



NOTICE OF PREPARATION ENVIRONMENTAL IMPACT REPORT

In compliance with the State guidelines for implementation of the California Environmental Quality Act (CEQA) and the CEQA Guidelines, this Notice of Preparation (NOP) is hereby sent to you to inform you that the City is preparing an Environmental Impact Report (EIR) for the proposed Olsen Beechwood Specific Plan project.

The probable effects of the proposed project and the scope of the EIR are presented on the attached initial study. The initial study indicates that the EIR for the project would evaluate aesthetics, agriculture, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, noise, public services, recreation, traffic, and utilities. The proposed project was determined to have no potential adverse environmental effects with respect to mineral resources. As such, this topic will not be analyzed further in the EIR. There are no known hazardous materials sites within the project's boundaries.

As Lead Agency, the City of Paso Robles needs to know the views of individuals and agency as to the possible scope and content of the environmental impact report. Agency comments should focus on information that is germane to its statutory responsibilities in connection with the proposed project. Written comments may be submitted via mail to:

Nicole Carter
Consultant
Crawford Multari & Clark Associates
641 Higuera Street, Suite 302
San Luis Obispo, CA 93401

Or via email to Mrs. Carter at nicole@cmcaplans.com

Please indicate a contact person in your response. Additionally, the City will be hosting a scoping meeting for this project on May 22, 2007 at 6:00 p.m. at City Hall, 1000 Spring Street in Paso Robles. Please check the project website at www.prcity.com for updated information.

Due to time limits mandated by State Law, responses on the NOP must be sent at the earliest possible date, but no later than 30 days after receipt of this notice dated May 4, 2007. The public review period for the NOP will close June 5, 2007 at 5:00 pm.

For any additional information, please call Mrs. Carter at 805.541.2622 ext 20.

CITY OF PASO ROBLES – PLANNING DIVISION INITIAL STUDY FOR SPECIFIC PLAN PROJECT

1. GENERAL PROJECT INFORMATION

PROJECT TITLE:	Olsen Ranch/Beechwood Specific Plan
LEAD AGENCY: 93446	City of el Paso de Robles - 1000 Spring Street, Paso Robles, CA
Contact: Telephone:	Susan DeCarli, City Planner (805) 237-3970
PROJECT LOCATION:	Olsen Ranch and Beechwood Expansion Areas, within southeastern corner of city limits, north of Creston Road and south of Linne and Meadowlark Road.
PROJECT PROPONENT:	City of Paso Robles Community Development Department
LEAD AGENCY CONTACT/ INITIAL STUDY PREPARED BY:	Susan DeCarli, City Planner Nicole Carter, Senior Environmental Specialist Crawford Multari & Clark Associates
Telephone: Facsimile: E-Mail:	(805) 237-3970 (805) 237-3904 SDeCarli@prcity.com
GENERAL PLAN DESIGNATION:	RSF-3, RSF-4, NC
ZONING:	Prezoned residential (various densities), neighborhood commercial

2. PROJECT DESCRIPTION

The Olsen Ranch/Beechwood Specific Plan will set forth a comprehensive program for development of the Olsen Ranch and Beechwood areas, as defined in the City's General Plan (shown in Figures 1 and 2). The Specific Plan includes street and infrastructure improvements, architectural design guidelines, pedestrian components, residential development, retail development, and recreation and open space. The following sections outline the proposals of the Specific Plan.

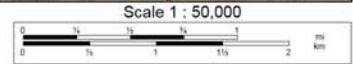
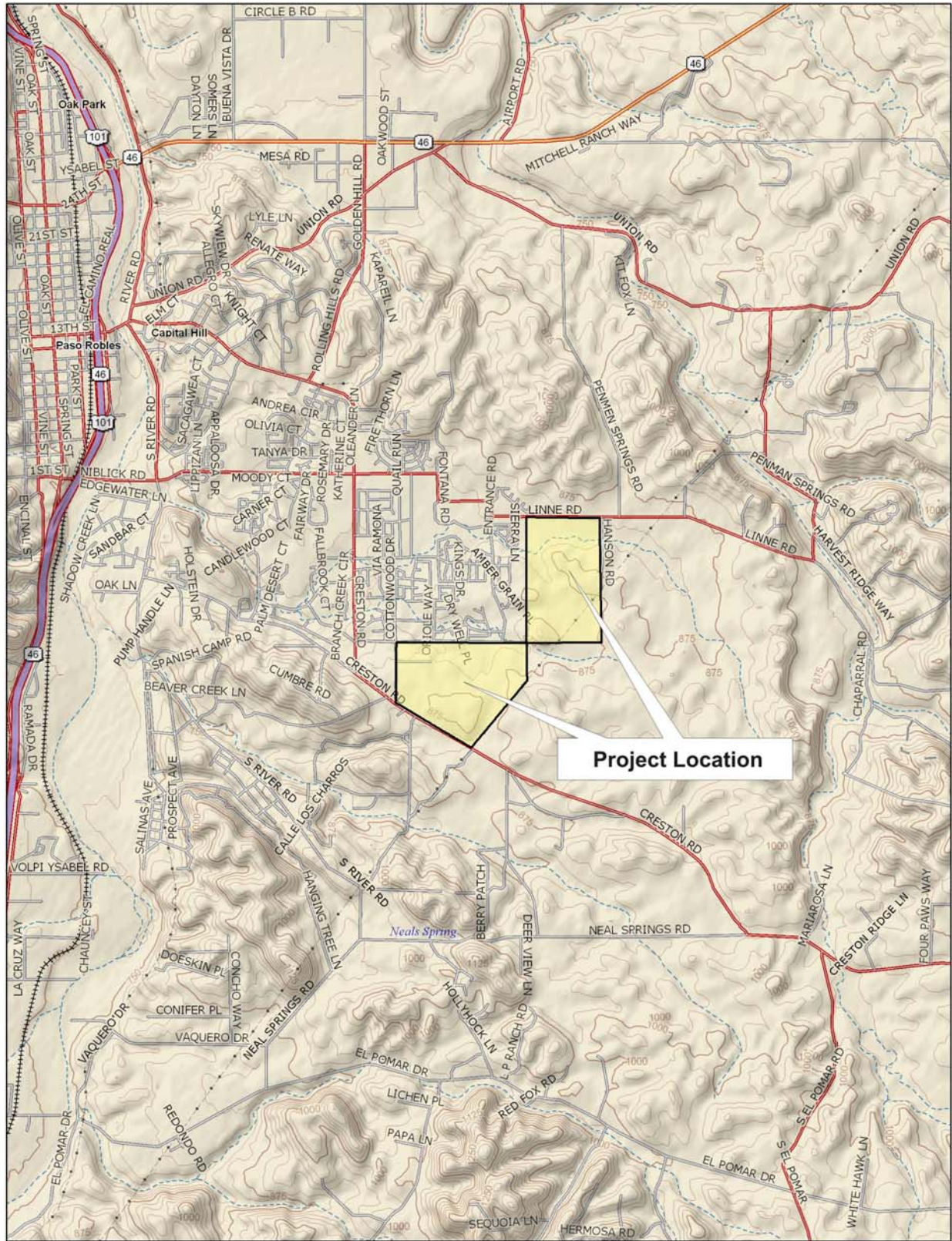
Principles and Strategies. The Specific Plan is based on several strategies, which stem from the principles of Traditional Neighborhood Design. The specific strategies employed in the Plan include:

- *An interconnected network of multi-modal thoroughfares is provided.* A connected network disperses traffic and addresses circulation of cars, bicycles, transit and pedestrians throughout the area.

Figure 1. Regional Location



Figure 2. Project Vicinity



- *Parking is at the rear of buildings.* Parking is provided at the rear of lots, and is accessed by alleys, eliminating the garage or parking lot as the dominant feature of the main streetscape.
- *Five-minute walk from center to edge.* Residential areas should be within a five-minute walk of the center, to promote pedestrian access. Smaller block sizes (compared to conventional subdivisions) are included to encourage pedestrian activity.
- *Neighborhoods with a clear center.* Neighborhoods have a distinctive green, plaza, or other feature which identifies a center. Transit service is often provided at the center.
- *Housing types for a variety of incomes and ages.* Types range from apartments and townhouses to detached single family homes, encouraging a mix of incomes and ages in the neighborhood.
- *Neighborhood centers catering to a mix of residential, retail and office uses.* A sufficiently varied mix of uses is provided in the center to serve the weekly needs of residents, and to provide some nearby employment opportunities.
- *Carriage houses are encouraged.* Carriage houses are small units located in rear of single family houses. These units can be used for rental income, bonus or guest quarters, or spaces in which to work.
- *Schools are located within walking distance.* Providing schools within walking distance further promotes pedestrian activity in the area.
- *A variety of open spaces are provided.* A range of open spaces, from parks, attractive streets and sidewalks, and green belts are included in the design to provide recreational opportunities. Parks are within walking distance of residences.
- *Streets are suitable for pedestrians.* The streetscape is pleasant for pedestrians, offering ample walking space, shade, narrow widths and safe crossings.
- *Landscape is suitable for the setting and climate.* Providing a landscape suitable for the climate reduces the need for water, maintenance, and in keeping with the natural setting.
- *Civic buildings are located in prominent sites.* Civic buildings are located where they are visible from the community, such as at the termination of streets. Civic buildings provide opportunities for gathering, community building, and events.

As outlined above, the use of these principles in the design of the Specific Plan has a number of ancillary benefits, chief of which are improved pedestrian appeal, increased pedestrian safety, increased opportunities for exercise and recreation, slower moving vehicular traffic, and reduced dependence on longer vehicle trips to access daily needs.

Project Proposals. The Specific Plan divides the area into two distinct but connected neighborhoods, the Olsen Ranch Neighborhood and the Beechwood Neighborhood. Much of the project's proposals for the neighborhoods are similar; therefore, the following description addresses the consistent features of the two neighborhoods and then discusses particulars which are unique to each.

Zoning. The plan proposes to change the zoning in the planning area from the current categories, listed above, to Open Space (OS), Neighborhood Center (NC), Neighborhood General (NG), Neighborhood Edge 2 (NE-2), Neighborhood Edge 1 (NE-1) (see also Figures 3 and 4). This change represents a departure from the traditional zoning that rigorously separates uses into distinct zones (commercial, industrial, etc.), intended to be divided spatially, to a form-based type of zoning. Form-based zoning attempts to integrate uses through design and

Figure 3. Regulating Plan - Olsen Ranch

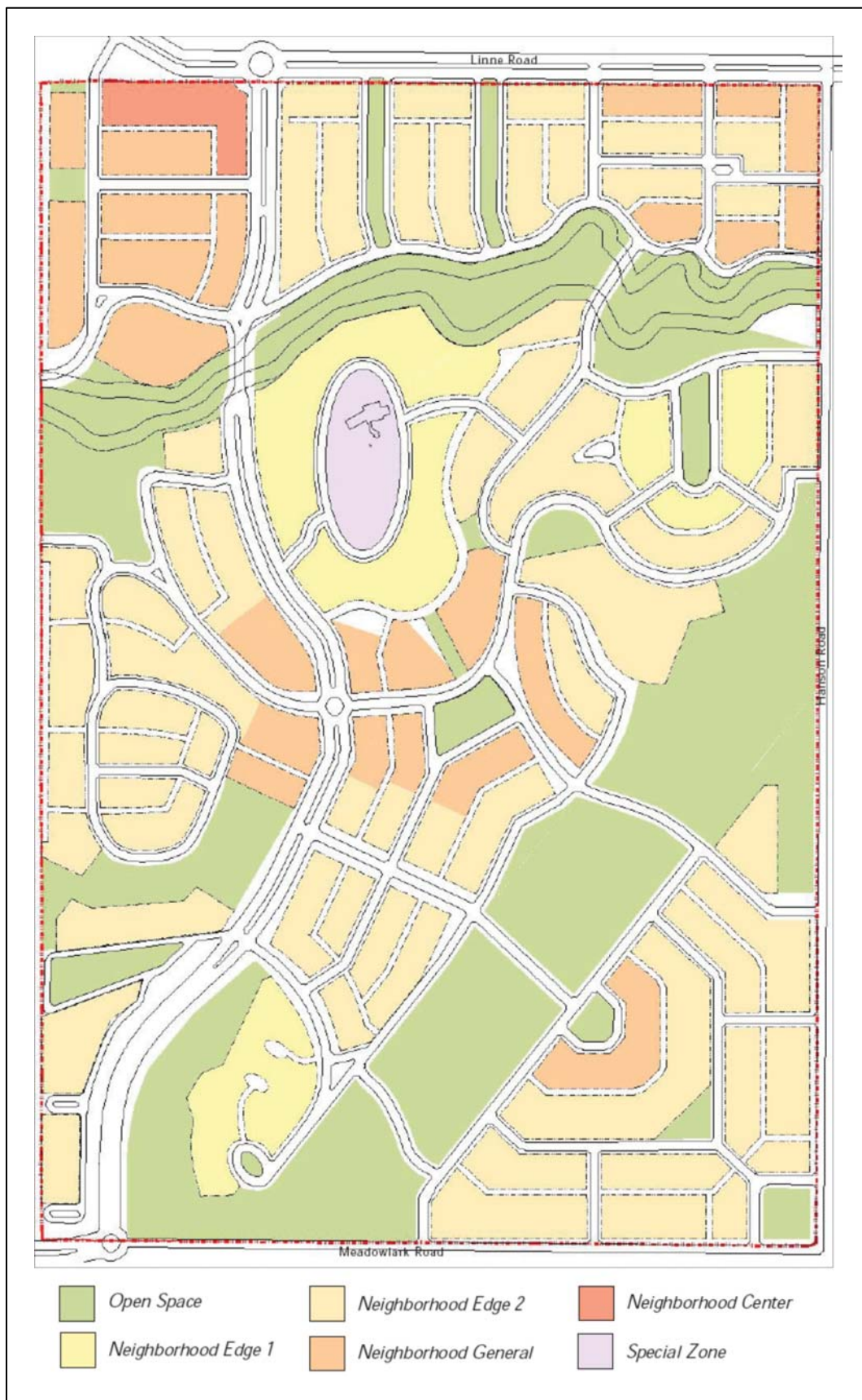
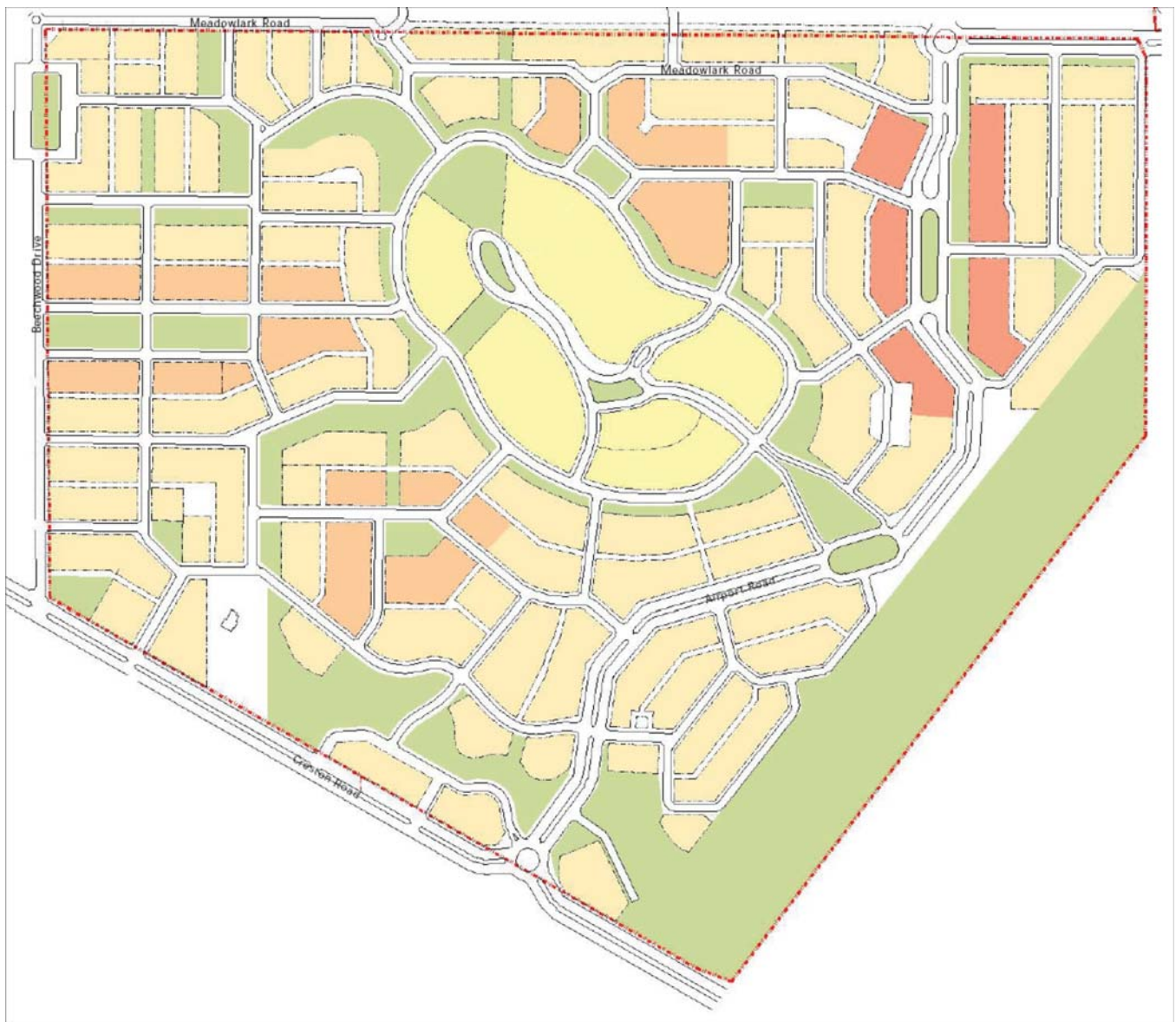







Figure 4. Regulating Plan – Beechwood



- | | | |
|--|---|--|
|  <i>Open Space</i> |  <i>Neighborhood Edge 2</i> |  <i>Neighborhood Center</i> |
|  <i>Neighborhood Edge 1</i> |  <i>Neighborhood General</i> |  <i>Special Zone</i> |

application of standards that are based on physically derived relationships of buildings, streets, and open spaces. Form-based zoning promotes mixed-use, pedestrian-friendly areas, providing, in this case, a diversity of housing types interspersed with appropriate commercial uses in addition to the regulated issues of use, building height, etcetera. Amendments to the City's Zoning Regulations will be necessary in order to implement these new zoning districts and form-based standards.

Streets and Blocks. The plan proposes an interconnected network of streets with blocks no longer than 400' in length. Streets are designed to meander in relationship to the natural topography, but to provide an organized system of blocks and neighborhoods. Street trees are proposed throughout the development. The conceptual street network proposed is shown in Figures 3 and 4. The major new circulation feature is a new boulevard proposed from Linne Road to the north, intersecting Airport Road, and continuing to Creston Road to the south.

Open Space. The Open Space plan for the project identifies a number of potential locations for open space features, including plazas, neighborhood parks, and passive open space. The development code contained in the Specific Plan outlines open space requirements. The major open space feature in the Olsen Neighborhood is a natural area located along the creek to the north. The Beechwood Plan includes two larger parks with at least three smaller parks or plazas. The PG&E ownership is retained for open space/agriculture through both the Olsen and Beechwood properties.

Infrastructure. The project will involve the extension of new water service, sewage collection infrastructure, and utilities. The project will include the extension of new water supply lines along major roadways in the planning area with lateral connections to individual blocks and lots. The project will include the extension of sewage collection lines with laterals to individual blocks and lots and at least one sewer lift station at the southwestern-most corner of the Beechwood project site. The project is designed to handle storm water on site, to the extent feasible, through landscaped swales, detention basins, natural features, and permeable paving or other permeable surfacing. This more dispersed system of storm water control and conveyance is designed to reduce the need for off site controls and to reduce off site impacts.

Landscape. The Specific Plan includes planting strategies for proposed walkways, trails, and other areas intended to improve the pedestrian environment. The planting plan emphasizes the use of native and/or climate-appropriate species, and includes measures to promote erosion control. Particular policies of the landscape portion of the development code include:

- The landscape shall define, unify and enhance the public realm.
- The landscape shall provide cultural and environmental benefits.
- The landscape shall mitigate environmental degradation resulting from stormwater runoff.
- The landscape shall consist of elements that are consistent with the character, climate and soils of Paso Robles. Whenever possible, plant materials will be indigenous to the region, or similar in character and habitat to indigenous materials.

To attain these goals, the following are provided in the Specific Plan:

- A street tree program for all thoroughfares.
- General landscape standards that set minimum planting requirements.
- Sustainable landscape practices, including indigenous trees tolerant of stress created during periods of drought, and receptive to the use of ecofriendly integrated pest management and indigenous plants or drought-tolerant species from Mediterranean and other arid regions.
- Sustainable stormwater management practices, including methods that reduce runoff and improve water quality.
- A wetland area at the low elevation of the Olsen Ranch property (Turtle Creek), including education signage.
- A program for the eradication of escaped exotic species within Turtle Creek.
- A viable recreational trail system for walking, jogging and bicycling that connects to the existing trail system.

- Preserve existing oak trees and oak woodlands and promote the planting of new oak trees in accordance with Goal C-3 of the Paso Robles General Plan and the Oak Tree Preservation Ordinance.

Design. The Specific Plan regulates design through the form-based development code contained therein. Intent, placement, parking, profile and type are all regulated, in addition to architectural style. Three different architectural styles specified for the Olsen Ranch area are Mediterranean, Western/Victorian, and Craftsman. Buildings are largely one to two stories in height. More detail regarding design can be found in the Specific Plan document.

Olsen Ranch Neighborhoods. The main Olsen Neighborhood lies northwest of the PG&E easement. A second neighborhood is proposed southeast of the easement. The main neighborhood is oriented on a large central area with the original ranch structures. Parklands encompass the creek and oak woodlands onsite, as well as the PG&E easement. The main neighborhood can be further subdivided as follows:

Neighborhood Center. Along Linne Road at the northwestern corner of the property is an area zoned for mixed-use and pedestrian-orientation. This area is envisioned with live-work and mixed use buildings, surrounded by a mix of detached and attached home products. This area is bordered by the existing senior development to the west, and a new boulevard to the east.

North Eastern Neighborhood. North of the creek and east of the northern park is an area of primarily detached single-family houses, with a small area of attached homes. This area also includes a potential school site.

Central Neighborhood. South of the creek is the central neighborhood, bisected by a boulevard which connects to Linne Road, and offering a variety of housing types and lot sizes. The central neighborhood includes Neighborhood Edge 1 zoning, with detached single-family dwelling on larger lots. These areas are zoned in this way to preserve existing oak trees and provide transition between rural and more urban portions of the site.

South East Neighborhood. The South East Corner neighborhood is centered on a neighborhood park surrounded by rowhouses or live-work units. The remainder of the neighborhood is comprised of single-family housing. The neighborhood includes at least two additional pocket parks to serve the population, and two roads through the PG&E easement provide connection to the main neighborhood. The PG&E easement is reserved for agricultural uses.

Beechwood Neighborhoods. The Beechwood Neighborhood as a whole provides a variety of housing types and lot sizes, from lower-density detached housing at the center, to higher-density attached homes. The Beechwood area does include a Town Center on Airport Road just south of Meadowlark Road. The Town Center is envisioned as a higher density mixed use area organized around a central plaza. Buildings are envisioned as two to three stories, in a variety of styles, with retail on the ground floor and residences above. Around the periphery of the Town Center, within walking distance, are residential neighborhoods of various types. The center of the property is developed as a predominantly single-family neighborhood on larger lots. Attached products are provided in three groupings north, east and south of the central neighborhood, and are surrounded by single family products on smaller lots.

Buildout Scenario. “Buildout” is most simply described as the total anticipated amount of development possible in a particular area. Buildout for the purposes of this project consists of two scenarios, (1) the development limits set by the City of Paso Robles General Plan, as follows:

Table 1. Specific Plan Buildout (2025)

	Total (Buildout)	Buildout Population
Olsen Ranch Residential	673	1,817
Beechwood Area Residential	674	1,820
Total Residential	1,347	3,637
Non-residential (square feet)	53,000	

and (2) a development scenario which assumes an approximate 30% increase in allowable densities across the site, which would result in the following buildout figures:

Table 2. Specific Plan Buildout, Increased Density Scenario (2025)

	Total (Buildout)	Buildout Population
Olsen Ranch Residential	875	2,363
Beechwood Area Residential	876	2,365
Total Residential	1,751	4,728
Non-residential (square feet)	69,000	

The implementation of the Increased Density Scenario would result in approximately 404 additional dwelling units, 16,000 additional square feet of non-residential space, and approximately 1,091 additional residents. Open space and street networks would be unchanged.

3. OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED (For example, issuance of permits, financing approval, or participation agreement): Regional Water Quality Control Board, Fish and Wildlife Service, Department of Fish and Game, Army Corps of Engineers, San Luis Obispo County Air Pollution Control District

4. EARLIER ENVIRONMENTAL ANALYSIS AND RELATED ENVIRONMENTAL DOCUMENTATION:

This Initial Study incorporates by reference the City of El Paso de Robles General Plan Environmental Impact Report (EIR) (SCH#2003011123).

5. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR THE PROJECT:

This Initial Study relies on the expert opinion supported by the facts, technical studies, and technical appendices of the City of El Paso de Robles General Plan EIR. These documents are incorporated herein by reference. They provide substantial evidence to document the basis upon which the City has arrived at its environmental determination that:

- A. The previously prepared and certified EIR adequately analyzes development in the project area with respect to the following environmental issue areas:
 - Mineral resources
- B. The following environmental issue areas require further project specific review in this Initial Study: Aesthetics, Geological problems, Cultural Resources, Air Quality, Hazards/Safety, Biology, Hydrology and Water Quality, Energy, Agriculture, Noise, Public Services and Utilities, Recreation, Traffic, Mandatory findings of significance

6. PURPOSES OF AN INITIAL STUDY

The purposes of an Initial Study for a Specific Plan are:

- A. To provide the City with sufficient information and analysis to use as the basis for deciding whether to prepare an Environmental Impact Report, a Mitigated Negative Declaration, or a Negative Declaration for a Specific Plan;
- B. To enable the Applicant or the City as the lead agency to modify a project, mitigating adverse impacts before an Environmental Impact Report is required to be prepared, thereby enabling the proposed Project to qualify for issuance of a Negative Declaration or a Mitigated Negative Declaration;
- C. To facilitate environmental assessment early in the design of a project;
- D. To eliminate unnecessary EIRs;
- E. To explain the reasons for determining that potentially significant effects would not be significant;
- F. To determine if a previously prepared EIR could be used for the project;
- G. To assist in the preparation of an Environmental Impact Report if one is required; and
- H. To provide documentation of the factual basis for the finding of no significant effect as set forth in a Negative Declaration or a Mitigated Negative Declaration prepared for the a project.

7. EXPLANATION OF ANSWERS FOUND ON THE ENVIRONMENTAL CHECKLIST FORM

A. Scope of Environmental Review

Potential environmental impacts identified cannot all be mitigated to a less than significant level. The project is consistent with the applicable development standards of the zoning district and land use designation intensity, which has been previously evaluated in the General Plan EIR.

B. Evaluation of Environmental Impacts

1. A brief explanation is required for all answers to the questions presented on the following Environmental Checklist Form, except where the answer is that the proposed project will have “No Impact.” The “No Impact” answers are to be adequately supported by the information sources cited in the parentheses following each question or as otherwise explained in the introductory remarks. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors and/or general standards. The basis for the “No Impact” answers on the following Environmental Checklist Form is explained in further detail in this Initial Study in Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 10 (Context of Environmental Analysis for the Project).
2. All answers on the following Environmental Checklist Form must take into account the whole action involved with the project, including implementation. 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. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. “Potentially Significant Impact Unless Mitigated” 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 Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) 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). See Section 4 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 11 (Earlier Analysis and Background Materials) of this Initial Study.
6. References to the information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the Environmental Checklist Form. See Section 11 (Earlier Analysis and Related Environmental Documentation). Other sources used or individuals contacted are cited where appropriate.
7. The following Environmental Checklist Form generally is the same as the one contained in Title 14, California Code of Regulations; with some modifications to reflect the City's needs and requirements.
8. Standard Conditions of Approval: The City imposes standard conditions of approval on Projects. These conditions are considered to be components of and/or modifications to the Project and some reduce or minimize environmental impacts to a level of insignificance. Because they are considered part of the Project, they have not been identified as mitigation measures. For the readers' information, the standard conditions identified in this Initial Study are available for review at the Community Development Department.
9. Certification Statement: The statements made in this Initial Study and those made in the documents referenced herein present the data and information that are required to satisfy the provisions of the California Environmental Quality Act (CEQA) – Statutes and Guidelines, as well as the City's Procedures for Implementing CEQA. Further, the facts, statements, information, and analysis presented are true and correct in accordance with standard business practices of qualified professionals with expertise in the development review process, including building, planning, and engineering.

8. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The proposed project may potentially affect the environmental factors checked below, and may involve at least one impact that is a “Potentially Significant Impact” or is “Potentially Significant Unless Mitigated,” if so indicated on the following Environmental Checklist Form (Pages 8 to.15)

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Land Use & Planning | <input checked="" type="checkbox"/> Transportation/Circulation | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Population & Housing | <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Utilities & Service Systems |
| <input checked="" type="checkbox"/> Geological Problems | <input checked="" type="checkbox"/> Energy & Mineral Resources
(Energy only) | <input checked="" type="checkbox"/> Aesthetics |
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Hazards | <input checked="" type="checkbox"/> Cultural Resources |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance | | |

9. ENVIRONMENTAL DETERMINATION: On the basis of this initial evaluation: I find that:

The proposed project could not have a significant effect on the environment; and, therefore, a **NEGATIVE DECLARATION** will be prepared.

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. Therefore, a **MITIGATED NEGATIVE DECLARATION** will be prepared.

The proposed project may have a significant effect on the environment; and, therefore an **ENVIRONMENTAL IMPACT REPORT** is required.

The proposed project may have a significant effect(s) on the environment, but one or more effects (1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) have been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or is “potentially significant unless mitigated.”

Therefore, an **ENVIRONMENTAL IMPACT REPORT** is required, but it will analyze only the effect or effects that remain to be addressed.

Signature:

Date:

Susan DeCarli, City Planner

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING. Would the Proposal:

- a) Conflict with general plan designation or zoning?
(Sources: 1 & 8)

Discussion: The General Plan designates the planning areas as follows: RSF-3 (three dwelling units per acre), RSF-4 (four dwelling units per acre), and Neighborhood Commercial. The General Plan allocates 3 and 4 dwelling units to the acre, for a total of 1,347 dwelling units across the entire site, but allows for flexibility in the dispersal of these units across the site.

The proposed project establishes five zones for the site: Open Space (OS), Neighborhood Center (NC), Neighborhood General (NG), Neighborhood Edge 2 (NE-2), and Neighborhood Edge 1 (NE-1). These uses are consistent with the General Plan land use guidance, and the requirements for recreational acreage.

The Specific Plan buildout scenario clusters development however the numbers are consistent with the General Plan. The Increased Density Scenario, if implemented, would result in greater buildout numbers than specified in the General Plan and would therefore require a General Plan Amendment. Impacts will be addressed in the EIR.

- b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?
(Sources: 1 & 3)

Discussion: The project may not comply with all applicable planning and environmental documents. An assessment of the project's compliance with local and regional planning documents will be provided in the EIR.

- c) Be incompatible with existing land uses in the vicinity?
(Sources: 1 & 3)

Discussion: The project is located near both an existing senior housing development and active agricultural operations, including a vineyard. New residential and commercial uses, as well as expanded street networks, may pose and/or face certain incompatibilities due to noise, and safety, among others, unless strategies are included in the plan to address these issues. Impacts will be addressed in the EIR.

- d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)?

Discussion: See (c) above. The project will convert agricultural land to residential use and may be incompatible with ongoing agricultural operations in the vicinity. These impacts have been addressed in prior environmental documents (for example the General Plan EIR) but will be readdressed in the EIR.

- e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?
(Sources: 1 & 3)

Discussion: The project involves development of two largely residential communities at the edge of existing communities. The project will not require or result in the demolition of an established community, or change external roadway alignments such that it would disrupt or divide the physical arrangement of an established community.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. POPULATION AND HOUSING. Would the proposal:

- a) Cumulatively exceed official regional or local population projections? (Sources: 1 & 3)

Discussion: Potential inconsistencies with the population projections of other planning documents will be addressed in the EIR.

- b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (Sources: 1 & 3)

Discussion: The project would introduce between 3,637 people (based on 1,347 total units at 2.7 persons per household) and 4,728 people to the region. The impacts, direct and indirect, of this growth may be significant, as discussed elsewhere in this Initial Study, and will be addressed in the EIR.

- c) Displace existing housing, especially affordable housing? (Sources: 1, 3, & 5)

Discussion: The project will result in the removal of six existing residences. None of these residences have been identified as affordable. The project will compensate for the displacement of housing by providing between 1,347 and 1,751 new dwelling units (1,341-1,745 net new units).

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- a) Fault rupture? (Sources: 1, 2, & 3)

Discussion: Based on review of the fault maps contained in the Safety Element of the General Plan, the project area does not overlay any known active faults which would put future development at direct risk of damage from ground rupture.

- b) Seismic ground shaking? (Sources: 1, 2, & 3)

Discussion: Much of California is at risk of seismic ground shaking. . Paso Robles did experience considerable damage to older structures from groundshaking during the San Simeon quake of 2003. The project will comply with the current Uniform Building Code requirements for Seismic Zone 4, which reduces seismic risks to property to the extent feasible. As specific projects are proposed in compliance with the plan, site-specific geotechnical studies will be required as part of the permit application. The studies are required to provide measures, if necessary, for specific structures and foundations, to limit risk of damage from groundshaking. Compliance with these existing regulatory requirements will be sufficient to reduce this impact to a less than significant impact; therefore, no further analysis in the EIR is required

- c) Seismic ground failure, including liquefaction? (Sources: 1, 2 & 3)

Discussion: Based on review of the General Plan, the site is underlain by relatively fine-grained soils with relatively deep groundwater. Site soils are therefore considered at low risk of liquefaction.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Seiche, tsunami, or volcanic hazard? (Sources: 1, 2, & 3)

e) Landslides or Mudflows? (Sources: 1, 2, & 3)

Discussion: The project area is not subject to risk of seiches, tsunami or volcano. Although natural slopes on site are relatively gentle in grade (average <15%) and do not pose a high risk of landslide, cuts for roads and individual lots may, in some cases, create risk of localized soil instability, unless measures are included to address this risk. A grading analysis has been prepared for the site which will be referenced and analyzed in the EIR.

f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 2, 3, & 4)

Discussion: The project will involve grading and excavation over more than 400 acres of land. Development of the conceptual plan will alter natural topography, and may increase the likelihood of erosion, and localized soil instability. The potential for instability due to altered topography and erosion will be addressed in the EIR.

g) Subsidence of the land? (Sources: 1, 2, & 3)

Discussion: There have been no documented cases of widespread subsidence in the eastern Paso Robles area. The project area is not at risk of subsidence.

h) Expansive soils? (Sources: 4)

Discussion: Project area soils range from low to high expansivity. Specialized treatment of sub slab soils may be warranted in some areas. This will be addressed further in the EIR.

i) Unique geologic or physical features? (Sources: 1 & 3)

Discussion: The project area does not exhibit unique geologic or physical features.

IV. WATER. Would the proposal result in:

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Sources: 1, 3, & 7)

Discussion: The implementation of the project will result in the conversion of permeable agricultural land to residential development, with appurtenant streets, sidewalks, and driveways. By introducing relatively impermeable surfaces to the planning area, the project will alter infiltration rates, drainage patterns, and the rate and amount of surface runoff on site. Impacts of drainage and surface runoff will be addressed further in the EIR.

b) Exposure of people or property to water related hazards such as flooding? (Sources: 1, 3, & 7)

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: Although the project areas is outside both the 100- and 500-year flood hazard zones, localized flooding, particularly along Linne Road at the northern boundary of the Olsen Ranch, has been indicated as a concern for future development. This potential impact (flooding) will be addressed further in the EIR.

- c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? (Sources: 1, 3, & 7)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project will introduce residential and roadway runoff into natural drainage features in the planning area. Discharges from the site will be altered from agricultural uses to urban land which may degrade on and offsite water quality and will be addressed further in the EIR.

- d) Changes in the amount of surface water in any water body? (Sources: 1, 3, & 7)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion: To the extent that the project generates additional runoff that will reach existing surface drainages offsite, the project will increase the amount of surface water in these water bodies and will be addressed further in the EIR.

- e) Changes in currents, or the course or direction of water movement? (Sources: 1, 3, & 7)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project does not include impediments to existing waterways, such as dams or levees, nor does it propose to alter the natural course of existing waterways. However, the project will substantially alter the course of water across the two properties as lots and infrastructure are developed. Impacts to drainage patterns will be addressed further in the EIR.

- f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (Sources: 1,3, & 7)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project's primary water supply is the Paso Robles Groundwater Basin. Withdrawals from the basin will decrease available annual supplies, and development of residential neighborhoods will decrease the recharge capacity of the project site. Impacts to water supplies and infiltration patterns will be addressed further in the EIR.

- g) Altered direction or rate of flow of groundwater? (Sources: 1, 3, & 7)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project will not impede the direction or rate of flow of groundwater.

- h) Impacts to groundwater quality? (Sources: 1, 3, & 7)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project would introduce mostly residential subdivisions to an area used primarily for dry farming, vineyards and grazing. The removal of agricultural operations may reduce the amounts of certain water quality constituents, such as nitrates, while the introduction of residences may increase the amounts of other constituents, such as household fertilizers and pest control chemicals. Runoff from residential areas, namely driveways and roads will contain other pollutants, such as fuels and oils that may impact groundwater and will be addressed further in the EIR.

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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (Sources: 1, 3, & 7) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion: A water supply assessment will be prepared for the project to assess the impact to groundwater supplies and will be included in the EIR. The 2003 General Plan Update states there is sufficient water for buildout of the community as proposed in the General Plan.

V. AIR QUALITY. Would the proposal:

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|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Sources: 1, 3, & 7) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion: The region is in nonattainment of the state PM10 standard. Implementation of the project, particularly construction of the project, may contribute to the nonattainment. Both construction and operational air quality impacts will be addressed further in the EIR.

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|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| b) Expose sensitive receptors to pollutants? (Sources: 1, 3, & 7) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The project is located near designated senior housing and an elementary school. Construction of the project may expose seniors and schoolchildren to pollutant levels above accepted thresholds and will be addressed further in the EIR.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Alter air movement, moisture, or temperature? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not alter air movement, moisture or temperature.

- | | | | | |
|--------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Create objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not be a source of objectionable odors.

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

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|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Increased vehicle trips or traffic congestion? (Sources: 1, 3, & 7) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion: The project will result in development of over 1,300-1,700 homes, which will contribute vehicle trips to the existing street network. Impacts of increased vehicle trips and their potential to create congestion will be addressed in the EIR.

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|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 3, & 7) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The project area is proximate to and may be incompatible with agricultural operations, including equipment use and will be addressed further in the EIR.

- c) Inadequate emergency access or inadequate access to nearby uses? (Sources: 1, 3, & 7)

Discussion: The adequacy of emergency access in the proposed project will be addressed in the EIR. The project will include a project-specific fire code which may differ from the fire code for the remainder of the City.

- d) Insufficient parking capacity on-site or off-site? (Sources: 1, 3, 7, & 8)

Discussion: The sufficiency of parking is mainly a question for the retail/mixed use component of the project. The project proposes 2 spaces per thousand gross square feet of non-residential building area. This ratio differs from that used in the rest of the City. Impacts associated with the parking supply will be addressed further in the EIR.

- e) Hazards or barriers for pedestrians or bicyclists? (Source: 7)

Discussion: The project includes infrastructure for both pedestrians and bicyclists. No hazards or barriers to existing infrastructure are proposed.

- f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1 & 8)

Discussion: The project includes infrastructure for alternative modes of transportation, such and bicycle and pedestrian paths, in keeping with City policy. An analysis of the project's consistency with the General Plan will be included in the EIR.

- g) Rail, waterborne or air traffic impacts?

Discussion: The project will not impact rail, waterway or air traffic patterns since none of these facilities is located proximate to the project site.

BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- a) Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)? (Source: 13)

Discussion: Preliminary study of the site indicates the potential for impact to San Joaquin Kit Fox and vernal pool habitat. Other sensitive species may exist on the two properties. An analysis of impacts to sensitive species will be provided in the EIR.

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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Locally designated species (e.g., heritage trees)?

Discussion: The project complies with the City’s oak tree ordinance, and has been designed to avoid removal of existing oak trees to the extent feasible.

- c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?

Discussion: The project complies with the City’s oak tree ordinance.

- d) Wetland habitat (e.g., marsh, riparian and vernal pool)? (Source: 13)

Discussion: The project may impact vernal pool habitat and an analysis will be provided in the EIR.

- e) Wildlife dispersal or migration corridors?

Discussion: The project may impact corridors used by the San Joaquin Kit fox and other species and will be discussed further in the EIR.

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

- a) Conflict with adopted energy conservation plans? (Sources: 1 & 7)

Discussion: The project will be required to comply with the Uniform Building Code Energy Efficiency requirements. The project will be evaluated for its consistency with General Plan policies related to energy in the EIR.

- b) Use non-renewable resource in a wasteful and inefficient manner? (Sources: 1 & 7)

Discussion: Projects developed pursuant to the Specific Plan will be required to comply with the Uniform Building Code and local construction waste recycling requirements.

- c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (Sources: 1 & 7)

Discussion: The project will not affect a known mineral source.

IX. HAZARDS. Would the proposal involve:

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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?

Discussion: The project will not pose a long-term threat of explosion or release of hazardous substances, as it is a largely residential project. However risk of release of hazardous materials does exist during construction. Construction-related impacts will be addressed further in the EIR.

- b) Possible interference with an emergency response plan or emergency evacuation plan? (Sources: 1 & 7)

Discussion: The project does not propose hindrances to the City's emergency response or evacuation plans, such as rerouting, reducing or eliminating major transportation infrastructure or eliminating rendezvous sites.

- c) The creation of any health hazard or potential hazards?

Discussion: Like any electrical device, power lines emit a specific electromagnetic field (EMF). There was debate in the 1990's about the possible adverse health effects of EMF. According to the most recent information available from the World Health Organization (WHO) (<http://www.who.int/peh-emf/about/WhatisEMF/en/> accessed November 2005), EMF has not been linked to any adverse health conditions. Therefore, EMF will not be discussed further in the EIR.

Other health hazards resulting from the implementation of this project are limited to the potential exposure of construction workers or residents to pesticides and herbicides that may exist in the soil from longtime agricultural use and will be addressed further in the EIR.

- d) Increased fire hazard in areas with flammable brush, grass, or trees?

Discussion: The project is located in a rural area with brush and grassland surrounding the site. The impact of fire hazards will be addressed further in the EIR.

X. NOISE. Would the proposal result in:

- a) Increases in existing noise levels? (Sources: 1, 7, & 8)

Discussion: The project, by introducing vehicle trips to area roadways and construction activity, may increase existing noise levels and will be discussed in the EIR.

- b) Exposure of people to severe noise levels? (Source: 3)

See Discussion above.

XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- a) Fire protection? (Sources: 1, 3, 6, & 7)

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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Police Protection? (Sources: 1, 3, & 7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools? (Sources: 1, 3, & 7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Maintenance of public facilities, including roads? (Sources: 1, 3, & 7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other governmental services? (Sources: 1,3, & 7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: The increased population and new development will increase the demand for public services. Impacts to all public services will be addressed further in the EIR. By law, impacts to schools are mitigated by applying statutory impact fees.

XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

a) Power or natural gas? (Sources: 1, 3, & 7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Communication systems? (Sources: 1, 3, & 7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Local or regional water treatment or distribution facilities? (Sources: 1, 3, & 7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Sewer or septic tanks? (Sources: 1, 3, 7, & 8)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Storm water drainage? (Sources: 1, 3, & 7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Solid waste disposal? (Sources: 1, 3, & 7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Local or regional water supplies? (Sources: 1, 3, & 7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: The project will create the need for expanded power, communication, water distribution, and wastewater collection facilities. Existing sewer treatment capacity may not be sufficient. The construction of needed infrastructure may have additional impacts on the environment, including impacts to areas beyond the project footprint. The impacts associated with the each of the above will be addressed in the EIR.

XIII. AESTHETICS. Would the proposal:

a) Affect a scenic vista or scenic highway? (Sources: 1, 3, & 7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project will involve residential development in a rural area visible from public roads. The loss of rural character in this area was identified as a significant impact in the General Plan EIR. This impact will be further

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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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addressed in the Specific Plan EIR.

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|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| b) Have a demonstrable negative aesthetic effect? (Sources: 1, 3, & 7) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion: See above

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Create light or glare? (Sources: 1, 3, 7, & 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project does not alter the City's lighting standards. The project will introduce suburban lighting levels further into a rural area. However, the General Plan EIR found imposition of City standards for lighting and glare sufficient to reduce this impact to a less than significant level.

XIV. CULTURAL RESOURCES. Would the proposal:

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|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Disturb paleontological resources? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Disturb archaeological resources? (Sources: 1, 3, 7 & 11) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion: There are no known paleontological resources on the project site. An archaeological records search was completed for the Olsen Ranch property and areas within a three-mile radius in 2004. No known archaeological resources were identified in the records search. The study for Olsen Ranch also included a surface survey. Although the survey was negative for resources on the site, the study did identify a monitoring area along Turtle Creek due to limited ground visibility. State laws that call for stop work and reporting discovery of resources will apply throughout the Olsen Ranch and Beechwood Areas. Mitigation will ensure this potential impact is addressed. Archaeological resources will be addressed further in the EIR.

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|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| c) Affect historical resources? (Sources: 1, 3, & 7) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion: The residences on the Olsen Ranch and Beechwood property may have historic value. The project may result in removal or alteration of these structures. Impacts to historical resources will be addressed further in the EIR.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have the potential to cause a physical change which would affect unique ethnic cultural values? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not affect unique ethnic cultural values.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Restrict existing religious or sacred uses within the potential impact area? (Sources: 1, 3, 7 & 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no known religious or sacred uses of the project site.

XV. RECREATION. Would the proposal:

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|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? (Sources: 1, 3, & 7) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The project provides sufficient park acreage onsite to meet City standards under the Specific Plan buildout scenario; however, under the Increased Density Scenario, acreage provided may not be sufficient. Impacts on parks will be addressed in the EIR.

- b) Affect existing recreational opportunities? (Sources 1, 3, & 7)

Discussion: The site is private property and does not provide existing recreational opportunities for the public.

XVI.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? (Sources: 1 & 3)

Discussion: The project may impact corridors for the San Joaquin Kit Fox, and may impact vernal pool habitat. Impacts on sensitive species will be addressed further in the EIR.

- b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? (Sources: 1 & 3)

Discussion: The project may inhibit species and habitat recovery plans, and may be inconsistent with the Clean Air Plan. In this way, the project may sacrifice certain long-term goals. The project's consistency with applicable planning and environmental documents will be addressed in the EIR.

- c) 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.) (Sources: 1 & 3)

Discussion: The cumulative impacts of development were largely addressed in the General Plan EIR, 2003. However, the projects, when viewed in connection with other projects, may have cumulatively considerable impacts, including traffic and public services and will be addressed further in the EIR.

- d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1 & 3)

Discussion: The project may be a temporary source of excessive air pollutants and noise, and may, in the long term, expose residents of the City to these adverse effects and will be addressed further in the EIR.

11. 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). The earlier documents that have been used in this Initial Study are listed below.

Reference Number	Document Title	Available for Review At
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
2	Seismic Safety Element for City of Paso Robles	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
3	Final Environmental Impact Report City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
4	Soil Survey of San Luis Obispo County, California Paso Robles Area	USDA-NRCS, 65 Main Street-Suite 108 Templeton, CA 93465
5	Uniform Building Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
6	City of Paso Robles Standard Conditions of Approval For New Development	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
7	City of Paso Robles Zoning Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
8	City of Paso Robles, Water Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
9	City of Paso Robles, Sewer Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
10	Federal Emergency Management Agency Flood Insurance Rate Map	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
11	An Archaeological Surface Survey of Olsen Ranch, Paso Robles, San Luis Obispo County, California	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
12	NAHC Request	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
13	Preliminary Biological Studies, Morro Group, Inc.	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446