to services would be mitigated through payment of standard development impact fees. Therefore, impacts to public services would be less than significant.

- |                                       |                          |                          |                                     |                          |
|---------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Police protection? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See (a) above.

- |             |                          |                          |                          |                                     |
|-------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See (a) above.

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

Discussion: See (a) above.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Other public facilities? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See (a) above.

**XV. RECREATION**

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

Discussion: The proposed commercial development project would not encourage new housing demands, therefore it would not result in an increase in demand for recreational facilities or accelerate deterioration of recreational facilities. No impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See (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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p> <p>Discussion: The proposed project would introduce a 116-unit hotel that would bring temporary guests into the City of Paso Robles and create new traffic. The traffic that would result from this project has the potential to cause specific impacts that may require intersection or other improvements, as well as to contribute towards cumulative traffic effects that influence the U.S. 101/SR46 West interchange and nearby roads and intersections.</p> <p>An updated traffic report will be prepared by Associated Transportation Engineers. The report will include an evaluation of impacts resulting from the project at various intersections and review of specific traffic and circulation issues as identified by the City. The report will also include an assessment of cumulative traffic impacts caused by reasonably foreseeable development in the area, and a longer term evaluation. Potential traffic-related impacts would be potentially significant and will be further addressed in an EIR.</p>				
<p>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?</p> <p>Discussion: See (a) above.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p> <p>Discussion: The project site is not located within an airport land use plan or within two miles of a public airport or private use airport. The proposed hotel would also replace an existing hotel and would be similar in height to surrounding hotels. As such the project would not result in changes to air traffic patterns, traffic levels, or substantial safety risks. No impacts would result.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> <p>Discussion: The proposed hotel development would replace an existing hotel and would include adequate access and circulation routes. The project would be developed in compliance with all local and State safety standards. As such, the project would not increase hazards due to design features or incompatible uses and would not result in inadequate emergency access. Therefore, impacts would be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e. Result in inadequate emergency access?</p> <p>Discussion: See (d) above.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p> <p>Discussion: See (a) above.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Discussion: Replacement of the existing 22-room hotel on the project site with the proposed 116-room hotel may result in potentially significant impacts to utilities and service systems that would serve the site. Based on project review memos and information provided by the Community Development Department, a Stormwater Control Plan provided by the applicant, and follow-up communications with City staff in the Public Works Department, utilities and service systems including wastewater treatment, stormwater conveyance, and solid waste disposal services will be reviewed in an EIR for the 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion: See (a) above.

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

Discussion: See (a) above.

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

Discussion: The project would be consistent with the General Plan Land Use designation for the site. However, as proposed, the 116-room hotel would result in an increase in water consumption when compared to that from the existing 22-room motel. This impact would be potentially significant and will be further addressed in the EIR to be prepared for the project. A Water Supply Evaluation will be prepared by Todd Engineers for the project and the information provided therein will be incorporated into the EIR. The Evaluation will identify any potential impacts to water supply, and will describe routine water conservation measures that would apply to the project and any mitigation measures that are applicable.

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

Discussion: See (a) above.

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion: See (a) above.

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discussion: See (a) above.				

**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?

Discussion: As a currently developed site with no naturally occurring habitat, implementation of this project would have less than significant effects on the quality of the environment, habitat of fish and wildlife, fish and wildlife populations, plant or animal communities, and/or the range of endangered species.

An updated historic assessment for the existing motel and its freeway sign will be conducted to determine the historic and cultural value of the site. Although the likelihood of encountering cultural or archeological resources, unique paleontological or geologic features, or human remains on the project site is minimal, the potential for encountering such resources during project construction would remain. Therefore, there is potential for the project to eliminate important examples of major periods of California history or prehistory and these impacts will be further analyzed in the EIR.

- 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)?

Discussion: Impacts of the proposed project in conjunction with other projects in the surrounding area may be cumulatively considerable relative to aesthetics, air quality, cultural resources, greenhouse gas emissions, noise, traffic and circulation, and /or utilities and service systems. Cumulative impacts of the proposed project would be potentially significant and warrant further analysis in an EIR.

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

Discussion: Environmental effects of the proposed project would potentially have environmental effects that cause substantial adverse effects in the issue areas of aesthetics, air quality, greenhouse gas emissions, and/or noise. Impacts to human beings would be potentially significant and warrant further analysis in an EIR.

## REFERENCES

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California Geologic Survey. Updated Mineral Land Classification Map for Concrete-Grade Aggregates in the San Luis Obispo-Santa Barbara Production-Consumption Region, California – North Half. Available at: [ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR\\_215/SR\\_215\\_Plate1A.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_215/SR_215_Plate1A.pdf)

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## 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 are as follows:

<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 2010	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