

RESOLUTION NO. 03-232

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES,
ADOPTING THE 2003 COMPREHENSIVE UPDATE TO THE GENERAL PLAN

WHEREAS, State law provides for the preparation, adoption, and amendment of a City's General Plan; and

WHEREAS, in November/December of 2001, the City Council initiated work on a comprehensive update to the General Plan;

WHEREAS, the major goals of the comprehensive update to the City's General Plan were:

- To integrate the individual Elements at a policy level into one document;
- To make the document easy to read, understand, and implement; and
- To eliminate ineffective programs/action items that are obsolete or otherwise do not achieve the stated goals.

WHEREAS, in response to City Council and Planning Commission direction, public participation was an integral part of the General Plan Update Process from inception to completion; and

WHEREAS, during the two (2) year process of updating the General Plan, the City provided many opportunities for public participation and input through use of a survey, a Planning Festival, 12 public workshops, 5 public meetings, and 10 General Plan Ad Hoc Committee meetings, involving:

- Completion of a Citizen Involvement Survey (Survey) of all residents of Paso Robles and nearby areas.
- Presentation of the Survey results, review of the parameters of the General Plan Update, and providing for public input at a weekend Planning Festival held on a Saturday.
- Preparation of a Land Demand Analysis evaluating the amount of land allocated for each land use category and the anticipated market demand for the types of uses envisioned.
- Holding a series of five (5) public informational workshops, including three (3) topical workshops (land use/spheres/annexation, housing/traffic circulation, the balance of the elements) and two (2) workshops at different outreach locations to present the General Plan Land Use Alternatives.

At the last two public workshops, a series of four (4) General Plan Land Use Alternatives were presented. These alternatives included the current General Plan (build-out of about 35,300 population) and three growth related options (build-out at 40,000, 45,000, and 50,000 residents). These alternatives were further refined during the Ad Hoc Committee process and endorsed by the Council and the Commission resulting in a modified, maximum residential build-out potential of 45,500 residents by the year 2025, and a proportionate increase in commercial and industrial development.

- At its October 15, 2002 meeting, the City Council was asked to select an alternative for further analysis and detailed review in the Environmental Impact Report (EIR) and Fiscal Impact Analysis (FIA). At the conclusion of this meeting, the Council directed that the EIR should study the impacts of the largest geographic area and population scenario.

The goal of this directive was to ensure that sufficient information was collected and analyzed for subsequent use as a basis for determining the appropriate level of growth for the City.

- At its December 17, 2002 meeting, the City Council established an ad hoc Committee for the General Plan Update comprised of two Council members and three Planning Commission members.

- On January 15, 2002, the City held a Public Scoping Meeting soliciting input on scope and content of the EIR to be prepared for the General Plan Update.
- On January 27, 2003, the City published and distributed the Notice of Preparation of an EIR and accepted written comments for a period of 30-days.
- After initiating the EIR process, a series of weekly General Plan Ad Hoc committee meetings and public workshops were held from January to June 2003 to review the General Plan and recommend any necessary revisions thereto.

The General Plan Ad Hoc Committee was formed to work together with the consultant and City staff to formulate recommended text for the General Plan Update. Council members Picanco and Finigan and Planning Commissioners Flynn, Johnson, and Warnke served on the ad hoc Committee.

- The purpose of the public workshops, public meetings, and General Plan Ad Hoc Committee meetings was two-fold: (1) to provide an opportunity for two Council members and three Planning Commissioners to work with the City's consultant and staff in preparing a Draft document for consideration during the public hearing process; and (2) to solicit public input and discussion in the context of the public workshops.
- The City Council and Planning Commission held Joint Public Workshops on the General Plan Update on April 29, 2003 and on June 24, 2003.
- Upon completion in August of 2003, the Draft EIR and the Draft General Plan Update (Summary of Goals, Policies, and Action Items) were circulated for a 45-day public review and comment period ending on September 22, 2003.
- The Planning Commission held a Public Workshop on the Draft EIR on August 26, 2003.
- The City Council and Planning Commission held another Joint Public Workshop on the Draft EIR on September 16, 2003.
- The Planning Commission held a Public Workshop on the Fiscal Impact Analysis Model and its Findings/Conclusions on November 12, 2003.
- The City Council held a Public Workshop on the Fiscal Impact Analysis Model and its Findings/Conclusions on December 2, 2003.
- A Final EIR containing comments and responses, Draft EIR clarifications and modifications/errata, and other revisions, including modified development patterns, density transfer options, infill housing refinement, and streamlined/revised Goals, Policies, Action Items and Mitigation Measures was published and circulated for review/comment on November 12, 2003, along with a Public Hearing DRAFT 2003 General Plan Update document.

WHEREAS, the proposed 2003 General Plan Update document contains the seven (7) Elements that are required by law and an additional one concerning Parks & Recreation; these Elements address the following:

General Plan Elements	
Land Use	Identifying the type, intensity & general distribution of land uses in the City
Circulation	Identifying the location & extent of existing/planned circulation system
Housing	Identifying needs and presenting an action plan for addressing them
Conservation	Addressing conservation, development, & use of natural resources
Open Space	Identifying plans/programs for preserving open space
Parks & Recreation	Identifying needs & presenting an action plan for meeting the needs
Noise	Identifying how to minimize exposure to, and creation of, noise
Safety	Establishing policies and programs to protect the community from hazards

WHEREAS, the Public Hearing DRAFT document is to be the 2003 General Plan Update for the City; and, as such, it will be an expression of City policy for the continued maintenance and enhancement of the community, as well as for completion of the development envisioned; and

WHEREAS, updating the City's General Plan will provide a key land use and planning policy document to guide decision-making in the coming years; and

WHEREAS, the "planning horizon" for the General Plan is the Year 2025; and

WHEREAS, the main emphasis of the City's General Plan is to implement the City Council's adopted "Mission Statement" reflecting their vision for the future of Paso Robles; and

WHEREAS, the Council's vision is that the City is to be a balanced community where the majority of the residents can live, work, and shop; and

WHEREAS, key components of the vision for the future of Paso Robles are to:

- Maintain/Enhance the City's Small Town Character.
- Strengthen the City's Economic Base.
- Protect/Enhance the Quality of Life enjoyed.

WHEREAS, the major features of the proposed 2003 General Plan update can be summarized as follows:

- A focus on "infill development" in the form of both "Mixed Use" and higher density, multi-family development areas that would provide for more affordable housing opportunities;
- The "infill development" locations are designed to distribute the locations of increased multi-family residential densities and to place these land uses in proximity to arterial streets, public transit, and, when possible, convenience shopping;
- The locations for multi-family densities are consistent with continued discussions during the General Plan update process, including but not limited to Council direction on 10/21/03;
- A "Senior Housing Overlay" would provide an additional incentive for investment in the area north of 24th Street without increasing the concentration of housing for lower-income families;
- A "Historic Preservation Overlay" is proposed for a significant part of the west side of the Downtown Area;
- The Salinas River Corridor is also shown as an overlay for future study and consideration of land use and facility alternatives designed to preserve habitat and at the same time maximize public use and improvement of the corridor; and
- Policies support longer term physical boundaries of the City being formed by a "Purple Belt". Boundaries for this "Purple Belt" would consist of existing development patterns (e.g. Hunter Ranch Golf Course, the County portions of the Chandler Ranch) being supplemented by City acquisition of Agriculture / Open Space easements beyond 2025 projected City boundaries.

WHEREAS, for the maximum growth alternative that was studied in the Environmental Impact Report, the physical expansion of the City through the year 2025 would be limited to about 511 acres in the southeast area of the City (generally located between Our Town and Creston Road, along the eastern City boundary); these areas are proposed to be planned under the Specific Plan process before any development entitlements; and,

WHEREAS, in terms of insuring adequate resources to accommodate potential growth and development, the 2003 General

Plan update program included preparation of a Fiscal Impact Analysis Model to evaluate the potential impacts (costs) of providing services to new development within the current City boundaries, within areas of potential expansion, and the combination of growth in City and expansion areas; and

WHEREAS, the proposed 2003 General Plan update includes policies that would call for potential annexation areas and Specific Plans to be “fiscally neutral” in terms of their impact on the City’s ability to provide services and impacts on City and School District facilities / infrastructure, and the City Council would have the ability to extend this policy to include “fiscal neutrality” for all new development, including infill; and

WHEREAS, a demonstration of “fiscal neutrality” would involve (but not be limited to) using various techniques to off-set adverse financial impacts on the City through the creation of Community Facilities Districts, Home Owners’ Associations, and payment of Endowment Fees (or combinations of techniques); and

WHEREAS, providing adequate infrastructure to support areas of potential growth and development is an essential part of the land use planning process; and

WHEREAS, for areas of growth beyond current City boundaries, Specific Plans would be used to identify detailed land use patterns/distributions of density, development standards, infrastructure requirements, and financing mechanisms for improvements and on-going operations and maintenance (consistent with the policy parameters provided by the General Plan); and

WHEREAS, within current City boundaries, project-level reviews would determine infrastructure improvement needs and Specific Plan fees and/or conditions of approval would supplement standard City impact mitigation requirements related to infrastructure needs; and

WHEREAS, through the Specific Plan and development project review process more detailed mitigation measures addressing infrastructure phasing, parks and trails, project amenities, coordinated architecture, and the location and mix of land uses would be identified and implemented through project design and Conditions of Approval; and

WHEREAS, the Final EIR identifies General Plan policies that are designed to mitigate, to feasible degrees, the impacts created by the three growth scenarios (minimum, moderate, and maximum growth); and

WHEREAS, the statistics for each of these growth scenarios are as follows:

Land Use Scenario/Alternative	Acreage	Residential	Commercial	Industrial	Year 2025 Population Estimate
Maximum	12,509 acres	16,843 units total 7,149 units added	7,027,000 sf	3,636,000 sf	45,500
Moderate	12,509 acres	16,436 units total 6,742 units added	6,857,000 sf	3,548,000 sf	44,400
Minimum	12,251 acres	15,573 units total 5,879 units added	6,497,000 sf	3,362,000 sf	42,100

WHEREAS, each of these growth scenarios would require an expansion of the City’s water supply system; and an expansion of the City’s wastewater (sewage) treatment system; and

WHEREAS, none of these growth scenarios would require a significant expansion of the existing and planned storm drainage systems since none of these systems would exceed a threshold capacity constraint in any of the alternatives; and

WHEREAS, traffic capacities are most significantly impacted by the potential growth scenarios; and

WHEREAS, under all of the General Plan Land Use Alternatives (minimum, moderate, maximum, and no growth beyond the current General Plan) the City cannot maintain Level of Service (LOS) “C” at General Plan build-out without construction of the Charolais Road bridge or a Freeway along Highway 46 East; and

WHEREAS, there would be adequate capacity without the Charolais Road bridge for the current General Plan if an LOS "D" were put into effect for an interim period until such time as long-term plans and financing could be established by and between the affected public agencies involved, but there would not be adequate capacity for the three potential growth scenarios - - each of which would need the Charolais Road bridge; and

WHEREAS, a detailed review of the Threshold Analysis Table addressing the broader question of impacts for Aesthetics, Air Quality, Land Use, Noise, Recreation, Traffic and Utilities demonstrates the necessary mitigation of impacts for any of the three growth scenarios is relatively similar; and

WHEREAS, once adopted, the new General Plan would be part of the basis for updating the City's Master Plans for water, wastewater (sewer), storm drainage, and schedule of development impact fees to cover the costs of infrastructure; and

WHEREAS, based on all of the analysis provided to date, it would appear that infrastructure (including traffic related improvements) can be expanded to meet the service needs of each of the growth scenarios, with the primary challenge being one of financing and timing; and

WHEREAS, in terms of environmental assessment, the Final EIR incorporates and responds to all comments received on the Draft EIR, as set forth in a separate Resolution; and

WHEREAS, the environmental impact mitigation program is incorporated into the Action Items contained in the 2003 General Plan Elements and summarized in a table in the Final EIR; and

WHEREAS, notice has been provided of the public hearings on the 2003 General Plan Update and the General Plan Amendment GPA 03-002 has been processed in accordance with state law; and

WHEREAS, based on the November 25, 2003 public hearing, testimony received, the information and analysis presented in the Final EIR, and the proposed 2003 General Plan Update (Public Hearing Draft) presented and discussed at said public hearing, the Planning Commission:

- A. Determined that no new information was provided, nor were any new questions raised that would significantly change the basis for the City Council's review/consideration of taking final action on both the Final EIR and the proposed 2003 General Plan Update at its duly noticed public hearing on December 16, 2003; and
- B. Recommended to the City Council on a 4-0-0-3 vote that the Council certify the August 2003 Draft EIR and its Appendices together with the Comments, Responses and Revisions Report and all documents referenced therein, for the 2003 General Plan Update as being adequate, objective, and in full compliance with CEQA; and
- C. Recommended to the City Council on a 3-1-0-3 vote that the 2003 General Plan Update be approved with a population of approximately 38,000 residents and no residential annexation or expansion.

WHEREAS, the Planning Commission held a duly noticed special meeting on December 16, 2003, providing an opportunity for the Commission to obtain four (4) affirmative votes to forward a recommendation that represents a quorum of the seven-member Commission to the Council and accepting further public comment; and

WHEREAS, on a 4-1-0-2 vote taken at its December 16, 2003 meeting, the Planning Commission recommended to the Council that the 2003 General Plan Update be approved with a population of approximately 38,000 residents and no residential annexation or expansion; and

WHEREAS, at its public hearing on December 16, 2003, the City Council reviewed, considered, and discussed the information and analysis contained in the August 2003 Draft EIR and its Appendices together with the Comments, Response and Revisions Report and all documents referenced therein (hereinafter "Final EIR"), the oral and written public testimony received on the Final EIR (including the two [2] comment letters received on December 16, 2003; one from Caltrans and the other from Environment in the Public Interest) and the DRAFT 2003 General Plan, the minutes of the Planning Commission's November 25, 2003 public hearing on the Final EIR and DRAFT 2003 General Plan update; and the oral report of the Planning Commission's December 16, 2003 recommendation to the City Council on DRAFT 2003 General Plan update; and

WHEREAS, at its hearing on December 16, 2003, the City Council directed that a final draft of the 2003 General Plan Update be published addressing a maximum population of 44,000 for the year 2025 and including the following specific geographic areas in the General Plan for the year 2025: the Areas within the existing year 2003 City corporate limits, Areas in the City's adopted Sphere of Influence and identified as S1, S2, and S3, and Areas within the City's potential Expansion Areas (outside of the City's adopted Sphere of Influence) and identified as E1, E2, and E3.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles as follows:

1. **Findings for Potential Environmental Effects**

That the City Council does hereby make the following written findings for each of the potentially significant environmental effects identified in the Final EIR:

A. **Effects Found To Be Significant and Unavoidable (Class I Impacts) for any growth alternative selected (minimum, moderate, maximum, existing General Plan with infill and mixed use).**

1. Aesthetics and Community Design.

a. Fact.

The EIR indicates that proposed urban development in accordance with the 2003 General Plan Update would permanently alter the visual character at the rural fringes of the community. This alteration in visual character is listed as a significant and unavoidable impact.

b. Finding.

The 2003 General Plan Update contains goals, policies, and action items that substantially lessen the visual effects of new development on the existing rural character at the City boundaries to the maximum extent feasible.

References Cited:

- *Action Items 1 – 5 of Policy LU-2B: Visual Identity for Goal LU-2 (Image/Identity) calling for maintaining/enhancing the City's image/identity; and*
- *Action Items 1 and 2 of Policy C-5A: Visual Gateways and Landmarks, for Goal C-5 (Visual Resources) calling for enhancing/upgrading the City's appearance, with an emphasis placed on its gateways, corridors, major arterials, and natural/open space areas; and*
- *Policy C-5B: Hillsides, calling for hillsides to be protected as a visual resource.*

2. Air Quality.

a. Fact.

The air quality impacts associated with the existing General Plan build-out potential of 35,300 by the year 2010 were reviewed, evaluated, and addressed in the San Luis Obispo County Air Pollution Control District's Clean Air Plan (CAP). Any development in excess of 35,300 by the year 2010 is considered to be inconsistent with the CAP. As a result of this inconsistency with the adopted CAP, the potential air quality impacts associated with new development in excess of the population forecasts are considered to be significant and unavoidable.

The San Luis Obispo County Air Pollution Control District updates the CAP every three (3) years. The next update is scheduled for the year 2004.

Among other items, the update is to ensure that the CAP population projections are based on the most current ones established by the San Luis Obispo Council of Governments (SLOCOG). In January 2002, SLOCOG revised its projections to accommodate the growth allocated to the region by the State Department of Housing and Community Development in association with the State's Regional Housing Allocation Process. The City received a share of the regional growth and is required to plan for the housing units allocated to it by SLOCOG.

b. The 2003 General Plan Update contains goals, policies, and action items that substantially lessen the potential air quality impacts associated with the new

References Cited:

- *Action Items 1 and 2 of Policy LU-1A (Mix and Diversity of Land Uses) for Goal LU-1 (Strive to Maintain a Balanced Community, where the majority of residents can live, work, and shop); and*
- *Action Items 2 and 3 of Policy LU-2D (Neighborhoods) of Goal LU-2 (Image/Identity) calling for maintaining/enhancing the City's image/identity; and*
- *Action Items 1 – 5 of Policy LU-2E ("Purple Belt" [Open Space/Conservation Areas Around the City]) for Goal LU-2 (Image/Identity) calling for maintaining/enhancing the City's image/identity; and*
- *Action Items 1 and 2 of Policy LU-2F (Planning Impact Area) relating to annexation of areas that represent a logical extension of the City's urban boundaries and identifying the City's preference for the surrounding lands within the County unincorporated area to remain devoted to low-density rural residential, open space (including natural resources), and agricultural land uses; and*
- *Policy LU-2G (Specific Plans), calling for establishment of Specific Plans for the potential expansion areas to address community-wide issues on a comprehensive basis (including fiscal impacts, infrastructure phasing and financing, parks and trails, amenities, an appropriate mix of land uses, coordinated architecture and site design); and*
- *Policy LU-2H (Downtown), calling for continued revitalization of the historic Downtown with efforts focused on developing it into the specialty retail, government, office, cultural conference, and entertainment center of the City and North County and opportunities to live/work in Downtown Paso Robles; and*
- *Policy LU-2I (Infill) calling for encouraging infill development as a means of accommodating growth, while at the same time preserving open space areas, reducing vehicle miles traveled and enhancing livability/quality of life; and*
- *Goal CE-1 (Safe, Balanced, and Efficient Circulation and Pedestrian System) calling for a number of programs and improvements aimed at establishing/maintaining a safe, balanced, and efficient circulation and pedestrian system, improving access to the Downtown, reducing vehicle miles traveled, encouraging flexible and off-set work hours, and making pedestrian and bikeway improvements as part of overall efforts to reduce congestion; and*
- *Goal C-2 (Air Quality) calling for the City to take actions to reduce traffic congestion, to reduce vehicle miles traveled, to recruit new industry as part of on-going efforts to create a balanced community where the majority of residents can live, work and shop, and to encourage infill development.*

3. Noise

a. Fact.

The 2003 General Plan Update authorizes continued development in areas that could result in exposing existing and/or future residents, as well as sensitive receptors, to noise levels in excess of 65 CNEL associated with increased vehicular traffic use of the freeways and major arterials, in exposing future residents of mixed-use projects to intermittent high noise levels associated with trains using the Union Pacific Railroad, and exposing existing and/or future residents to intermittent high noise levels associated with airplanes using the Municipal Airport. This exposure to noise is considered to be significant and unavoidable.

b. Finding

The Noise Element of the 2003 General Plan Update includes goals, policies, and action items to encourage noise attenuation and design solutions to minimize noise exposure. It also discourages incompatible land uses where noise may be the source of incompatibility. The 2003 General Plan Update is consistent with the Airport Land Use Plan and does not propose any additional residential land uses within the Airport Influence Area. The goals, policies, and action items of the Noise Element lessen the significant environmental effects to the maximum extent feasible.

References Cited.

- *Action Items 1 – 17 of Policy N-1A (Minimize exposure and generation of noise) for Goal N-1 (Minimize exposure and generation of noise) establishing maximum, allowable noise exposure standards for indoor and outdoor activities of 65 CNEL and 45 CNEL respectively.; and*
- *Action Items 1 -2 of Policy N-1B (Airport Noise) for Goal N-1 (Minimize exposure and generation of noise).*
-

4. Transportation and Circulation

a. Fact

The EIR reviews and evaluates the transportation and circulation impacts associated with the existing traffic volumes and projected increases in traffic attributable to new development and regional growth through the year 2025. The City's existing Circulation Element identifies a series of circulation improvements to be made and the approximate year of the needed improvement. These are identified as Phase I improvements, with Phase II improvements being those needed in order to address development of the infill areas and expansion areas included as part of the 2003 General Plan Update.

The EIR reviews and evaluates the potential increase in the projected average daily trips (ADT) on the levels of service of major roadway segments throughout the City. The EIR assumes that the Phase I circulation improvements have been implemented since they were put into place with approval of the 2000 Circulation Element Update. The major roadway segments throughout the City are projected to operate at acceptable levels of service in the year 2025 only if all Phase-I improvements are installed and operational.

Phase I Circulation System Improvements

As a result of the fiscal constraints impeding the City's ability to install the Phase I improvements (many of which are regional in nature and are within the responsibility and jurisdiction of other public agencies, including Caltrans, SLOCOG, and the County), the traffic and circulation impacts associated with the existing General Plan and its update are considered to be significant and unavoidable.

Phase I Circulation System Improvements

Roadway Segment	Limits	Roadway Improvement	Approximate Year of Needed Improvement	
			LOS C	LOS D
S.R. 46 East	From U.S. 101 to Union Road	Corridor Study	2017	2021
S.R. 46 East	From Airport Road to Dry Creek Road/Jardine Road	Corridor Study	2000	2005
24 Street	From Spring Street to U.S. 101	Two Lane to Four Lane Road Widening	2011	2017
13 th Street	From Spring Street to Riverside Avenue	Two Lane to Four Lane Road Widening	2000	2005
13 th Street	From Riverside Avenue to South River Road	Two Lane to Four Lane Road Widening	2000	2000
Creston Road	From South River Road to Golden Hill Road	Two Lane to Four Lane Road Widening	2000	2015
Creston Road	From Golden Hill Road to Niblick Road	Two Lane to Four Lane Road Widening	2000	2004
Niblick Road	From South River Road to Melody Dr.	Two Lane to Four Lane Road Widening	2000	2000
Niblick Road	From Melody Dr. to Creston Road	Two Lane to Four Lane Road Widening	2000	2000
Sherwood Road	From Creston Road to Fontana Road	Two Lane to Four Lane Road Widening	2010	2016
Spring Street	1 st Street to 13 th Street	Corridor Study	2000	2000
Spring Street	13 th Street to 24 th Street	Corridor Study	2000	2000
Buena Vista Drive	From S.R. 46 East to Experimental Station Road	Two Lane Arterial to Four Lane Arterial Widening	2025	2025
Charolais Road	From South River Road to U.S. 101	New Roadway and Bridge over the Salinas River	2025	2025

Highway 101 Mainline and State Route 46 East Improvements

The Highway 101 mainline segment traversing the City in a north/south direction (with the existing four-lane divided freeway cross-section) and the State Route 46 East segment (with the planned four to six-lane arterial/expressway type cross-section, or an alternative four-lane Freeway configuration) within the City are both projected to operate at LOS "D" or better conditions on a daily basis assuming development of the infill and expansion areas in accordance with the 2003 General Plan Update.

As a result of the uncertainty regarding funding for improvement of the Highway 101 mainline segment, the traffic and circulation impacts associated with the existing General Plan and its update are considered to be significant and unavoidable. Changes or alterations in the General Plan update to address regional traffic and circulation improvements are within the responsibility and jurisdiction of other public agencies (Caltrans and SLOCOG) and not the agency making the finding.

Downtown Improvements

As a result of the review/consideration of the Downtown Parking and Circulation Analysis prepared by Kimley Horn and Associates (September, 2002), further consideration of improving both Spring Street and 13th Street to four-lanes has been dropped by the City Council with its approval of the Action Plan. Instead, the City Council's Action Plan calls for planning and implementing measures to route through traffic off of Spring Street east to Riverside Avenue and to a lesser degree to other roads in the downtown that have the ability to accommodate more traffic. A proportion of the traffic (perhaps as much as one-third) using Spring Street and/or 13th Street is passing through the downtown en route to other areas. Diversion of this through traffic out-of-the downtown core will reduce traffic volumes on Spring Street and/or 13th Street and may eliminate the need for widening. These traffic and circulation impacts are associated with the 2003 General Plan Update.

B. Effects Found To Be Significant and Unavoidable (Class I Impacts) for moderate and maximum growth scenarios/alternatives.

1. Loss of Prime and Statewide Important Farmlands

a. Fact.

The 2003 General Plan Update identifies potential expansion areas located outside the existing City limits. At some point over the next 20 – 25 years, it is foreseeable that it would be logical to annex these areas into the City and allow for these areas adjacent to the City limits to be urbanized, rather than disallowing urbanization and forcing it to occur farther away from urban areas. Annexation would ensure compliance with the City's development standards, infrastructure requirements, and environmental mitigation measures for new development and would allow for local control.

b. Finding

According to the Land Evaluation and Suitability Assessment procedures of the State Department of Conservation/Office of Land Conservation, annexation and development of Areas S2 and E3, with each area containing 5 acres of prime farmland, would not be significant since the agricultural suitability of these small sites near an urbanized area are characterized as low and are not given priority in the State Important Farmlands program. Urbanization would have an incremental effect on the agricultural industry in San Luis Obispo County.

According to the Land Evaluation and Suitability Assessment procedures of the State Department of Conservation/Office of Land Conservation, annexation and development of Area S2, containing 55 acres of statewide importance farmland and Area E3, containing 10 acres of statewide importance farmland would not be considered as significant since the agricultural suitability of these sites near an urbanized area are characterized as low and are not given priority in the State Important Farmlands program.

As a result of the lack of mitigation measures to off-set the potential loss of the above-referenced farmland, the impact was deemed to be locally significant; it is not, however, significant from a state or county perspective.

The 2003 General Plan Update includes policies that enable clustered development within a Specific Plan area and further provides for the transfer of development rights from one portion of the site to another in order to preserve farmland. Implementation of these policies would avoid the significant environmental effect on farmland as identified in the Final EIR. Implementation is encouraged, but not mandated.

References Cited.

- *Action Items 1 – 5 of Policy LU-2E (“Purple Belt” [Open Space/Conservation Areas Surrounding the City]) for Goal LU-2 (Image/Identity) calling for maintaining/enhancing the City’s image/identity; and*
- *Action Items 1 and 2 of Policy LU-2F (Planning Impact Area) relating to annexation of areas that represent a logical extension of the City’s urban boundaries and identifying the City’s preference for the surrounding lands within the County unincorporated area to remain devoted to low-density rural residential, open space (including natural resources), and agricultural land uses; and*
- *Policy LU-2G (Specific Plans), calling for establishment of Specific Plans for the potential expansion areas to address community-wide issues on a comprehensive basis (including fiscal impacts, infrastructure phasing and financing, parks and trails, amenities, an appropriate mix of land uses, clustering of land uses, coordinated architecture, and site design); and*
- *Action Items 1 – 11 of Policy OS-1A (“Purple Belt: [Open Space/Conservation Areas Surrounding the City]) for Goal OS-1 (Open Space), calling for preservation and expansion of the amount and quality of open space in and around Paso Robles.*

C. Effects Found To Be Significant, But Mitigated to Less Than Significant (Class II Impacts)

1. Changes or alterations have been required in, or incorporated into, the goals, policies, and action items of the proposed 2003 General Plan Update (including new or modified land use categories and land use patterns), which avoid or substantially lessens its potentially significant environmental effects to less than significant levels, as identified in Table 4-3 of the Final EIR (attached hereto and incorporated herein).

2. These above referenced changes or alterations have been required in, or incorporated into the proposed 2003 General Plan Update for the following environmental effects:

- Aesthetics/Community Design
- Light and Glare
- Air Quality (Construction Related Emissions)
- Biological Resources
- Hydrology and Water Quality
- Land Use Compatibility at Boundary between Urban Development and Agricultural Areas
- Public Services and Infrastructure;
- Parks and Recreation (with consideration given to counting a portion of the Salinas River Corridor as open space with potential trails); and
- Safety

D. Effects Found To Be Less Than Significant (Class III Impacts)

1. Changes or alterations have been required in, or incorporated into, the goals, policies, and action items of the proposed 2003 General Plan Update (including new or modified land use categories and land use patterns) to minimize the overall impact of the effects determined to be less than significant, as identified in Table 4-3 of the Final EIR (attached hereto and incorporated herein).

2. Although not required by CEQA, these above referenced changes or alterations have been incorporated into the proposed 2003 General Plan Update for the following environmental effects:

- Air Quality Impacts Attributable to Individual Development Projects
- Health and Safety Effects From Proximity to Agricultural Operations
- Biological Resources (Native, perennial bunchgrass habitat and Non-native annual grassland habitat)
- Cultural Resources
- Geology and Mineral Resources
- Noise (Operation of Industrial and Commercial facilities and Construction-Related)
- Public Services and Infrastructure; and
- Safety.

2. Statement of Overriding Considerations.

That the City Council does hereby make the following written findings and statements for the adverse and unavoidable environmental effects identified in the Final EIR that could occur as a result of adoption and implementation of the 2003 General Plan Update with up to a maximum population of 44,000 residents by the year 2025 and a maximum geographic area of approximately 12,509 acres.

A. There are certain social and economic benefits to the community associated with development of the housing, commercial and industrial uses provided for by the 2003 General Plan that outweigh its potentially adverse and unavoidable impacts, as well as other considerations that make these impacts acceptable.

B. These overriding benefits and considerations, include, but are not limited to, the following:

➤ The City Council's adopted purpose statement is that:

“In order to enhance Paso Robles’ unique small town character and high quality of life, the City Council supports the development and maintenance of a balanced community where the great majority of the population can live, work and shop.”

To achieve and maintain this balance, the City needs to be a center for commerce and industry in the north county area and needs to provide opportunities for infill and mixed use development, as well as limited expansion areas, thereby creating a diversity of housing choices.

➤ A balance between employment, shopping, and homes is called for under the City’s adopted goals program and supported through the results of the Paso Robles General Plan Update 2002 Survey.

➤ Efforts to retain and attract clean industries and businesses in order to balance the number of jobs and housing units and to attract regional commercial development will act to reduce the present regional trend of increasing amount of impacts to air quality and traffic flow caused by the existing pattern in which local residents leave the community for employment and shopping opportunities.

➤ Comprehensive land use planning for the Paso Robles environs, within the City’s adopted “Planning Impact Area”, designed to designate the appropriate mix of land uses and particularly their relationships to the City, its residents, and implementation of the City Council’s adopted Goals and Objectives for the future of Paso Robles.

➤ Environmental protection, including application of the City’s Hillside Development and Oak Tree Preservation Ordinances, Architectural Review, Specific Plans in designated areas, Planned Developments, and other City land use regulations that exceed the specificity and ability of other applicable land use requirements in terms of providing for the protection of the environment.

➤ City services including but not limited to sewage system master planning to protect ground water quality and to provide approved water recharge opportunities; water system master planning to provide adequate volumes and pressures for domestic, commercial, industrial, and fire protection purposes; municipal public safety services; municipal landfill facilities; adequate vehicular access to projected land uses; City Library and Parks & Recreation programs.

3. **Mitigation Monitoring/Reporting Program.** That the City Council does hereby adopt a Mitigation Monitoring/Reporting program as follows:

Method of Monitoring/Reporting (Responsible Party)

A. As part of the annual review of the General Plan required by California Government Code Section 65400 (b), a report of the status of implementation of all EIR mitigation measures shall be prepared, in the form of periodic review of the status of the implementation of the General Plan action items. (Community Development Director or his designee).

B. As part of the environmental review process of site-specific development projects and the actions taken to implement the 2003 General Plan (which have not already been adequately reviewed in the Final EIR), all relevant mitigation measures contained in the Final EIR for the 2003 General Plan Update are to be incorporated into the project and referenced in any subsequent environmental documentation prepared (Community Development Director or his designee).

4. **2003 General Plan Update.** In approving the 2003 General Plan, the City Council does hereby resolve as follows:

A. *Land Use Element and General Plan Land Use Map*

That the “Areas of Change Since 1991” Exhibit (attached hereto as Exhibit “A” and incorporated herein) is hereby adopted and incorporated into the 2003 General Plan Update.

This Exhibit covers a geographic area of 12,509 acres and provides for a year 2025 build-out population of 44,000.

B. *Circulation Element*

That the Circulation Element is hereby adopted and incorporated into the 2003 General Plan Update, including:

- i. The “Circulation Element Map Figure CE-1” (attached hereto as Exhibit “B” and incorporated herein);
- ii. The establishment of a Level of Service (LOS) Standard of “D” for the planned improvements, and
- iii. The commitment to continue to actively and cooperatively work with Caltrans and SLOCOG to develop multi-agency financial plans for construction of the required regional traffic and circulation improvements, facilities, and programs.

C. *Housing Element*

That the Housing Element Update is hereby adopted and incorporated into the 2003 General Plan Update, including the attached Addendum reflecting response to comments provided by the State of California Department of Housing and Community Development (HCD), after having found and determined as follows:

- i. The Housing Element Update contains all of the required information and analysis as set forth in Section 65583 (Housing Element Contents) of the California Government Code, including but not limited to the following:
 - Updated information on the housing, population, and demographic characteristics of Paso Robles;
 - A performance review itemizing the progress made in implementing the policies and programs contained in the Housing Element; and
 - A Six-Year Action Plan listing the actions to be undertaken by the City in furtherance of the goals, policies, and objectives to provide a diversity of housing types to meet the needs of all economic segments of the community.
- ii. The Housing Element Update has been prepared and processed in accordance with the provisions of Article 10.6 (Housing Elements) of the Planning and Zoning Law of the State of California.
- iii. The City provided opportunities for the involvement of residents, business owners, realtors, the building industry, developers, and other organizations in the Housing Element Update process.

D. ***Parks and Recreation Element***

That the Parks and Recreation Element is hereby adopted and incorporated into the 2003 General Plan with subsequent implementation to include (1) development of a Master Park, Recreational Facility, & Trails Plan addressing Citywide needs and financing for development, maintenance, and operation through the year 2025 and (2) A Salinas River Corridor Plan addressing such issues as private property rights, recreation, conservation, use, public access, and educational outreach.

E. ***Conservation Element***

That the Conservation Element is hereby adopted and incorporated into the 2003 General Plan Update.

F. ***Open Space Element***

That the Open Space Element is hereby adopted and incorporated into the 2003 General Plan Update with subsequent implementation to include consideration of developing a plan/program for establishing an open space/purple belt (agricultural preserve area) surrounding the City; and

G. **Noise Element**

That the Noise Element is hereby adopted and incorporated into the 2003 General Plan Update.

H. ***Safety Element***

That the Safety Element is hereby adopted and incorporated into the 2003 General Plan Update.

5. **2003 General Plan Implementation.** As part of its action in approving the 2003 General Plan Update, the City Council directed that implementation include, but not be limited to, the following:

- A. Carrying out all of implementation and mitigation measures contained in the individual General Plan Elements.
- B. Pursuing formation of one or more Community Facility Districts (CFD) to supplement Development Impact Fees and Specific Plan Fees to mitigate both infrastructure and service impacts of new development, including but not limited to Specific Plan and annexation areas, for both the City and the School District. Policy options will be presented to the City Council and Planning Commission addressing financial impacts on affordable housing projects as defined in the City's Housing Element.
- C. Establishing a Level of Service (LOS) standard of "D" as an interim standard until such time as either the Charolais Road extension to Highway 101 is constructed or the Highway 46 East is established as a Freeway configuration between Highway 101 and Airport Road.
- D. Directing staff to bring back a formal General Plan Amendment of the Housing Element, addressing the questions and comments provided by the State Department of Housing and Community Development in its letter to the City received December 15, 2003.

- E. Directing staff to present policy options to the City Council and Planning Commission providing alternatives to wide, high-speed streets in order to maximize public safety while at the same time promoting slower, more constant traffic flow through innovative street design; these provisions will include pedestrian-friendly design and an expanded focus on public transit opportunities.
- F. Directing staff to implement the General Plan goals, policies and action items, including but not limited to:
- Working with LAFCO to update the City's Sphere of Influence boundary to include the 511 acres addressed in the FEIR.
 - Directing staff to prepare an amendment of the Housing Element to address questions and comments received from the State Department of Housing and Community Development.
 - Updating the City's Water, Sewer, and Storm Drain Master Plans to anticipate both the scope of the 2025 General Plan and potential future expansions within the Planning Impact Area.
 - Updating the City's Development Impact Fee schedule to reflect the full potential growth and infrastructure needs outlined in the General Plan.
 - Utilizing the City's Fiscal Impact Analysis Model to evaluate all Specific Plans, including those that are to be prepared for proposed Annexation Areas, to insure fiscal neutrality in terms of impacts on the City's ability to provide services.
 - Preparing design standard for high density multi-family development and application of the mixed use and senior housing overlays; no new projects pursuant to the RMF-20 zoning or overlay areas can be approved until the new standards are adopted.
 - Working with applicants for annexation in the areas anticipated in the General Plan and with LAFCO to process pending applications concurrent with LAFCO updating the City's Sphere of Influence.
 - Working with property owners / applicants in preparation for the City to establish Specific Plans for proposed annexation areas.
 - Taking steps to pursue identification of the "purple belt" boundaries and alternative mechanisms for financing preservation of open space.
 - Working with property owners, the National Park Service, and other agencies and interested persons in actively pursuing long-term plans for land uses and facilities within the Salinas River Overlay Area.
 - Bringing forward Design Guidelines for the Historic District, including more specific standards for signage in that area.
- G. Directing staff to present policy options to the City Council and Planning Commission for requiring "Inclusionary Zoning" for new development projects and/or payment of "in lieu" fees for affordable housing.
- H. Directing staff to present policy options to the City Council and Planning Commission to phase/meter/manage growth & development beyond what can be accomplished through a Specific Plan (e.g. limiting the number of Building Permits for any calendar year or in relation to infrastructure capacity).

NOW, THEREFORE, BE IT FURTHER FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that the 2003 General Plan Update is approved and incorporated by reference. The General Plan Update is labeled "Attachment A" and is on file with a record of the proceedings. The custodian of these documents is the Community Development Director, in the Community Development Department of the City of Paso Robles, City Hall, 1000 Spring Street, Paso Robles, CA 93446.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 16th day of December 2003 by the following vote:

AYES:	Finigan, Heggarty, Nemeth, Picanco and Mecham
NOES:	None
ABSTAIN:	None
ABSENT:	None

Frank R. Mecham, Mayor

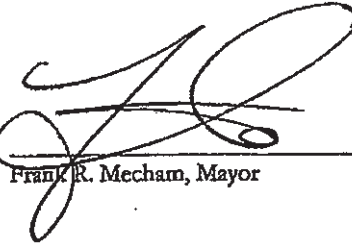
ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

NOW, THEREFORE, BE IT FURTHER FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that the 2003 General Plan Update is approved and incorporated by reference. The General Plan Update is labeled "Attachment A" and is on file with a record of the proceedings. The custodian of these documents is the Community Development Director, in the Community Development Department of the City of Paso Robles, City Hall, 1000 Spring Street, Paso Robles, CA 93446.

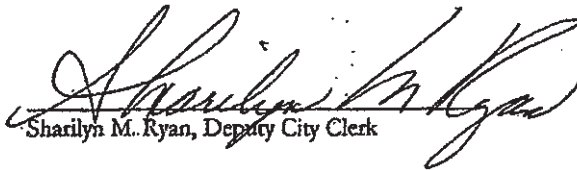
PASSED AND ADOPTED by the City Council of the City of Paso Robles this 16th day of December 2003 by the following vote:

AYES:	Finigan, Heggarty, Nemeth, Picanco and Mecham
NOES:	None
ABSTAIN:	None
ABSENT:	None



Frank R. Mecham, Mayor

ATTEST:



Sharilyn M. Ryan, Deputy City Clerk