

## 8.0 GROWTH-INDUCING IMPACTS

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The *California Environmental Quality Act (CEQA) Guidelines* requires a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth.<sup>1</sup> Development of the *Paso Robles Downtown Specific Plan / Uptown & Town Centre's (Uptown/Town Centre Specific Plan)* potential to induce growth is discussed in this section.

Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The proposed specific plan's growth-inducing potential is therefore considered significant if it could result in unavoidable significant effects in one or more environmental issue areas.

### 8.1 ECONOMIC GROWTH

The commercial components of the specific plan would directly generate jobs and economic activity. As shown in **Table 8.0-1, Estimated Plan Employment Projections**, commercial/retail/office development proposed would generate an estimated 2,165 jobs. A portion of the jobs would be expected to be filled by occupants of the residential components of the proposed specific plan. Although some jobs would likely be filled by current residents of Paso Robles, many of the new job opportunities are likely to be filled by people relocating to the area. In this way, the proposed specific plan may indirectly generate population growth in the area. The number of relocatees and the location in which they would reside cannot be predicted with certainty, but it is likely that the proposed specific plan would contribute to housing demand in the City of Paso Robles. This could increase pressure for additional housing development and/or tend to drive up housing prices.

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<sup>1</sup> California Code of Regulations, Title 14, Division 6, Chapter 3, *State CEQA Guidelines*, Section 15126(g).

Table 8.0-1  
Estimated Plan Employment Projections

Use	Employment Factor	Pre-2025		Post-2025		Total	
		Sq. Ft./ Rooms	Employment	Sq. Ft./ Rooms	Employment	Sq. Ft./ Rooms	Employment
Retail	1 emp./450 sf	136,752	304	91,168	203	227,920	507
Office	1 emp./300 sf	133,908	446	89,268	298	223,176	744
Hotel	1 emp./room	334	334	223	223	557	557
Industrial	1 emp./900 sf	164,887	183	109,994	122	274,881	305
Civic	1 emp./2500 sf	65,988	26	64,423	26	130,411	52
	<b>Total</b>		<b>1,293</b>		<b>872</b>		<b>2,165</b>

The goals, policies, and regulations of the *Uptown/Town Centre Specific Plan* are in full conformance with the vision and strategies of the 2006 Economic Strategy, and will be an integral and central component of achieving the goals of the Economic Strategy. The specific plan will guide private development and recommend catalytic projects to stimulate investment, attract industry, commerce, tourism, employment, and wealth, reduce impacts on existing infrastructure in a manner that capitalizes on Paso Robles' distinctive sense of place. The plan will achieve this by promoting and guiding:

- the creation of compact, pedestrian-oriented, mixed-use neighborhoods that accommodate all income levels and lifestyles;
- the formation of a beautiful, distinctive, and safe public realm of pedestrian- friendly streetscapes, pathways, and, public spaces that will bolster Paso Robles' distinctive and memorable qualities;
- the enhancement and expansion of Downtown as a mixed-use dining, entertainment, culture, art, information and education, and shopping destination;
- the development and restoration of the Salinas River as a signature landscape and attraction; and
- the adaptive reuse of historic buildings.

Under the specific plan, circulation, water, sewer, and drainage infrastructure would be constructed to accommodate urban development on the site. This additional demand for services and multiplier-effect-related economic growth are not expected to significantly impact the region, and the costs of such will be at least partially offset by the additional tax base, both in property and sales.

Based on current City household sizes (2.7 persons per unit; US Census 2000), the residential components of the specific plan, which include 1,439 dwellings, would be expected to generate 3,885 residents. The estimated 3,885 residents that would be added on the site would incrementally increase activity in nearby retail establishments and may generate demand for such services as landscaping, gardening, and home cleaning and maintenance. Specific plan site residents are expected to draw on existing retail and commercial services already available in the area, as well as such services available on the specific plan site, rather than inducing new service providers to relocate to the area. As a result, no significant physical effects are expected to result from economic growth generated by the proposed specific plan. In a general sense, the proposed specific plan is expected to have beneficial economic effects on local retailers and service providers.

## 8.2 POPULATION GROWTH

As of 2010 the City's population was 30,072.<sup>2</sup> The proposed specific plan involves 1,649 residential units. Based on current City household sizes (2.663 persons per unit) the residential components of the specific plan would be expected to generate 4,392 residents. This population increase represents about 15 percent of the current City population of 30,072 residents.

Infill within the current corporate boundary will result in additional housing and employment opportunities. The specific plan would be consistent with the existing general plan, and is consistent with projected housing targets included in the Housing Element. Therefore, it would only induce the anticipated population growth. Thus, no significant population growth impacts would result.

## 8.3 REMOVAL OF OBSTACLES TO GROWTH

Currently, land use and zoning controls would limit growth potential in the area. However, these are political barriers to growth that can be changed, as land use and zoning controls can be amended to be less restrictive. If these actions occurred, the growth potential of the area would increase.

Because the specific plan area is now located in the historic core of the City and developed, it would not require the extension of urban infrastructure to serve proposed development. Development would be subject to existing and future fees for services as implemented by the City.

This would include fees to upgrade some of the City's water and sewer infrastructure to handle the increase in water demand and wastewater flow that would be created by the development. The development itself will be responsible for the installation of on-site water and sewer infrastructure.

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<sup>2</sup> California Department of Finance, "E-5 by Year, with 2000 Benchmark," <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2001-10/>