

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

1. PROJECT TITLE:

City of Paso Robles 6th-Cycle Housing Element Update (2021-2028)

2. LEAD AGENCY:

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Paso Robles, CA 93446

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3. PROJECT LOCATION:

Citywide, City of Paso Robles

4. PROJECT PROPONENT

City of Paso Robles
Community Development Department
1000 Spring Street
Paso Robles, CA 93446

5. GENERAL PLAN DESIGNATION:

N/A

6. ZONING:

N/A

7. PROJECT DESCRIPTION:

The City of El Paso de Robles (City) is proposing the 6th-cycle Housing Element (2021–2028) as an update to the City’s current (5th-cycle) Housing Element that was adopted in October 2014. The City’s Housing Element is a mandatory General Plan element that is due to be updated every 5–8 years by state law. The City’s goal for this undertaking is to achieve certification of its Housing Element for the 6th-cycle (2021–2028 reporting period) by the State Department of Housing and Community Development (HCD).

MIG, Inc. was retained by the City to assist with updating the *City of Paso Robles General Plan Housing Element*. As part of the update process, MIG, Inc. has aided the City in gathering public input at various forums by facilitating discussions with key local stakeholders, such as developers, advocates,

and neighborhood representatives. These forums included an initial public workshop in January 2020 and four public meetings held with the City's Housing Constraints and Opportunities Committee (HCOC) over the last several months. The 6th-cycle Housing Element proposes an update to the current Housing Element to incorporate goals, policies, and programs to support housing development throughout the city. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments in Paso Robles.

Chapter 2 of the Housing Element Update (HEU) is the Housing Plan, a set of policies and programs intended to show how the City will comply with state housing law and support the production of affordable housing. Policies within the Housing Element set the general framework to adopt the goals, while programs include an action that the City must take to implement a policy or goal and can include quantifiable objectives that will be used to report the City's progress on the Housing Plan implementation to the state annually. Ongoing policies and programs that remain relevant have been carried over from the previous Housing Element. New policies and programs have been included in alignment with recent changes in state law and to further project streamlining opportunities. Several new programs being proposed in the HEU are highlighted below (all programs are described in full in Attachment 1):

- **Program 1 – Adequate Sites:** The City is responsible for creating a regulatory environment in which the private market could build units to satisfy Regional Housing Needs Allocation (RHNA). This includes the creation, adoption, and implementation of General Plan policies, zoning, and development standards, and/or incentives to encourage construction of all types of housing units, including to meet the needs of extremely low-, very low-, low-, and moderate-income households. The City has identified adequate sites to accommodate the RHNA for the 2020–2028 RHNA planning period under existing General Plan policy and Zoning Ordinance standards. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request. Also, the City will continue to track the affordability of new housing projects and progress toward meeting the City's RHNA for affordable housing.
- **Program 3 – Accessory Dwelling Unit (ADU):** The City would promote the development of accessory dwelling units (ADUs) by adopting an ADU ordinance addressing the provisions in state law, including permit streamlining processes and fee assessment. The City will consider, as part of this ordinance, reduced parking for ADUs throughout the Uptown/Town Centre Specific Plan beyond areas within one-half mile of quality transit stops. Support countywide efforts to provide pre-approved ADU plans as a tool for encouraging development of ADUs and lowering plan review costs for applicants and the City. Also, the City will promote development of ADUs by providing information at the planning counter and on the City's website.
- **Program 6 – Mixed Use Overlay:** The City will amend the Mixed Use Overlay to enhance flexibility and encourage housing production as follows:
 1. Increase the allowed density from 20 units per acre to 30 units per acre.
 2. Allow residential, commercial, or mixed-use development for maximum flexibility.
 3. Apply the Mixed Use Overlay to sites MU1 and MU2 identified in the Resources chapter.
- **Program 17 – Fractional Units:** To encourage smaller units that are affordable by design, the City will initiate a Zoning Ordinance amendment that recognizes fractional density units as follows:

- Studio and 1-bedroom dwellings less than 600 square feet in size = 0.50 density units
- 1-bedroom dwelling units 601–1,000 square feet in size = 0.66 density units
- 2-bedroom and greater dwelling units = 1.00 density units
- **Program 18 – Planning Commission Threshold of Review:** The City will amend the Zoning Ordinance to revise the threshold of review for a Development Plan. The Zoning Ordinance currently requires a Development Plan for, among other conditions, five or more dwelling units per lot. The Zoning Ordinance Amendment will revise this threshold to 10 or more dwelling units per lot.

Since the RHNA uses December 31, 2018, as the baseline for growth projections for the 2020–2028 RHNA planning period, jurisdictions may count toward the RHNA housing units developed, under construction, or approved since December 31, 2018. Since January 1, 2019, 1,947 housing units have been developed, are under construction, or have been approved in Paso Robles. The following table demonstrates the initial RHNA allocation of 1,446 housing units, the credits that can be used thus far, and the remaining units to achieve the RHNA. As shown, the City has fulfilled its allocation of moderate- and above moderate-income units and has a remaining RHNA of 383 units (249 extremely low/very low-income units and 134 low-income units).

Table 1. Units Approved Since January 1, 2019

Income Category	RHNA	Units Constructed, Under Construction, or Approved	Remaining RHNA
Extremely and Very Low	356	107	249
Low	224	90	134
Moderate	259	526	0
Above Moderate	607	1,224	0
Total	1,446	1,947	383

The City has available residential development opportunities with sufficient capacity to meet and exceed the identified housing need. The opportunities consist of sites within proposed developments, projected ADU production, reused sites previously listed in the 4th- and 5th-cycle Housing Elements, vacant sites, and underutilized sites.

The City accomplished objectives outlined in the 5th-cycle Housing Element by implementing numerous programs since 2014, including:

- The formation of the HCOC in 2016 to investigate potential provisions that unnecessarily increase the cost of housing as a barrier to development. The HCOC has met a total of 21 times, including four meetings in 2020 to discuss the HEU.
- Redevelopment of the Oak Park Public Housing project to construct a 302-unit affordable housing project.
- Approval of the River Oaks II Master Plan for 271 new single-family units and Blue Oaks Apartments for 142 multi-family rental units.
- Fee deferrals for various affordable housing developments.

As part of the 5th Cycle Housing Element, the City exceeded its construction goals, including construction of lower income units. The City met its goal of conserving 178 units in four housing developments that were at risk of converting to market rate housing, as the four developments remain affordable. Rehabilitation goals were also significantly surpassed due to work by non-profit organizations.

8. SURROUNDING LAND USE AND SETTING

The HEU would apply citywide.

9. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (E.G., PERMITS, FINANCING APPROVAL, OR PARTICIPATION AGREEMENT):

The 6th-cycle HEU must be referred to the California Department of Housing and Community Development (HCD) for a determination of consistency with state housing law.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

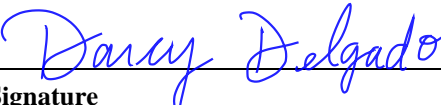
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

DETERMINATION (to be completed by the lead agency)

On the basis of this initial evaluation:

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


Signature

October 7, 2020

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

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

ENVIRONMENTAL ANALYSIS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS				
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The city of Paso Robles is located in the upper Salinas River valley, with the Salinas River flowing through the center of the city from south to north. The rugged mountain ridges of the Santa Lucia Coastal Range border the Paso Robles area on the south and west, with the low hills of the La Panza and Temblor Ranges in the east. In the north, the city is bounded by the low hills and flat-topped mesas of the Diablo Range.

Between these natural features, Paso Robles is developed with suburban residential, commercial, light industrial, institutional, and agricultural uses, with parks and open space scattered throughout the city. On the west side of the Salinas River, the city features older development, with many buildings of architectural and historical interest. East of the river, the city includes newer development, with a mix of mostly residential and some commercial and industrial uses. Lower density residential uses occur on all sides of the city. A limited number of properties within the city limits are designated for agricultural uses and are generally concentrated north of State Route (SR) 46 East and near Paso Robles Municipal Airport.

The city combines a compact urban/suburban form in a rural setting, transitioning from a well-defined urban edge to agricultural uses and open space. Neighborhoods are characterized largely by single-family homes with generous setbacks from the street and a mature tree canopy. The region around the city is home to 40,000 vineyard acres that focus on premium wine production at more than 200 wineries (Paso Robles Wine Country Alliance 2019).

Impacts

- a. Policies in the proposed HEU encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. It follows *City of El Paso de Robles General Plan 2003 Land Use Element* (LUE) (City of Paso Robles 2014b) policies in directing growth into those areas and sites that accommodate residential development based on size, shape, topography, zoning, and environmental sensitivity. The HEU does not propose specific development plans. However, new residential development that is fostered by the adoption of the HEU would be guided by existing development standards regarding building height, creek and property line setbacks, and avoidance of important site and environmental features, such as historic features or buildings, rock outcroppings, open space, and heritage trees. Such policies can be found in the LUE and *City of El Paso de Robles General Plan 2003 Conservation Element* (City of Paso Robles 2014a). Adherence to policies would result in less than significant impacts.
- b. No State Scenic Highways are located in or near the city. U.S. Route (US) 101 is currently classified by Caltrans as an “Eligible State Scenic Highway – Not Currently Designated” and SR 46 has no designation (Caltrans 2019). There would be no impact.
- c. The *City of Paso Robles General Plan* contains goals and policies that address the visual character and quality of new and proposed development. Goal C-5 in the Conservation Element outlines policies for preservation and protection of the city’s aesthetic resources, including landmarks, open space areas, and hillsides, and Section 4.0 of the LUE outlines policies and characteristics of zoning specifications within the city. The Development Review Committee (DRC) uses this policy, among others, to determine if new development is acceptable as proposed or needs modification. The LUE and Conservation Element include other principles that require new development to be designed in a manner that is consistent with its surrounding structures and environment. The DRC and the development review process ensure, through required project modifications, conditions of approval, or mitigation measures, that development plans are consistent with visual character and quality guidelines prior to project approvals. Additionally, North Chandler Ranch, located on the east side of the city, has the existing potential for 879 dwelling units, and is the last major undeveloped property in the city. The General Plan requires the preparation of a specific plan and Environmental Impact Report (EIR) for this property, and aesthetic impacts of development at this property would be analyzed separately.

HEU Program 13 would require the City to adopt objective design standards for by-right projects (such as ADUs) that would not normally be subject to California Environmental Quality Act (CEQA) analysis. The objective design standards would ensure the City can provide local guidance on design and standards that will facilitate high-quality residential development, including adequate private open space, parking, and architectural design. Therefore, impacts would be less than significant.

- d. The city is relatively urbanized with medium levels of ambient lighting. Development of new residential units would result in new sources of light and glare but would be consistent with the ambient light levels from nearby sources. Residential development projects are subject to City

regulations, which include operational and development standards that would mitigate light or glare impacts to a less-than-significant level.

Conclusion

Future development would be subject to existing light and glare regulations and would not significantly alter the existing visual character of the city. Several specific plan areas that are identified for residential development would be subject to specific design guidelines of those plans. Light and glare impacts would be less than significant through the use of appropriate building materials and implementation of other regulations to remain consistent with the surrounding visual character. Therefore, impacts would be less than significant.

Finding

Potential aesthetic impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The city of Paso Robles is an urban area of the county and does not contain large-scale agricultural activities within the city limits; these activities are typically found surrounding the city in unincorporated areas. However, the city functions as an important location for agricultural commerce because of its location within an agricultural region known for its production of wine grapes, wines, and other agricultural products. A limited number of properties within Paso Robles are designated for agricultural uses and are generally concentrated north of SR 46 East and near the Paso Robles Municipal Airport.

According to the City of El Paso de Robles Zoning Map (City of Paso Robles 2018), land designated as Agricultural (AG) and Open Space (OS) occurs along the outer limits of the city—AG occurs in the north and northeastern portions of the city and OS occurs in the western portions of the city that run along the Salinas River.

No lands within Paso Robles are enrolled in a Williamson Act contract.

The *Paso Robles Purple Belt Action Plan* was adopted by the city in September 2009. The purpose of the Purple Belt Action Plan is to supplement the City’s General Plan with the intent to create a basis for an eventual physical boundary for urban growth and development outside the current city boundary. The term “purple belt” is synonymous with “green belt” but recognizes the primary agricultural use in Paso Robles as vineyards (City of Paso Robles 2009).

The *City of El Paso de Robles General Plan 2003 Open Space Element* (City of Paso Robles 2003) addresses the conservation and protection of agricultural land in the city for its scenic, economic, and recreational value. The Open Space Element describes agricultural land uses within the city, identifies prime agricultural soils, discusses the goals and intent of the City’s Purple Belt Action Plan, defines natural resources, and discusses land use conflicts between agricultural operations and residential land uses.

Impacts

- a. The HEU is guided by existing development standards described in the City’s LUE in terms of where housing should be developed and promotes compact urban form to reduce urban sprawl and loss of productive agricultural lands. AG- and OS-designated land allows limited residential use and is only suitable for rural housing.

The California Department of Conservation (CDOC) Farmland Mapping and Monitoring Program (FMMP) designates the majority of the city as Urban (not Important Farmland). Several small areas of the city are designated as Important Farmland, primarily occurring near the northern and southeastern boundaries. The southeastern area of the city is comprised of the

Beechwood Specific Plan and Olsen-South Chandler Specific Plan areas. These areas are slated for future residential development consistent with adopted specific plans. Agricultural impacts of these areas were analyzed in the corresponding EIRs prepared for the specific plans. The HEU would not impact the specific plan areas and does not identify any new land that is subject to urbanization or rezoning from agricultural use to residential use. Therefore, impacts would be less than significant.

- b. According to the County of San Luis Obispo (County) Land Use Viewer (County of San Luis Obispo 2016), the City does not contain any land subject to contract under the Williamson Act. Therefore, there would be no impact.
- c, d. A majority of the city does not contain forestland or timberland. Areas that meet this definition include the open space corridor along the Salinas River, parks and open space areas associated with existing residential subdivisions, and a portion of the North Chandler Ranch area. The HEU does not identify any park or open space land that is subject to urbanization or rezoning to residential use. The North Chandler Ranch property is subject to the preparation of a specific plan and EIR, which would analyze and address impacts to forestland and timberland specific to that property. Therefore, there would be no impact.
- e. The HEU does not propose any development but creates the opportunity for development to occur within the currently developed city. It does not propose the conversion of AG land into land that would be used for housing or other development. The HEU is consistent with the LUE in terms of where housing should be developed. Any future housing development would be subject to policies and regulations described in the LUE. Therefore, impacts would be less than significant.

Conclusion

New housing units facilitated by the HEU are unlikely to impact Important Farmland or forestland/timberland. The HEU would not facilitate the conversion of agricultural land to residential land; no property within the city limits are subject to Williamson Act contracts. No significant impacts to agricultural resources would occur, and no mitigation is necessary.

Finding

Potential agricultural impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

San Luis Obispo County is part of the South Central Coast Air Basin. The climate of Paso Robles is influenced by its proximity to the Pacific Ocean. Airflow around the county plays an important role in the movement and dispersion of pollutants. The speed and direction of local winds are controlled by the location and strength of the Pacific high-pressure system and other global weather patterns, topographical factors, and circulation patterns that result from temperature differences between the land and the sea. Data from Paso Robles Municipal Airport (2006–2008) indicates temperatures range from a high of 114 degrees Fahrenheit (°F) to a low of 12°F, and winds range from calm to almost 90 miles per hour (mph), with an average speed of 6 mph. Surface winds tend to be from the southeast and east in winter months (October through March), and the southwest to northwest the rest of the year (April through September). These differences are a function of surface pressures relative to temperature gradients.

San Luis Obispo County's air quality is measured by nine total ambient air quality monitoring stations, including one located in Paso Robles. In San Luis Obispo County, ozone and particulate matter less than 10 microns in diameter (PM₁₀) are the pollutants of main concern, since exceedance of state health-based standards for those are experienced here. The county has been designated as a nonattainment area for the state ozone and PM₁₀ standards. Ozone levels exceeding the federal and state standards have been measured in Paso Robles, Atascadero, and the Carrizo Plain in recent years. State PM₁₀ standards have been exceeded in various locations throughout the county, including Paso Robles and Atascadero.

On a regional basis, ozone is the pollutant of greatest concern in San Luis Obispo County, particularly in the north and east parts of the county. Ozone is a secondary pollutant, formed in the atmosphere by complex photochemical reactions involving precursor pollutants and sunlight. The amount of ozone formed is dependent on both the ambient concentration of chemical precursors, and the intensity and duration of sunlight. Consequently, ambient ozone concentrations tend to be highest in the summer. Reactive organic gases (ROGs) and nitrogen oxides (NOx) are the primary precursors to ozone formation. NOx emissions result primarily from the combustion of fossil fuels; ROG emissions are also generated by fossil fuel combustion and evaporation of petroleum products. Emissions of ROG and NOx are fairly equally divided between mobile and stationary sources in the county. The major regional PM₁₀ sources are grading, demolition, agricultural tilling, road dust, quarries, and vehicle exhaust.

The most recent San Luis Obispo County Climate Action Plan (SLOCAP) is used by the San Luis Obispo County Air Pollution Control District (SLOAPCD) to address attainment of national and state ozone and fugitive dust (PM₁₀) standards for the entire county. The 2001 SLOCAP presents a detailed description of the sources and pollutants that impact the jurisdiction, future air quality impacts to be expected under current growth trends, and an appropriate control strategy for reducing ozone precursor emissions. PM₁₀ emissions are expected to drop as part of the ozone control strategy as well.

Global Climate Change

In response to an increase in manmade greenhouse gas (GHG) concentrations over the past 150 years, California has implemented legislation to reduce statewide emissions. Assembly Bill (AB) 32 codifies the statewide goal of reducing emissions to 1990 levels by 2020 (essentially a 15% reduction below 2005 emission levels) and the adoption of regulations to require reporting and verification of statewide GHG emissions. Senate Bill (SB) 32 extends AB 32, requiring the state to further reduce GHGs to 40% below 1990 levels by 2030. Other statewide policies adopted to reduce GHG emissions include AB 32, SB 375, SB 97, Clean Car Standards, Low Carbon Fuel Standard, Renewable Portfolio Standard, California Building Codes, and the California Solar Initiative.

On December 14, 2017, the California Air Resources Board (CARB) adopted *California's 2017 Climate Change Scoping Plan*, which provides a framework for achieving the 2030 statewide target set by SB 32. The 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally appropriate quantitative thresholds consistent with a statewide per capita goal of 6 metric tons of carbon dioxide equivalent (MTCO_{2e}) by 2030 and 2 MTCO_{2e} by 2050 (CARB 2017). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, subregional, or regional level), but not for specific individual projects because they include all emissions sectors in the state.

Climate change refers to any significant change in measures of climate (such as temperature, precipitation, or wind) lasting for an extended period of time (decades or longer). Climate change may result from:

- Natural factors, such as changes in the sun's intensity or slow changes in the Earth's orbit around the sun;
- Natural processes within the climate system (e.g., changes in ocean circulation); or
- Human activities that change the atmosphere's composition (e.g., through burning fossil fuels) and/or the land surface (e.g., deforestation, reforestation, urbanization, desertification, etc.).

Human activities, such as fossil fuel combustion and land use changes, release carbon dioxide and other compounds, cumulatively termed GHGs. GHGs are any gases that absorb infrared radiation in the atmosphere and tend to increase the average planetary temperature. GHGs, as defined in AB 32, include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs).

In November 2013, the City adopted a citywide CAP. The *City of Paso Robles Climate Action Plan* (City of Paso Robles 2013) includes a GHG inventory for the city. According to the GHG Emissions Inventory, in 2005 (the baseline year for the CAP), Paso Robles emitted approximately 169,557 MTCO_{2e} of GHG emissions as a result of transportation activities that took place within the transportation, residential energy use, commercial and industrial energy use, off-road vehicles and equipment, solid waste, aircraft, and wastewater sectors. The largest contributors of GHG emissions were the transportation (40%), residential energy use (24%), and commercial/industrial energy use (20%) sectors. The remainder of

emissions resulted from the solid waste (8%), off-road vehicles and equipment (8%), aircraft (less than 1%), and wastewater (less than 1%) sectors.

According to the SLOAPCD, climate change may have the following effects on northern inland San Luis Obispo County:

- Agriculture: reduced crop yields, increased irrigation demands, and plant damage from tropospheric ozone. Every 2°F temperature increase reduces food crop yields by about 10% due to pollination failure.
- Public health: increased smog and commensurate respiratory illness and weather-related mortality.
- Water resources: reduced Sierra snowpack, reduced late-summer water supplies, increased water demands, and changed flood hydrology. San Luis Obispo County is increasingly reliant on water imported from other areas of the state, which in turn comes primarily from mountain precipitation.

Valley Fever

Coccidioidomycosis, commonly known as Valley Fever, is a lung disease common in the southwestern United States and northwestern Mexico. Valley Fever is caused by the fungus *Coccidioides immitis*, which grows in soils in areas with low rainfall, high summer temperatures, and moderate winter temperatures. The *Coccidioides* fungus is found most often in the southwestern United States (especially Arizona and California) and parts of Mexico, Central America, and South America, and has been reported locally in San Luis Obispo, Ventura, and Fresno counties. These fungal spores become airborne when the soil is disturbed by winds, construction, farming, and other activities. In susceptible people and animals, infection occurs when a spore is inhaled. Valley Fever infection rates are the highest in California from June to November when soils are typically very dry. A total of 330 cases were reported in San Luis Obispo County in 2018 (California Department of Public Health 2019). San Luis Obispo County Public Health Department data show that the number of reported cases in San Luis Obispo county is typically highest from October through January (San Luis Obispo County Public Health Department 2014).

Valley Fever is not known to spread from person to person or between people and animals. Exposure typically occurs in connection with ground-disturbing activities that release fungal spores, which are then inhaled. Construction personnel, agricultural workers, and archaeologists typically have an increased risk of exposure to the *Coccidioides* fungus because those professions are often exposed to disturbed soils that harbor the fungal spores.

Most people who are exposed to the fungus either do not develop symptoms or experience relatively mild flu-like symptoms. However, others can experience more severe symptoms, particularly individuals with a weakened immune system, those of African-American or Filipino descent, and those who are pregnant. The elderly may also be prone to more severe cases. Common symptoms include fever, cough, headache, rash, muscle aches, and joint pain. Symptoms of advanced coccidioidomycosis may include skin lesions, chronic pneumonia, meningitis, bone or joint infection. Symptoms may appear between one and three weeks after exposure. Some patients have reported having symptoms for six months or longer, especially if the infection is not diagnosed early.

Impacts

- a, b.** The 2001 SLOCAP includes land use management strategies to guide decision makers on land use approaches that result in improved air quality. The SLOCAP calls for building compact communities to limit urban sprawl, mix complementary land uses such as commercial services with higher-density housing, increase residential and commercial densities along transit corridors,

and increase pedestrian-friendly and interconnected streetscapes, helping to make alternative means of transportation more convenient.

The HEU is consistent with the *City of Paso Robles Adopted 2019 Circulation Element Update* (City of Paso Robles 2019) that incorporates tactics to increase pedestrian and bicycle pathways, development of transit facilities, and other actions to reduce Vehicle Miles Traveled (VMT) within the city. The Conservation Element is consistent with principles of the Circulation Element and also encourages infill development to help reduce VMT. The HEU also proposes sustainable development and green building standards that would help reduce GHG emissions during operation of future housing. Future development would be subject to current policies and standards described in the Circulation Element, Conservation Element, and *City of El Paso de Robles Municipal Code* and would not change any programs or policies that provide regulatory guidance for air quality issues.

The residential sites inventory to address the 6th-cycle RHNA consists of one proposed development site with the capacity for 952 units, a projected 405 new ADUs, and 11 vacant sites with capacity for 290 units. This level of growth is consistent with the General Plan, and the HEU incorporates measures that are consistent with GHG emission reduction efforts. Future development that is fostered by the HEU would be subject to federal, state, and local ambient air quality standards and possible mitigation measures.

Heavy equipment and earth-moving operations generate fugitive dust and combustion emissions. These may have substantial temporary impacts on local air quality. Fugitive dust emissions would result from land clearing, grading operations, and construction equipment operations over the unpaved project site. Combustion emissions, such as NO_x and PM₁₀, are most significant when using large diesel-fueled scrapers, loaders, bulldozers, haul trucks, compressors, generators, and other types of equipment. Most projects facilitated by the HEU would be small in nature and would not be expected to exceed the SLOAPCD emission thresholds. The 952 potential units mentioned above are all located within the Beechwood Specific Plan area. The Beechwood Specific Plan is an active application that was reviewed by the Planning Commission in July and August 2020 and is scheduled for City Council review in October 2020. The EIR for the Specific Plan was made available for public review and includes project-specific mitigation measures related to air quality.

Proposed future development would not result in a significant long-term impact to air quality. The HEU anticipates population and housing growth consistent with the LUE based on household size and dwelling unit potential for this planning period. The HEU has policies and programs designed to promote compact urban growth, encourage mixed use, promote housing within walking or biking distance of employment or school, and encourage downtown housing close to jobs, services, government, recreation, and more. Any proposed projects would be subject to policies and standards described in the SLOCAP and General Plan to mitigate short-term construction emissions. Therefore, impacts would be less than significant.

- c. The HEU does not propose specific development plans; therefore, potential air quality impacts including potential sensitive receptors are unknown at this time. However, future development is expected to be primarily infill development, which would be located in close proximity to residences, schools, and/or parks. Any proposed projects would be subject to policies and standards described in the SLOCAP, as well as the General Plan and Municipal Code for construction standards regarding air quality, and impacts would be less than significant. Additionally, large-scale development in specific plan areas (i.e. Beechwood, North Chandler Ranch) would be subject to mitigation measures identified in each specific plan's EIR.

The City routinely confers with the SLOAPCD regarding the acceptability of adjacent land uses and addresses compatibility of land uses in mixed-use developments. Limits on hours of construction and operation also reduce conflicts between residents and customers in mixed-use developments. The City's use permit requirement and performance standards for mixed-use development reduce potential impacts to less-than-significant levels.

- d. Residential uses are not land uses that typically result in significant odor emissions. The City requires that on-site trash receptacles be covered and properly maintained to prevent adverse odors. Paso Robles is located outside the SLOAPCD-identified areas for naturally occurring asbestos.

Grading and other earthmoving activities during construction of future projects would have the potential to expose sensitive receptors, such as nearby residents and construction workers, to *Coccidioides* fungus, which can cause Valley Fever. The City does not currently have any guidelines or educational materials related to Valley Fever. Mitigation Measure AQ-1 would require the City to update their *Rules and Regulations for the Implementation of the California Environmental Quality Act* to include standard procedures and measures related to Valley Fever. Impacts would be less than significant with mitigation.

Conclusion

The HEU would be consistent with air quality standards described in the General Plan and SLOCAP. Future development that is fostered by the HEU would be subject to SLOAPCD emission control standards during project construction. Impacts would be less than significant with Mitigation Measure AQ-1.

Finding

Potential air quality impacts would be less than significant with mitigation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES				
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The city of Paso Robles is primarily characterized by urbanized development and ornamental landscaping. The few vacant properties that could be developed for residential uses are generally non-native grassland and native oak trees. Oak woodlands are typically only present along public and private open space, on North Chandler Ranch, and along the western boundary of the city.

Regulatory Setting

Federal

Endangered Species Act

The Federal Endangered Species Act (FESA) of 1973 provides legislation to protect federally listed plant and animal species. Impacts to listed species resulting from the implementation of a project would require the responsible agency or individual to formally consult with the U.S. Fish and Wildlife Service (USFWS) or National Oceanic and Atmospheric Administration National Marine Fisheries Service (NOAA Fisheries) to determine the extent of impact to a particular species. If the USFWS or NOAA Fisheries determine that impacts to a federally listed species would likely occur, alternatives and measures to avoid or reduce impacts must be identified. The USFWS and NOAA Fisheries also regulate activities conducted in federal critical habitat, which are geographic units designated as areas that support primary habitat constituent elements for listed species.

Federal Water Pollution Control Act of 1972

Under Section 404 of the Federal Water Pollution Control Act (also referred to as the Clean Water Act [CWA]), the U.S. Army Corps of Engineers (USACE), with U.S. Environmental Protection Agency (EPA) oversight, has authority to regulate activities that result in discharge of dredged or fill material into wetlands or other “waters of the United States.” Perennial and intermittent creeks are considered waters of the United States if they are hydrologically connected to other jurisdictional waters. In achieving the goals of the CWA, the USACE seeks to avoid adverse impacts and to offset unavoidable adverse impacts on existing aquatic resources. Any discharge of dredged or fill material into jurisdictional wetlands or other jurisdictional “waters of the United States” would require a Section 404 permit from the USACE prior to the start of work. In 2008, the EPA and USACE, through a joint rulemaking, expanded the Section 404(b)(1) guidelines to include more comprehensive standards for compensatory mitigation. These standards include ensuring that unavoidable impacts subject to regulation under the CWA are replaced to promote no net loss of wetlands. Typically, when a project involves impacts to waters of the United States, the goal of no net loss of wetlands is met by compensatory mitigation; in general, the type and location options for compensatory mitigation should comply with the hierarchy established by the USACE/EPA 2008 Mitigation Rule (in descending order): (1) mitigation banks; (2) in-lieu fee programs; and (3) permittee-responsible compensatory mitigation. Also, in accordance with Section 401 of the CWA, applicants for a Section 404 permit must obtain water quality certification from the appropriate Regional Water Quality Control Board (RWQCB).

The USACE, RWQCB, and California Department of Fish and Wildlife (CDFW) typically take jurisdiction over wetlands that exhibit three parameters: suitable wetland hydrology, hydric soils, and hydrophytic vegetation. The RWQCB will also consider features with saturated, anaerobic-condition wetlands.

Migratory Bird Treaty Act of 1918

The Migratory Bird Treaty Act (MBTA) of 1918 protects all migratory birds, including their eggs, nests, and feathers. The MBTA was originally drafted to put an end to the commercial trade in bird feathers, popular in the latter part of the 1800s. The MBTA is enforced by the USFWS, and potential impacts to species protected under the MBTA are evaluated by the USFWS in consultation with other federal agencies. Several migratory bird species may be present within all habitats within the project study area, including landscaped/developed and ruderal areas. If nesting bird surveys are conducted prior to any ground-disturbing activities, and none are present, impacts to nesting birds are not expected.

State

California Endangered Species Act

The California Endangered Species Act (CESA) ensures legal protection for plants listed as rare or endangered and wildlife species formally listed as endangered or threatened. The CDFW also maintains a list of California Species of Special Concern (SSC). SSC status is assigned to species that have limited distribution, declining populations, diminishing habitat, or unusual scientific, recreational, or educational value. Under state law, the CDFW is empowered to review projects for their potential to impact special-status species and their habitats. Under the CESA, the CDFW reserves the right to request the replacement of lost habitat that is considered important to the continued existence to CESA-protected species.

California Fish and Game Code

California Fish and Game Code (CFGF) Section 3511 includes provisions to protect fully protected species, such as: (1) Prohibiting take or possession “at any time” of the species listed in the statute, with few exceptions; (2) stating that no provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to “take” the species; and (3) stating that no previously issued permits or licenses for take of the species “shall have any force or effect” for authorizing take or possession. The CDFW is unable to authorize incidental take of fully protected species when activities are proposed in areas inhabited by those species. Sections 3503 and 3503.5 of the CFGF state that it is unlawful to take, possess, or destroy the nest or eggs of any bird, with occasional exceptions. In addition, Section 3513 states that it is unlawful to take or possess any migratory bird as designated in the MBTA or any part of such migratory birds except as provided by rules and regulations under provisions of the MBTA.

Under CFGF Section 1603, the CDFW is responsible for conserving, protecting, and managing California’s fish, wildlife, and native plant resources. To meet this responsibility, the law requires any person, state or local government agency, or public utility proposing a project that may impact a river, stream, or lake to notify the CDFW before beginning the project. If the CDFW determines that a project may adversely affect existing fish and wildlife resources, a Lake or Streambed Alteration Agreement is required. A Streambed Alteration Agreement lists the CDFW conditions of approval relative to a proposed project and serves as an agreement between the City and CDFW for a term of not more than 5 years for the performance of activities subject to this section. Because the project is outside and above the flow line of the Salinas River, the project would not likely require issuance of a Lake or Streambed Alteration Agreement.

Native Plant Protection Act

The CDFW also has authority to administer the Native Plant Protection Act (NPPA) (CFGF Section 1900 et seq.). The NPPA requires the CDFW to establish criteria for determining if a species, subspecies, or variety of native plant is endangered or rare. Under NPPA Section 1913(c), the owner of land where a rare or endangered native plant is growing is required to notify the department at least 10 days in advance of changing the land use to allow for salvage of the plant(s).

Porter-Cologne Water Quality Control Act of 1987

The State Water Resources Control Board (SWRCB) and each of the nine local RWQCBs, collectively referred to as the California Water Boards, has jurisdiction over “waters of the State,” which are defined as any surface water or groundwater, including saline waters, within the boundaries of the state pursuant to the Porter-Cologne Water Quality Control Act (California Water Code Division 7) (Porter-Cologne Act). The SWRCB has issued general Waste Discharge Requirements (WDRs) regarding discharges to “isolated” waters of the State (Water Quality Order No. 2004-0004-DWQ, *Statewide General Waste Discharge Requirements for Dredged or Fill Discharges to Waters Deemed by the U.S. Army Corps of*

Engineers to be Outside of Federal Jurisdiction [General DWRs]). The local RWQCB (in this case, the Central Coast RWQCB) implements this general order for isolated waters not subject to federal jurisdiction and is also responsible for the issuance of water quality certifications pursuant to CWA Section 401 for waters subject to federal jurisdiction.

Local

City of El Paso de Robles General Plan 2003 Conservation Element

The General Plan addresses biological resources and compatibility with development through implementation of adopted policies and programs in the Conservation Element (City of Paso Robles 2014a). The following Conservation Element policies define the local regulatory setting for biological resources in the Specific Plan Area:

- **Policy C-3A. Oak Trees.** Preserve existing oak trees and oak woodlands. Promote planting of new oak trees:
 - **Action Item 1.** Implement the Oak Tree Preservation Ordinance
 - **Action Item 2.** Plant oaks in parks and on other City-owned properties. Care shall be taken to plant new and replacement oak trees in locations and setting that will be appropriate to their species (e.g., avoiding mitigation that would not be suitable).
 - **Action Item 3.** Encourage and/or require new development to include the planting of new oaks where feasible and appropriate.
- **Policy C-3B. Sensitive Habitat.** Incorporate habitats into project design, as feasible, including: oak woodlands, native grasslands, wetlands, and riparian areas
 - **Action Item 1.** As part of the environmental review of new development projects:
 - Biological studies/surveys will be prepared when appropriate to assess habitat value.
 - Alternatives to habitat removal will be explored; and
 - Input will be sought from other public agencies with expertise in biological resources.
 - **Action Item 2.** As part of the environmental review of new development projects, the City will require that mitigation for potential impacts to the San Joaquin Kit Fox and its habitat be provided in consultation with the CA Department of Fish and Game and the U.S. Fish and Wildlife Service.
 - **Action Item 3.** Encourage use of native plants.

City of Paso Robles Oak Tree Preservation Ordinance

The City of Paso Robles Oak Tree Preservation Ordinance (Municipal Code Section 10.01: Oak Tree Preservation) requires any person wishing to remove one or more qualifying oak trees from any parcel in the city to apply in writing to the City Community Development Department for a Permit to Remove. The ordinance specifies the species subject to protection and replacement, and provides protection to oak trees of 6 inches or greater diameter measured at 4.5 feet above ground level. The ordinance also establishes protection measures for qualifying oak trees near grading and development and requires planting of replacement trees in proportion to the tree(s) being removed.

Impacts

- a. San Joaquin kit fox (SJKF) (*Vulpes macrotis mutica*) is a federally listed endangered species and a state-listed threatened species. They are known to occur in a range between the Carrizo Plain and Camp Roberts, with transient individuals reported to move between the two populations.

SJKF utilize the Salinas River and Huer Huero Creek as a movement corridor. Kit foxes are not currently known to occupy lands within Paso Robles and would have a low potential to occur in urban areas; however, grasslands that are common along the southern and eastern boundaries of the city and adjacent unincorporated county, and north of SR 46 (near the airport), could provide suitable habitat for the species. Direct impacts to SJKF could occur through mortality or injury during ground-disturbing activities, and indirect impacts could occur through habitat loss. Mitigation Measure BIO-1 would require the City to update their *Rules and Regulations for the Implementation of the California Environmental Quality Act* in consultation with CDFW, to include standard SJKF avoidance and minimization measures.

Several bird and bat species protected by CDFW are known to nest in trees, shrubs, and burrows within the city. Removal of or impacts to trees may result in direct or indirect impacts to these species. To mitigate this impact, Mitigation Measure BIO-2 would require the City to update their *Rules and Regulations for the Implementation of the California Environmental Quality Act* to include nesting bird and roosting bat avoidance measures.

With implementation of Mitigation Measures BIO-1 and BIO-2, included in the Mitigation Monitoring Reporting Program, impacts associated with increased housing development would be less than significant.

- b. Figure C-2 of the Conservation Element identifies the riparian areas within the city, which are located along the Salinas River corridor and Huer Huero Creek. Municipal Code Section 14.20.200 requires that waterways and waterway species be protected and maintained to prevent adverse impacts resulting from construction or use of property. Impacts would be less than significant.
- c. In general, development anticipated by the HEU would be infill development. Any development that would impact wetland features would be subject to CWA requirements, which would include a Section 404 permit and compensatory mitigation. Compliance with a Section 404 permit would promote no net loss of wetlands, and impacts would be less than significant.
- d. In general, development anticipated by the HEU would be infill development that would not result in impacts to migratory fish or wildlife species. Mitigation Measure BIO-1 would require the City to establish SJKF avoidance and minimization measures through the City's *Rules and Regulations for the Implementation of the California Environmental Quality Act*. Impacts would be less than significant with mitigation.
- e. The Open Space and Conservation Elements guide the preservation of natural resources and agricultural space within the city. Goal C-3 in the Conservation Element outlines policies for the preservation of biological resources. Within this section, Policy C-3A requires oak tree preservation policies that are implemented through the City's Oak Tree Preservation Ordinance. Adherence to this ordinance would result in less-than-significant impacts.

Additionally, the North Chandler Ranch and Beechwood properties are subject to the preparation of a specific plan and EIR, which would analyze and address impacts to oak trees specific to those properties.

- f. See responses a–e above.

Conclusion

The HEU is consistent with the Open Space and Conservation Elements and anticipates new dwellings only in those areas suitable for residential development, with adequate guarantees to preserve natural and biological resources as part of new development. Mitigation would be required to update the City's *Rules and Regulations for the Implementation of the California Environmental Quality Act*. To the extent feasible, the City shall coordinate with CDFW regarding avoidance and minimization measures to include avoidance and protection measures for SJKF, migratory and nesting birds, and roosting bats.

Finding

Potential Impacts to biological resources are less than significant with mitigation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES				
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

Paso Robles is typically considered to be in an area historically occupied by the Salinan. Surrounding native groups include the Esselen and Coastanoan to the north, the Southern Valley Yokuts to the east, and the Chumash to the south.

Regulatory Setting

Federal

Cultural resources are considered during federal undertakings, chiefly under Section 106 of the National Historic Preservation Act (NHPA) of 1966 (as amended) through one of its implementing regulations, 36 Code of Federal Regulations (CFR) 800 (Protection of Historic Properties), as well as the National Environmental Policy Act (NEPA). Properties of traditional religious and cultural importance to Native Americans are considered under NHPA Section 101(d)(6)(A). Other federal laws include the Archaeological Data Preservation Act of 1974, American Indian Religious Freedom Act (AIRFA) of 1978, Archaeological Resources Protection Act (ARPA) of 1979, and Native American Graves Protection and Repatriation Act (NAGPRA) of 1989, among others.

Section 106 of NHPA (16 United States Code [USC] 470f) requires federal agencies to take into account the effects of their undertakings on any district, site, building, structure, or object that is included in or

eligible for inclusion in the National Register of Historic Places (NRHP) and to afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on such undertakings (36 CFR 800.1). Under NHPA Section 106, the significance of any adversely affected cultural resource is assessed and mitigation measures are proposed to reduce any impacts to an acceptable level. Significant cultural resources are those resources that are listed in or are eligible for listing on the NRHP per the criteria listed at 36 CFR 60.4.

State

CEQA requires a lead agency to determine whether a project may have a significant effect on historical resources. Statutes of CEQA Sections 21083.2 and 21084.1, Public Resources Code (PRC) Section 5024.1, and State CEQA Guidelines Section 15064.5 were used as the guidelines for the cultural resources study. PRC Section 5024.1 requires that any properties that can be expected to be directly or indirectly affected by a proposed project be evaluated for California Register of Historical Resources (CRHR) eligibility. The purpose of the CRHR is to maintain listings of the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from material impairment and substantial adverse change. The term "historical resources" includes a resource listed in, or determined to be eligible for listing in, the CRHR, a resource included in a local register of historical resources, and any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (State CEQA Guidelines Section 15064.5[a]). The criteria for listing properties in the CRHR were expressly developed in accordance with previously established criteria developed for listing in the NRHP.

Local

City of Paso Robles Historic Preservation Ordinance

According to City of Paso Robles Historic Preservation Ordinance Section 21.50.080B, a building, structure, object, or site may be designated as a Historic Landmark if it possesses sufficient character-defining features, integrity of location, design, setting, materials, workmanship, feeling, or association and meets at least of the following criteria:

- It reflects special elements of the city's historical, archeological, cultural, social, economic, aesthetic, engineering, or architectural development;
- It is identified with persons or events significant in national, state, or local history;
- It embodies distinctive characteristics of a style, type, period or method of construction, or it is a valuable example of the use of indigenous materials or craftsmanship; or whether the building or structure represents an established and familiar visual feature of a neighborhood or community of the city; or
- It has yielded, or has the potential to yield, information important to the history or prehistory of Paso Robles, California, or the nation.

City of El Paso de Robles General Plan 2003 Conservation Element

The Conservation Element addresses historic and architectural resources within the city. New development is evaluated for consistency with the following adopted goals and policies relating to archaeological and historical resources:

- **GOAL C-6: Cultural Resources.** Strive to preserve/protect important historic and archeological resources.
 - **POLICY C-6A:** Historic Resources: Encourage the preservation and restoration of historic buildings in the downtown and the Vine Street neighborhood.

- **Action Item 1.** Continue to implement the Council adopted Downtown Design Guidelines.
- **Action Item 2.** Establish a Vine Street Historic and Architectural Preservation Overlay District for the historic neighborhood located between Chestnut Street, Oak Street, 8th Street and 21st Street, inclusive of both sides of these boundary streets. Prepare and implement design guidelines for future development and renovations within this District. The intent of these guidelines would be to maintain the historic character of the neighborhood.
- **POLICY C-6B:** Archaeological Resources: Strive to preserve/protect “unique archaeological resources” as defined by the California Environmental Quality Act (CEQA).
 - **Action Item 1.** Require the preparation of archaeological studies and/or preliminary evaluation reports for new developments that are subject to CEQA and the site could potentially contain a “unique archaeological resource.” Incorporate mitigation measures identified by such studies into the development.

City of Paso Robles Municipal Code

In addition to the City’s requirements to preserve and protect cultural resources, Titles 17 (Buildings and Construction) and 21 (Zoning) and Article V of the City’s Code of Ordinances contain specific requirements for the review, designation, preservation, and protection of historic and archaeological resources in the city, including criteria for determining buildings of historic or architectural significance (Section 17.16.040), the City’s Historic Resources Inventory (Section 21.50.070), and criteria for CEQA review of undesignated resources (Section 21.50.150). According to the Municipal Code, a building, structure, object, or site is considered a historic resource if it is listed in or determined eligible for listing in the NRHP or CRHR, it is listed in the Paso Robles Historic Resources Inventory, or it meets at least one of the criteria for designating a historic landmark. The Paso Robles Historic Resources Inventory identifies buildings, structures, and objects that are designated historic resources, appear eligible for historic designation, or are considered historic resources for purposes of CEQA. Prior to the issuance of a permit pursuant to Municipal Code Chapter 17.16 for the demolition or relocation of any structure that is not a historic landmark, an environmental assessment must be completed pursuant to the provisions of CEQA.

Impacts

- a. Goal C-6 of the Conservation Element outlines policies that strive to preserve cultural resources within the city, which includes historical resources. This section encourages preservation and restoration of buildings in the downtown area as well as Vine Street. The Municipal Code also describes policies for preservation of buildings that are discovered to be historically significant. The HEU does not propose any changes to the Conservation Element or other applicable policies and regulations. Any future development that is facilitated by the HEU would be consistent with current goals and policies regarding impacts to historical resources and potential mitigation measures for them. The HEU promotes new development rather than demolition of any existing structure. However, if future development plans propose the demolition of a building or structure that is found to be historically significant, existing policies for preservation and conservation as described in the General Plan and Municipal Code would be followed. Future historic review and applicable policy compliance incorporated during any project development that is fostered by adopting the HEU would make impacts less than significant.
- b., c. Goal C-6 of the Conservation Element outlines policies that strive to preserve cultural resources within the city, which include archaeological resources. Development that is proposed on known sensitive sites, or sites that are discovered to be sensitive, require a reconnaissance survey to

determine the likelihood of discovering resources during construction. The HEU promotes new development rather than demolition of any existing structure, which could increase the likelihood of discovery of unknown resources.

The Municipal Code includes specific criteria that address the discovery of unique resources (which would include human remains) during construction excavation. Development that is proposed on sensitive sites, which are mapped, requires a reconnaissance survey to determine the likelihood of discovering resources during construction. Additionally, State of California Health and Safety Code Section 7050.5 would apply, which requires that in the event of discovery of human remains, work be halted, and the coroner be called. If the remains are determined to be Native American, the California Native American Heritage Commission (NAHC) would be contracted.

New development has the potential for impacts to cultural resources, including human remains. Mitigation Measure CUL-1 would require the City to update their *Rules and Regulations for the Implementation of the California Environmental Quality Act* to include standard measures related to cultural resources, including human remains. With implementation of CUL-1, impacts would be less than significant.

Conclusion

The City currently has a Historic Preservation Ordinance that includes an inventory of historical resources within the city as well as a procedure for preservation of these resources. Mitigation would be required that would require the City to establish a procedure and measures related to cultural resources.

Finding

Potential cultural resources impacts would be less than significant with mitigation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY				
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Pacific Gas & Electric Company (PG&E) has historically been the primary electricity provider for the City and Southern California Gas Company (SoCalGas) has been the primary natural gas provider.

The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The CBC includes the mandatory California Green Building Standards Code (CALGreen) for residential and nonresidential structures, and the most recent version includes the 2019 Building Energy Efficiency Standards. These standards focus on four key areas: smart residential photovoltaic systems, updated thermal envelope standards (preventing heat transfer from the interior to the exterior and vice versa), residential and nonresidential ventilation requirements, and non-residential lighting requirements.

The 2013 City of Paso Robles CAP is a long-range plan to reduce GHG emissions from City government operations and community activities within Paso Robles. The 2013 CAP seeks to achieve multiple community goals, such as lowering energy costs, reducing air pollution, supporting local economic development, and improving public health and quality of life. To achieve compliance with statewide GHG reduction targets the City has put into effect local policy provisions that would reduce GHG emissions. All standards presented in the 2013 CAP respond to the needs of development through achieving more efficient and sustainable use of resources. Both the existing and projected GHG inventories in the 2013 CAP were derived based on the land use designations and associated designations defined in the General Plan.

Impact

- a., b.** As of 2020, single-family homes and multi-family buildings that are up to three stories high must provide solar panels and conform to the new solar power standard. The City has adopted the 2019 Building Codes, including CALGreen; complies with the Title 24 standards; and enforces compliance by requiring certified energy calculations for building designs and conducting on-site inspections of energy devices and improvements needed. The Conservation Element includes goals to conserve energy resources and policies to investigate and implement conservation measures as feasible. The Circulation Element describes strategies to promote alternative transportation in order to reduce GHG emissions caused by automotive transportation. Section 4.6 of the HUE proposes a green building plan and energy conservation measures. Program 11 of the HEU includes actions to encourage and facilitate low impact building designs, a landscape and irrigations ordinance, and PG&E incentives. The HEU would be consistent with current energy and conservation policies; therefore, impacts would be less than significant.

Conclusion

The HEU would be consistent with current policies and state law regarding impacts to energy resources. Additionally, the HEU would encourage energy conservation through education materials to builders. Therefore, impacts would be less than significant.

Finding

Potential energy impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS				
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Existing Conditions

Seismic Hazards

Areas with seismic (earthquake) hazards are identified by earthquake fault zones as established by the Alquist-Priolo Earthquake Fault Zone Act of 1972. The California Geological Survey (CGS; formerly the California Division of Mines and Geology [CDMG]) classifies faults as active, potentially active, or inactive according to standards developed for implementation of the Alquist-Priolo Earthquake Fault Zone Act. A fault that has exhibited surface displacement within the Holocene Epoch (the last 11,000 years) is defined as active. A fault that has exhibited surface displacement during Quaternary time (i.e., within the past 1.6 million years) but that cannot be proven to have moved or not moved during Holocene time is defined as potentially active.

The Rinconada Fault zone is mapped approximately along the western side of the city. According to the CGS 2015 California fault database (CGS 2015), the Rinconada Fault is a right lateral-strike slip fault. The Rinconada Fault is a Quaternary fault and is not zoned by the State of California Alquist-Priolo Earthquake Fault Zone Act. The San Andreas Fault is situated about 30 miles east of Paso Robles and is delineated on the Alquist-Priolo Earthquake Fault Zone map.

Groundshaking

Groundshaking (or seismic shaking) caused by fault movement during an earthquake has the potential to result in the damage or destruction of buildings, infrastructure, and possible injury or loss of life. Groundshaking may occur as a result of movement along a fault located within the city or along a more distant fault. The intensity of groundshaking in a particular area is dependent on several factors, including the earthquake magnitude, the distance from the epicenter, the duration of strong ground motion, local geologic conditions, and the fundamental period of the structure. Groundshaking can also trigger secondary seismic phenomena, such as liquefaction, lateral spreading, seismically induced settlement and slope instability, tsunami and seiche, and other forms of ground rupture and seismic responses.

Fault Rupture

Fault rupture refers to displacement of the ground surface along a fault trace and is a potential hazard where future development would cross or be constructed astride known fault zones. Damage associated with fault-related ground rupture is normally confined to a narrow band along the trend of the fault, and fault displacement usually involves forces so great that it is generally not feasible (structurally and

economically) to design and build structures to accommodate this rapid displacement. The greatest risk for fault displacement is generally thought to be along historically active and potentially active faults.

Liquefaction

Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking. Soils transform from a solid to a liquid state as a result of rapid loss of shear strength and increased pore water pressure induced by earthquake vibrations.

Based on review of the existing geotechnical data, the project site is underlain by a variable thickness of artificial fill and overlying alluvium over the Paso Robles Formation. It appears that the overlying alluvium may contain layers of potentially liquefiable soils under strong ground-motion shaking or at levels used for design under the 2016 CBC.

Tsunamis and Seiches

Tsunamis, also called seismic sea waves, are a series of waves generated by large, violent earthquakes occurring near the ocean. Seiches are oscillations of enclosed and semi-enclosed bodies of water, such as bays, lakes, or reservoirs, due to strong ground motion from seismic events, wind stress, volcanic eruptions, and local basin reflections of tsunami. Seiches could occur in any reservoir.

Landslide Hazards

Slope instability may result from natural processes, such as the erosion of the toe of a slope by a stream, or by ground shaking caused by an earthquake. Slopes can also be modified artificially by grading, or by the addition of water or structures to a slope. Areas that are generally prone to landslide hazards include previous landslide locations, the bases of steep slopes, the bases of drainage channels, and developed hillsides where leach-field septic systems are used.

Regulatory Setting

Federal

Federal Water Pollution Control Act of 1972

In 1987, the CWA was amended to add Section 402(p), which establishes a framework for regulating municipal and industrial stormwater discharges under the National Pollutant Discharge Elimination System (NPDES) Program. On December 8, 1999, the EPA published final regulations that establish stormwater permit application requirements for construction projects that encompass 1 or more acres of soil disturbance. In 2003, the SWRCB adopted a statewide General Permit that applies to all stormwater discharges associated with construction activity. The General Permit requires all dischargers where construction activities disturb 1 acre or more to:

1. Develop and implement a Stormwater Pollution Prevention Plan (SWPPP), which specifies Best Management Practices (BMPs) that will prevent all construction pollutants from contacting stormwater, and with the intent of keeping all products of erosion from moving off-site into receiving waters.
2. Eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the nation.
3. Perform inspections of all BMPs.

Construction activity subject to the General Permit includes clearing, grading, disturbances to the ground such as stockpiling, or excavation that results in soil disturbances of at least 1 acre of total land area. Construction activity that results in soil disturbances of less than 1 acre is subject to this General Permit if

the construction activity is part of a larger common plan of development that encompasses 1 or more acres of soil disturbance or if there is significant water quality impairment resulting from the activity.

All dischargers must prepare and implement a SWPPP prior to disturbing a site. The SWPPP must be implemented at the appropriate level to protect water quality at all times throughout the life of the project. Non-stormwater BMPs must be implemented year-round. The SWPPP must remain on-site while the site is under construction, commencing with the initial mobilization and ending with the termination of coverage under the permit. The SWPPP has two major objectives: (1) to help identify the sources of sediment and other pollutants that affect the quality of stormwater discharges, and (2) to describe and ensure the implementation of BMPs to reduce or eliminate sediment and other pollutants in stormwater and non-stormwater discharges. The SWPPP must include BMPs that address source control and, if necessary, must also include BMPs that address pollution control. Required elements of a SWPPP include: (1) site description addressing the elements and characteristics specific to the site; (2) descriptions of BMPs for erosion and sediment controls; (3) BMPs for construction waste handling and disposal; (4) implementation of approved local plans; (5) proposed post-construction controls, including description of local post-construction erosion and sediment control requirements; and (6) non-stormwater management.

Another major feature of the General Permit is the development and implementation of a monitoring program. All construction sites are required to conduct inspections of the site prior to anticipated storm events and after actual storm events. During extended storm events, inspections must be made during each 24-hour period. The goals of these inspections are: (1) to identify areas contributing to a stormwater discharge; (2) to evaluate whether measures to reduce pollutant loadings identified in the SWPPP are adequate and properly installed and functioning in accordance with the terms of the General Permit; and (3) to determine whether additional control practices or corrective maintenance activities are needed. Equipment, materials, and workers must be available for rapid response to failures and emergencies. All corrective maintenance to BMPs must be performed as soon as possible, depending upon worker safety.

Impacts

a, c, d. There are two known fault zones on either side of the Salinas River valley. The Rinconada Fault system runs on the west side of the valley and grazes the city on its western boundary. The San Andreas Fault is on the east side of the valley and is situated about 30 miles east of Paso Robles. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. There are no Alquist-Priolo Earthquake Fault Zones within the city limits. The City recognizes these geologic influences in the application of the CBC to all new development within the City.

Based on the *City of El Paso de Robles General Plan 2003 Safety Element* (City of Paso Robles 2014c), the majority of the city is located in an area with low liquefaction risk and low to moderate landslide risk. Areas of high liquefaction risk are associated with the Salinas River riverbed, Huer Huero Creek, and other minor streambeds. There are no areas within city limits that are subject to high landslide risk.

Any future housing development that is fostered by the HEU would be required to adhere to the CBC and other standards and regulations for building designs. Impacts resulting from ground shaking, expansive soils, landslides, and liquefaction hazards would be mitigated to less than significant through compliance with existing codes and adherence with the recommendations of the project-specific geotechnical report, including engineered site preparation and adequate structural design. Any proposed construction would require the adoption of appropriate engineering design in conformance with the recommended geotechnical standards for construction. Therefore, impacts would be less than significant.

- b. The HEU does not propose specific development plans for new housing units at this time. Therefore, project components such as amount of grading, excavation, vegetation removal, etc. for future housing units is unknown. If a project proposes to disturb more than 1 acre of soils, it is required by the State to prepare a SWPPP, which includes BMPs for erosion and sedimentation control. BMP examples generally include an effective combination of erosion and sediment controls, which include barriers such as silt fences, hay bales, drain inlet protection, gravel bags, etc. Existing vegetation should be preserved as much as possible. Additionally, the City of Paso Robles Grading Ordinance (Title 20 of the Municipal Code) requires the submittal of a site-specific erosion and sediment control plan with each grading or building permit. Future development of housing units that is facilitated by adoption of the HEU would be subject to these conditions for a construction permit and therefore impacts would be less than significant.
- e. Goal C-1B of the Conservation Element requires that new development, that is geographically capable, connect to existing sewer infrastructure for adequate sewer maintenance. The HEU does not propose development that would be located in a manner that could not be served by the City sewer. Therefore, there are no impacts.
- f. The city is underlain by several different geological formations, including the alluvial plain of the Salinas River and Plio-Pleistocene nonmarine and river terrace deposits. Some of these formations, such as the Plio-Pleistocene nonmarine and river terrace deposits, have a higher potential to produce subsurface fossil resources. The Municipal Code includes specific criteria that address the discovery of unique resources during construction excavation. Development that is proposed on known sites requires a reconnaissance survey to determine the likelihood of discovering resources during construction. If resources are encountered on an unknown site, the Municipal Code requires that grading cease until the resource can be evaluated. The HEU does not propose any changes to the Conservation Element or other applicable policies and regulations. These existing measures, which are in place for development citywide, are sufficient to prevent impacts to archaeological or paleontological resources, or any discovered human remains during construction of housing units that are fostered by the adoption of the HEU; therefore, impacts are less than significant.

Conclusion

The HEU would be consistent with current state regulations and local policies regarding impacts to geological resources.

Finding

Potential impacts to geology and soil resources would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS				
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Certain gases in the earth's atmosphere, classified as GHGs, play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. A portion of the radiation is absorbed by the earth's surface and a smaller portion of this radiation is reflected back toward space. This absorbed radiation is then emitted from the earth as low-frequency infrared radiation. The frequencies at which bodies emit radiation are proportional to temperature. Because the earth has a much lower temperature than the sun, it emits lower-frequency radiation. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead "trapped," resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth. Without the greenhouse effect, the earth would not be able to support life as we know it.

Prominent GHGs contributing to the greenhouse effect are CO₂, CH₄, and N₂O. Fluorinated gases also make up a small fraction of the GHGs that contribute to climate change. Fluorinated gases include chlorofluorocarbons, HFCs, PFCs, sulfur hexafluoride (SF₆), and nitrogen trifluoride (NF₃); however, it is noted that these gases are not associated with typical land use development. Human-caused emissions of these GHGs in excess of natural ambient concentrations are believed to be responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth's climate, known as global climate change or global warming. It is "extremely likely" that more than half of the observed increase in global average surface temperature from 1951 to 2010 was caused by the anthropogenic increase in GHG concentrations and other anthropogenic factors together.

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. CH₄ traps over 25 times more heat per molecule than CO₂, and N₂O absorbs 298 times more heat per molecule than CO₂. Often, estimates of GHG emissions are presented in CO₂e, which weighs each gas by its global warming potential. Expressing GHG emissions in CO₂e takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted.

Climate change is global in nature. GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants (TACs), which are pollutants of regional and local concern. Whereas pollutants with localized air quality effects have relatively short atmospheric lifetimes (about 1 day), GHGs have long atmospheric lifetimes (1 to several thousand years). GHGs persist in the atmosphere for long enough time periods to be dispersed around the globe. Although the exact lifetime of any particular GHG molecule is dependent on multiple variables and cannot be pinpointed, it is understood that more CO₂ is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, or other forms. Of the total annual human-caused CO₂ emissions, approximately 55% is sequestered through ocean and land uptakes every year, averaged over the last 50 years, whereas the remaining 45% of human-caused CO₂ emissions remains stored in the atmosphere.

The quantity of GHGs that it takes to ultimately result in climate change is not precisely known; suffice it to say the quantity is enormous, and no single project alone would measurably contribute to a noticeable incremental change in the global average temperature or to global, local, or microclimates. From the standpoint of CEQA, GHG impacts to global climate change are inherently cumulative.

Greenhouse Gas Emission Sources

In 2019, CARB released the 2019 edition of the California GHG inventory covering calendar year 2017 emissions. In 2017, California emitted 424.1 million gross MTCO_{2e}, including from imported electricity. Combustion of fossil fuel in the transportation sector was the single largest source of California's GHG emissions in 2017, accounting for approximately 41% of total GHG emissions in the state. This sector was followed by the industrial sector (24%) and the electric power sector, including both in-state and out-of-state sources (15%).

As discussed above, In November 2013, the City adopted a CAP that included a GHG inventory for the city. In 2005, the Paso Robles community emitted approximately 169,557 MTCO_{2e} of GHG emissions as a result of transportation activities that took place within the transportation, residential energy use, commercial and industrial energy use, off-road vehicles and equipment, solid waste, aircraft, and wastewater sectors. The largest contributors of GHG emissions were the transportation (40%), residential energy use (24%), and commercial/industrial energy use (20%) sectors. The remainder of emissions resulted from the solid waste (8%), off-road vehicles and equipment (8%), aircraft (less than 1%), and wastewater (less than 1%) sectors.

Emissions of CO₂ are byproducts of fossil fuel combustion. CH₄, a highly potent GHG, primarily results from off-gassing (the release of chemicals from nonmetallic substances under ambient or greater pressure conditions) and is largely associated with agricultural practices and landfills. N₂O is also largely attributable to agricultural practices and soil management. CO₂ sinks, or reservoirs, include vegetation and the ocean, which absorb CO₂ through sequestration and dissolution (CO₂ dissolving into the water), respectively, two of the most common processes for removing CO₂ from the atmosphere.

Impact

- a, b.** As described in the City's 2013 CAP, state policies to reduce GHG emissions associated with energy use would reduce anticipated emissions associated with future development projects. Section 4.6 of the HEU outlines energy conservation strategies that would reduce GHG emissions and comply with CAP standards. The City has adopted the 2019 Building Codes, including CALGreen; complies with the Title 24 standards; and enforces compliance by requiring certified energy calculations for building designs and conducting on-site inspections of energy devices and improvements needed. Other strategies included in the HEU include low impact building designs, a landscape and irrigations ordinance, and PG&E incentives. The HEU would also be consistent with the City's efforts to reduce VMT through zoning and development features. The HEU would be consistent with the City's overall efforts for energy and conservation policies to reduce GHGs; therefore, impacts would be less than significant.

Conclusion

The HEU would be consistent with applicable plans and programs designed to reduce GHG emissions.

Finding

Potential impacts related to GHG emissions would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

As defined in Chapter 6.95 of Division 20 of the California Health and Safety Code, Section 25501(o), a hazardous material is "...any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment."

Regulatory Setting

Federal

Federal Water Pollution Control Act of 1972

The CWA governs the control of water pollution in the United States. This act includes the NPDES program, which requires that permits be obtained for point discharges of wastewater. This act also requires that stormwater discharges be permitted, monitored, and controlled for public and private entities.

Resource Control and Recovery Act of 1974

The Resource Control and Recovery Act (RCRA) of 1974 was enacted as the first step in the regulation of the potential health and environmental problems associated with solid hazardous and non-hazardous waste disposal. The RCRA, and the formation of the EPA to implement the act, provides the framework for national hazardous waste management, including tracking hazardous wastes from point of origin to ultimate disposal.

Comprehensive Environmental Response, Compensation and Liability Act of 1980

Under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, owners and operators of real estate where there is hazardous substance contamination may be held strictly liable for the costs of cleaning up contamination found on their property. No evidence linking the owner/operator with the placement of the hazardous substances on the property is required. CERCLA, also known as Superfund, established a fund for the assessment and remediation of the worst hazardous waste sites in the nation.

State

Porter-Cologne Water Quality Control Act of 1987

The Porter-Cologne Act established a regulatory program to protect water quality and protect beneficial uses of the state's waters. The Porter-Cologne Act also established the California Water Boards as the main state agencies responsible for water quality in the state. Discharges of wastes (including spills, leaks, or historical disposal sites) where they may impact the waters of the state are prohibited under the Porter-Cologne Act, including the discharge of hazardous wastes and petroleum products. The assessment and remediation of these waters are regulated by the regional boards, and the Central Coast RWQCB administers such waters in the vicinity of the project.

California Code of Regulations Title 22

Title 22 of the California Code of Regulations regulates the use and disposal of hazardous substances in California. It contains regulatory thresholds for hazardous wastes, which are more restrictive than the federal hazardous waste regulations.

California Health and Safety Code Sections 25500 et seq.

The California community right-to-know hazardous material law applies to any facility that handles any hazardous material (e.g., chemical, chemical-containing products, hazardous wastes, etc.) in a quantity that exceeds reporting thresholds. The basic requirements of hazardous materials and community right-to-know regulations for covered facilities include:

- Determining whether the facility handles hazardous materials;
- Immediate reporting of releases of hazardous materials;
- Submission and update of a Hazardous Materials Business Plan (including an accurate chemical inventory, site map showing hazardous materials storage locations, emergency response plan, and notification procedures) as required by the local administering agency;
- Notification of the local administering agency of the handling of specified quantities of acute hazardous materials and submission of a Risk Management Plan (RMP), as required;
- Annual submission for manufacturing facilities of a Toxic Chemical Release Report (Form R) if threshold amounts of certain toxic chemicals are made or processed for use; and
- Requirements for hazardous materials storage imposed by local administering agencies, fire departments, and California Occupational Safety and Health Administration (Cal/OSHA) standards.

Local

The County Division of Environmental Health (SLODEH) conducts inspections to ensure proper handling, storage, and disposal of hazardous materials and proper remediation of contaminated sites. In addition, the Hazardous Materials Release Response Plans and Inventory Law of 1985 (Business Plan Act) requires that any business that handles or stores hazardous materials prepare a Hazardous Materials Business Plan. Under this law, businesses are required to submit inventories of on-site hazardous materials and wastes and locations where these materials are stored and handled. This information is collected and reviewed by the SLODEH for emergency response planning.

Impacts

- a–c.** The HEU facilitates the development of new housing by creating a regulatory setting in which affordable housing can be developed. New housing units would not be constructed by the City but by private contractors with City approval. During construction of new housing units, construction equipment would require the use of fuel and petroleum-based lubricants and would require regular maintenance of equipment. Both the frequency of maintenance and the large volumes of fluids required to service the equipment increase the risk of accidental spillage. Any new units would be required to adhere to federal, state, and local regulations regarding handling hazardous materials and cleanup standards in case of a spill.

New residential units may contain household hazardous materials such as paint, herbicides/pesticides, diesel fuel, and cleaning products that have the potential to spill. Residential uses typically do not use or store large quantities of hazardous materials. Adherence to regulations and standard protocols during the storage, transportation, and usage of any hazardous materials, as discussed above, would minimize and avoid the potential for significant upset and accident condition impacts. Following these standards and regulations at the time of future development would make impacts less than significant.

- d.** According to the California Department of Toxic Substances Control (DTSC) EnviroStor database, the City does not have any active cleanup sites for toxic materials (DTSC 2020). The

SWRCB Geotracker database identifies two active cleanup sites: a military cleanup site at the Estrella Airfield (Paso Robles Municipal Airport) and a cleanup program site at Firestone Walker Brewery (SWRCB 2020). Neither of these sites are identified for future residential development. Therefore, future housing development would not be located on a hazardous materials site and there would be no impact.

- e. The County Airport Land Use Commission (ALUC) adopted the *Paso Robles Municipal Airport Airport Land Use Plan* (ALUP) in 1977 and made amendments as recently as 2007. The HEU would not create additional residential opportunities in the 55 A-weighted decibels (dBA) or greater noise contours for the ALUP. Therefore, impacts would be less than significant.
- f. The HEU does not propose any changes to the existing Safety Element or *City of Paso Robles Local Hazard Mitigation Plan* (LHMP) (City of Paso Robles 2016b). Any future development that is facilitated by the HEU would be subject to goals, policies, and regulations described in these documents. Therefore, impacts would be less than significant.
- g. According to the Safety Element, most of the residential development in the city is not located within a fire hazard severity zone. The northeast portion of the city, the western boundary, and the southern boundary are designated as high fire hazard severity. Unincorporated county areas adjacent to the city are also designated as high fire hazard severity. Any future housing development that is facilitated by the HEU would be subject to design features that are consistent with the most recent fire and building codes. Development fees are required for new developments for public services, which includes the City's fire department; any new developments would be required to pay this fee. Development facilitated by the HEU would primarily be infill development and would not encroach into rural lands. Therefore, impacts related to wildfire hazard would be less than significant.

Conclusion

Impacts resulting from storage and use of hazardous materials on the project site is less than significant with compliance of existing regulations.

Finding

Potential impacts related to hazards and hazardous materials would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY				
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Existing Conditions

Surface Water Features

The Salinas River runs north to south through the western portion of the city. It generally follows the alignment of US 101 and divides the city into east and west. The other major surface water feature is the

Huer Huero Creek, which runs east to west through the northeast portion of the city, eventually joining the Salinas River.

Water Supply

The City's raw water source of drinking water consists of a combination of groundwater and treated surface water received from Lake Nacimiento, located approximately 15 miles northwest of the city.

Flooding

The Salinas River watershed is periodically subject to major flooding. Intense but infrequent winter storms can result in significant watershed runoff. Flooding conditions are caused when preceding rains have saturated the watershed. Surging flood flows usually peak within hours and may last several days. These flood events have caused extensive damage to agricultural land, infrastructure, public and private buildings, and properties.

The National Flood Insurance Program 100-year floodplain is considered to be the base flood condition. This is defined as a flood event of a magnitude that would be equal to or exceeded at an average of once during a 100-year period. Floodways are defined as stream channels plus adjacent floodplains that must be kept free of encroachment as much as possible so that 100-year floods can be carried without substantial increases (no more than 1 foot) in flood elevations.

Floodplains in the city include the Salinas River, which flows in a northern direction along the eastern side of US 101; Huer Huero Creek, which runs east to west north of SR 46; Turtle Creek, which runs east to west in the southeastern part of the city; and several intermittent creeks in the west side of the city.

Regulatory Setting

Federal

Federal Water Pollution Control Act of 1972

The CWA controls the discharge of toxic material into surface water bodies. Under this act, states are required to identify water segments impaired by pollutants and develop control strategies and management plans to reduce pollution and meet water quality standards.

State

Since 1990, regulations have increasingly emphasized the control of water pollution from non-point sources, which include stormwater systems and runoff from point-source construction sites and industrial areas. In California, the SWRCB issued a statewide General Permit to regulate runoff from construction sites involving grading and earth moving in areas over 1 acre. The SWRCB is acting to enforce requirements of the federal CWA, pursuant to regulations issued by the EPA for the NPDES. This State Order (Water Quality Order 99-08-DWQ) requires construction projects covered under the General Permit to use the "best available technology economically achievable" and the "best conventional pollution control technology." Each construction project subject to the permit is required to have a SWPPP prepared, which identifies likely sources of sediment and pollution and incorporates measures to minimize sediment and pollution in runoff water. These objectives are established based on the designated beneficial uses (e.g., water supply, recreation, habitat) for a particular surface water or groundwater.

The RWQCB regulates all municipal wastewater discharges to protect the quality and beneficial uses of groundwater and surface water resources, to maximize reclamation and reuse, and to eliminate waste associated health hazards. Municipal and industrial point-source discharges to surface waters are generally controlled through NPDES permits. Although the NPDES program is established by the federal

CWA, the permits are prepared and enforced by the RWQCBs through program delegation to California and implementing authority in the California Water Code. The RWQCB will issue NPDES permits and waste discharge requirements for municipal waste discharges to protect water quality.

Porter-Cologne Water Quality Control Act of 1987

The Porter-Cologne Act provides the authority and method for the State of California to implement its water management program. The act establishes waste discharge requirements for both point- and non-point-source discharges affecting surface water and groundwater.

Safe Drinking Water and Toxic Enforcement Act of 1986

The Safe Drinking Water and Toxic Enforcement Act of 1986 prohibits the discharge or release of any significant amount of chemical known to cause cancer or reproductive toxicity into the drinking water supply by any person in the course of doing business.

Groundwater Management Act of 1992

The Groundwater Management Act of 1992 (AB 3030) was designed to provide local public agencies with increased management authority over groundwater resources in addition to existing groundwater management capabilities. A key element of this law is the development and implementation of groundwater management plans.

Local Setting

Paso Robles SubBasin Groundwater Sustainability Plan (Basin Plan)

The Basin Plan is administrative law and provides the basis of how the quality of surface waters and groundwaters are to be managed to comply with the CWA and Porter-Cologne Act. The Basin Plan includes numerical and narrative water quality objectives to protect the beneficial uses of the Salinas River. Constituents and properties regulated by the Basin Plan include bacteria, stimulatory substances, chemical constituents, color, dissolved oxygen, floating material, oil and grease, pH, pesticides, radioactivity, salinity, sediment, settleable material, suspended material, tastes and odors, temperature, toxicity, and turbidity.

Impacts

- a, c.** The HEU does not propose specific development plans for new housing units at this time. Therefore, project components such as amount of earthwork including grading, excavation, and vegetation removal for future housing units is unknown. The Salinas River and several smaller waterbodies run through Paso Robles and have the potential to be disturbed by erosion caused by construction activity within its vicinity. If a project proposes to disturb more than 1 acre of soil, the state requires that a SWPPP, which includes BMPs, be prepared. BMP examples generally include an effective combination of erosion and sediment controls, which include barriers such as silt fences, hay bales, drain inlet protection, gravel bags, etc. Existing vegetation should be preserved as much as possible. Additionally, the City of Paso Robles Grading Ordinance (Municipal Code Title 20), requires the submittal of a site-specific erosion and sediment control plan with each grading or building permit.

Development in a flood zone is subject to the Zoning Ordinance, which requires the elevation of structures above the base flood elevation, the use of flood-resistant materials, and certification by a registered engineer or surveyor.

Once construction is complete, a proposed project site would be covered with housing unit(s) and likely contain hardscapes and landscaped areas. The use of hardscape and landscape plantings

would act as an effective barrier to soil erosion by impeding direct contact between precipitation/irrigation and on- site soils. Post Construction Requirements (PCRs) would be followed after project construction has finished, in compliance with Municipal Code Section 14.20.250. Implementation of necessary standards and requirements at the time of any construction facilitated by the HEU would make impacts to water quality standards less than significant.

- b, e.** Development of residences would not affect groundwater quality since these uses would not directly extract groundwater or otherwise affect groundwater resources and would not utilize materials or methods that would result in reduced groundwater quality. Required stormwater facilities would ensure on-site groundwater infiltration would be similar to existing conditions. This impact would be less than significant.
- d.** According to the city's Flood Rate Insurance Map, the area within the city that is surrounding the Salinas River is a 100-year flood zone, as is the area around Huer Huero and Turtle Creeks. Other low-lying portions of the city lie within a 500-year flood zone, including a majority of the westside and the southeastern portion. The City's LHMP and Safety Element give information, policies, and regulations regarding flooding hazards in the area. Any future development that is proposed as a result of the HEU would be subject to existing policies and regulations regarding construction within a flood hazard zone. The construction of facilities within flood hazard zones are subject to design standards incorporated in the Municipal Code, which requires the elevation of structures above the base flood elevation, the use of flood-resistant materials, and certification by a registered engineer or surveyor.

The city is not located in a coastal zone, where there would be risk of tsunamis, or near a large body of water, where there would be risk of seiche. The landslide/mudflow risk is considered low. Based on the location of the city, and negligible-to-low probability of these hazards, the impact is considered less than significant.

Conclusion

The HEU would be consistent with current policies regarding impacts to hydrology and water quality, and the HEU does not propose any changes to these standards.

Finding

Potential impacts to hydrology and water quality are less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING				
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Paso Robles encompasses approximately 19.9 square miles in northern San Luis Obispo County. The city is located on the Salinas River, approximately 25 miles north of the city of San Luis Obispo and approximately 91 miles southeast of the city of Salinas. The unincorporated community of Templeton is located approximately 5 miles to the south, and the unincorporated community of San Miguel is located approximately 8 miles to the north.

Regulatory Setting

Local

City of El Paso de Robles General Plan

The *City of El Paso de Robles General Plan* is the City's fundamental land use policy document to guide decisions through the year 2025 relative to the physical form and development of the city. The General Plan contains eight elements: Land Use, Circulation, Housing, Open Space, Conservation, Parks and Recreation, Noise, and Safety. The physical changes envisioned by the General Plan are described primarily in the Land Use and Circulation Elements. The Housing, Open Space, Conservation, Parks and Recreation, Noise, and Safety Elements do not involve physical changes to the city, except to the extent that the policies of these elements are carried forward through the LUE. The LUE establishes a planned land use pattern and long-range policies to guide growth within the city limits and sphere of influence (SOI).

City of El Paso de Robles Zoning Ordinance

The purpose of the City's zoning ordinance is to promote the growth of the city in an orderly manner and to protect the public health, safety, comfort, and general welfare. The zoning ordinance defines 25 zoning districts and overlays in the city, each of which establishes the general use, density, and type of development allowed in that area. All buildings, land use, or any type of physical development must comply with the regulations for each zoning district.

Impacts

- a, b.** Future projects are subject to the General Plan and Zoning Code. These documents and ordinances include standards to protect aesthetic quality and scenic viewsheds, biological resources, cultural resources, and public health and safety. The HEU includes numerous programs to implement its goals and policies. For example, policies in the HEU encouraging higher density and infill housing close to jobs and commercial centers are consistent with existing policies in the LUE that encourage compact urban form. Program 6 of the HEU proposes an amendment to the Mixed-Use Overlay Zone to allow for mixed-use development to occur at two additional locations in the city, and to increase the overall allowed density in the mixed-use zone from 20 units per acre to 30 units per acre.

Changes to the General Plan Land Use Map and Zoning Ordinance do not involve activities that would conflict with a regulation adopted for the purpose of avoiding an environmental effect. Sites that may be appropriate for additional affordable housing have been identified in the HEU, with subsequent review and action needed to evaluate and implement the change; however, no circumstance can be envisioned where an encouraged project would physically divide an established community. Therefore, there impacts are less than significant.

Conclusion

With City approval of the General Plan amendment and zoning amendment, the project would be consistent with plans and policies and project impacts would be less than significant.

Finding

Potential land use and planning impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Section C-4 of the Conservation Element discusses policies and regulations regarding mining operations within the city.

- **POLICY C-4A:** Manage the extraction of mineral resources in order:
 - a. To protect and conserve those Portland cement concrete aggregate mineral resources classified by the State Geologist as being important mineral deposits (i.e., designated “MRZ-2”);
 - b. To protect other properties and natural resources from any adverse impacts associated with mining operations.
 - **Action Item 1.** Continue to permit surface mining of sand and gravel as a conditional use within the Salinas River and Huer Huero Creek.
 - **Action Item 2.** As part of the review of new development projects involving areas within or adjacent to areas designated as MRZ-2, ensure that measures are adopted to protect the

capability for future extraction of sand and gravel if such extraction activities would not conflict with surrounding land uses and other applicable plans and policies.

Impact

- a, b. The HEU does not propose specific development plans for new housing units at this time. Portions of the Salinas River provide mining opportunities for sand and gravel operations. If development of housing units near the Salinas River or areas that may be rich in mineral resources occurs, precautions should be taken regarding mineral resources. Goal C-4 in the Conservation Element outlines policies that would be taken into account for future development in regard to mineral resources. Most housing development would be limited in nature and would take place in areas zoned for residential use, which do not include the riverbed. Therefore, construction of housing units would not likely have significant potential to impact mineral resources. With compliance with necessary policies and regulations, potential impacts would be less than significant.

Conclusion

The HEU would be consistent with current policies regarding impacts to mineral resources.

Finding

Potential mineral resources impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE				
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Noise varies with time, geographic location, proximity to the source, and duration of the noise event. The effects of noise are considered in several ways: how a proposed project may increase existing noise

levels, how those noise levels would affect surrounding land uses, and how a proposed land use may be affected by noise from existing and surrounding land uses. Certain land uses are considered more sensitive to ambient noise levels than others, due to the amount of noise exposure and the types of activities involved. In general, noise-sensitive land uses typically include but are not limited to:

- Residential development;
- Schools/daycare;
- Public assembly and entertainment;
- Commercial/retail;
- Industrial;
- Restaurants, and eateries; an
- Offices.

Regulatory Setting

Local

City of El Paso de Robles Adopted 2019 Noise Element Update

The *City of El Paso de Robles Adopted 2019 Noise Element Update* includes a broad set of policies that would apply to new development, with noise standards for both fixed noise sources as well as non-fixed sources of noise such as from traffic, airport, or railroad. These standards are further broken down for different land uses and dictate the maximum noise levels for noise sensitive outdoor areas and noise sensitive interior spaces, respectively (City of Paso Robles 2019a).

Impacts

- a, b.** The HEU does not propose specific development plans for new housing units at this time. However, future development of housing units would likely lead to a short-term increase in construction-related noise to surrounding areas. Long-term increases in noise would not be significantly different than ambient noise levels. Therefore, future construction of housing units would be subject to policies and regulations regarding construction-related noise. The Noise Element and Chapter 21.60 (Noise) of the Zoning Ordinance includes noise reduction measures to be incorporated into construction, including the use of sound-control devices on equipment, avoiding idling equipment, and public notification of proposed construction activities. Limiting construction activities to daytime hours would minimize the effect on nearby residents. Noise-related impacts should be reviewed for individual project proposals and compliance with applicable regulations would make potential impacts less than significant.
- c.** Any development that is proposed within 2 miles of the Paso Robles Municipal Airport located in the northeastern portion of the city would be subject to policies and regulations described in the ALUP. The HEU would not create additional residential opportunities in the 55 dBA or greater noise contours for the ALUP. Impacts would be less than significant.

Conclusion

The HEU would be consistent with current policies regarding impacts to noise.

Finding

Potential impacts related to noise are less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING				
Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Existing Conditions

Population

Table 2 shows population growth in the city, county, and state since census year 2010.

Table 2. Population Growth in the City, County, and State

Year	Paso Robles	San Luis Obispo County	California
2010	29,793	269,637	37,253,956
Existing (2020)	31,221	277,259	39,782,870
Percent Change	4.8%	2.8%	6.8%

Source: California Department of Finance (DOF) 2020(a)

As shown in Table 2, the city's population increased by 4.8% between 2010 and 2020 (California Department of Finance [DOF] 2020a). The city population grew at a higher rate than the county, but at a lower rate than the state between 2010 and 2020. The city's 2020 population represents 11.3% of the county's 2020 population.

Housing

A household is defined as a group of people who occupy a housing unit (U.S. Census Bureau 2017). A household differs from a dwelling unit because the number of dwelling units includes both occupied and vacant dwelling units. Typically, not all of the population in a given area lives in households. A portion of the population lives in group quarters, such as board and care facilities, while others are homeless.

Housing Units

Error! Reference source not found. shows the growth in number of housing units in the city, county, and state between 2010 and 2018.

Table 3. Housing Inventory

	Paso Robles		San Luis Obispo County		California	
	2010	2020	2010	2020	2010	2020
Total Housing Units	11,426	11,962	117,315	123,633	13,670,304	14,329,863
Occupied	10,833	11,509	102,016	108,062	12,568,167	13,188,852
Vacancy Rate	5.2%	3.8%	13.0%	12.6%	8.1%	7.8%
Growth from 2010–2020	4.7%		5.4%		4.8%	

Source: DOF 2020b

As shown in Table 3, between 2010 and 2020, 536 units were added to the city’s housing inventory resulting in overall growth of 4.7% during this period. Between 2010 and 2020, the county and state housing inventory grew at faster rates of 5.4% and 4.8%, respectively.

In 2020, approximately 71% of the housing units in the city were single-family detached homes, approximately 7% were attached single-family homes, approximately 20% were multi-family units (buildings of at least two units), and approximately 2% were mobile homes.

Household Size

Small households (one to two persons per household [pph]) traditionally reside in units with one to two bedrooms; family households (three to four pph) normally reside in units with three to four bedrooms; and large households (five or more pph) typically reside in units with four or more bedrooms. However, the number of units in relation to the household size may also reflect preference and economics. Many small households obtain larger units, and some larger households live in small units for economic reasons. **Error! Reference source not found.** compares the size of households in the city, county, and state in 2010 and 2020.

Table 4. Average Household Size in the City, County, and State

Year	Paso Robles		San Luis Obispo County		California	
	2010	2020	2010	2020	2010	2020
Household Size (pph)	2.74	2.65	2.48	2.40	2.90	2.93
Growth from 2010–2020	-3.3%		-3.2%		1.03%	

Source: DOF 2020b

As shown in **Error! Reference source not found.**, the average household size in Paso Robles decreased from 2.74 pph in 2010 to 2.65 pph in 2020 (a decrease of 3.3%). Over the same period, household size in the county decreased from 2.48 to 2.40 pph (a decrease of 3.2%) and household size in the state increased from 2.90 to 2.93 pph (an increase of 1.03%). Between 2010 and 2020, the city maintained a lower average household size in comparison to the state and county average household sizes.

Regulatory Setting

State

State Housing Element Statutes

State Housing Element statutes (California Government Code [CGC] Sections 65580–65589.9) mandate that local governments adequately plan to meet the existing and projected housing needs of all economic

segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, state housing policy rests largely upon the effective implementation of local general plans and, in particular, housing elements. Additionally, CGC Section 65588 dictates that housing elements must be updated at least once every 8 years.

Regional

Regional Housing Needs Assessment

California’s Housing Element law requires that each county and city develop local housing programs to meet their “fair share” of existing and future housing growth needs for all income groups, as determined by the DOF. San Luis Obispo Council of Governments (SLOCOG) is tasked with distributing the total state-projected housing need for the San Luis Obispo region among SLOCOG’s seven cities and the county’s unincorporated communities by four income categories (extremely low and very low, low, moderate, and above moderate). This fair share allocation is referred to as the RHNA process. This RHNA allocation represents the minimum number of housing units by income level each community is required to plan for through a combination of: (1) zoning “adequate sites” at suitable densities that foster affordability; and (2) housing programs to support retention, rehabilitation, and production of lower income units with a reasonable degree of entitlement certainty. Paso Robles’ allocation from the SLOCOG 2019 *Regional Housing Needs Allocation Plan* (SLOCOG 2019), covering 2020 through 2028 and distributed among the four income categories, is shown in **Error! Reference source not found..**

Table 5. Regional Housing Needs Assessment 2020-2028

Income Group	RHNA Allocation (units)	Percent of Total
Very Low	356	24.6%
Low	224	15.5%
Moderate	259	17.9%
Above Moderate	607	42.0%
Total	1,446	100.0%

Source: SLOCOG 2019

San Luis Obispo Council of Governments

Paso Robles is located within the SLOCOG planning area. SLOCOG functions as the metropolitan planning organization for San Luis Obispo County, and the towns and cities therein, and is responsible for preparing and implementing the region’s RHNA and Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The RTP/SCS is a long-term blueprint of the region’s transportation system, requires updates every 4 years, and plans for a 20-year or more timeframe. The plan identifies and analyzes transportation needs of the metropolitan region and creates a framework for project priorities. SLOCOG projections for the planning area consider national, state, and regional economic trends and planning policies.

Local

City of El Paso de Robles General Plan 2003 Land Use Element

The LUE provides for the opportunity for infill development within the city limits and expansion of the city limits to incorporate potential annexation areas. The City updated its current LUE in 2014.

City of El Paso de Robles Housing Element of the General Plan

The Housing Element is one of the seven state-mandated elements of the General Plan (CGC Sections 65300 through 65303.4). Jurisdictions that have identified disadvantaged communities must also address environmental justice in their general plans, including air quality. (Note that the City of Paso Robles is not identified as a disadvantaged community [CAOEHHA 2018]). The Housing Element serves as a tool to identify and provide for the housing needs of the community. It identifies recent demographic and employment trends that may affect existing and future housing demand and supply. California law requires the Housing Element to establish policies and programs that will support the provision of an adequate housing supply for citizens of all income levels. The Housing Element is the only element that requires review by the state. The element addresses the city's ability to meet the regional housing needs as determined by the State of California.

The HEU includes a detailed analysis of housing needs, resources, and constraints, as well as a review of the current Housing Element goals, policies, and programs, which were used to develop new policies and implementation programs.

Impacts

- a. The HEU would create a regulatory setting that allows for new affordable housing units. The residential sites inventory to address the 6th-cycle RHNA consists of one proposed development site with the capacity for 952 units, a projected 405 new ADUs, and 11 vacant sites with capacity for 290 units. For the 952 potential units mentioned above, all are located within the Beechwood Specific Plan area. The Beechwood Specific Plan is an active application that was reviewed by the City Planning Commission in July and August 2020 and is scheduled for City Council review in October 2020.

Resolution 03-232, by which the General Plan was comprehensively updated in December 2003, established a population planning threshold of 44,000 persons. That population threshold was calculated on the assumption that the sum of all existing dwelling units (in 2003) and the maximum number of potential dwelling units authorized by the LUE would be occupied by an average of 2.7 persons per household (average household size reported for the City in the 2000 U.S Census). The 2003 General Plan, as updated through General Plan Amendment 19-01, projects that residential growth will attain build-out after 2045, well beyond the General Plan's horizon year of 2025.

Program 17 of the HEU would encourage smaller units that are affordable by design by recognizing fraction density units. Studio and one-bedroom units that are less than 1,000 square-feet in size would be counted as less than one density unit. These units are expected to result in an average household size that is less than the General Plan estimate and the 2020 DOF estimate. For example, studios are anticipated to generally house one person. This approach allows the City to increase dwelling units in the city, while maintaining population and density anticipated by the General Plan. Future development of the Beechwood Specific Plan and North Chandler Ranch Specific Plan areas were anticipated in the City's population threshold.

The development of new housing holds the potential to increase the number of families and individuals in the area. However, increased population growth has been accounted for in the General Plan and project impacts are less than significant.

- b. The HEU does not propose specific development plans at this time. However, the HEU encourages the development of new affordable housing units without displacing other housing units. Therefore, impacts would be less than significant.

Conclusion

The HEU would be consistent with current population and housing policies.

Finding

Potential population and housing impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Fire Protection Services

The City of Paso Robles Department of Emergency Services (Emergency Services) provides fire protection services to the City. Emergency Services has automatic and mutual aid contractual agreements with the California Department of Forestry and Fire Protection (CAL FIRE) and the other surrounding municipal departments for emergency response to areas outside, but in close proximity to, the city. According to the Safety Element, there are two fire stations serving the city. The nearest station to the project site is Paso Robles Fire Station Number 2, located approximately 1.9 miles northwest of the site. Emergency Services includes a staff of 26 fire personnel to support fire protection, including three battalion chiefs, one fire marshal, one administrative assistant, and one fire chief. The LUE calls for a ratio of 0.8 to 1.3 firefighters per 1,000 residents. Based on the city's 2018 population of 31,559 people, approximately 25 firefighters are needed to provide at least 0.8 firefighters for each 1,000 residents, and approximately 40 firefighters are needed to provide 1.3 firefighters for each 1,000 residents. The city's existing service ratio is approximately 0.86.

Police Protection

Police protection in Paso Robles is provided by the Paso Robles Police Department (PRPD). The PRPD service area consists of over 19.9 square miles with a service population of approximately 31,559. PRPD's police station is located approximately 4.2 miles northwest of the project site at 900 Park Street. In 2019, the PRPD authorized 54.5 sworn and non-sworn staff. The number of employees working varies depending on the time of day and day of the week. Typically, there are at least four staff officers and one supervisor on most shifts. In addition, the PRPD has a current citywide staffing level of 1.1 sworn police

personnel per 1,000 residents. The LUE calls for a ratio of 1.4 to 1.6 sworn police personnel per 1,000 residents. Based on the city’s 2019 population of 31,559 people, approximately 44 police personnel are needed to provide at least 1.4 sworn police personnel for each 1,000 residents, and approximately 50 police personnel are needed to provide 1.6 sworn police personnel for each 1,000 residents. The current ratio is 1.1 and the PRPD is not maintaining the established ratio goal in the General Plan with existing staffing. The PRPD measures levels of service based on response times to the location of a call.

The City has an adopted response time goal of 4 minutes, and the PRPD has an average of approximately 13 minutes response time for high-priority calls. Additional PRPD staff are needed to meet the established ratio, but additional facilities are not required or currently anticipated.

Public Schools

Paso Robles Joint Unified School District (PRJUSD) provides public school facilities and services to the City and nearby unincorporated areas. There are 11 schools in PRJUSD, including six elementary schools, two middle schools, one comprehensive high school, and one alternative high school. Private schools are not included in this analysis because they are not funded by the state and are optional sources of education. PRJUSD provides public education to over 6,900 students in the 11 school sites (PRJUSD 2020). The 2016 enrollments, average class sizes, and capacities as well as the projected 2022 enrollments of the schools in PRJUSD based on the 2016 Facilities Master Plan (PRJUSD 2016) are shown in Table 6.

Table 6. PRJUSD Schools Enrollments and Capacities

School	2016 Enrollment¹	2022 Projected Enrollment¹	Capacity¹	2022 % Capacity
Pat Butler Elementary School	441	571	504	113%
Kermit King Elementary School	492	604	644	94%
Georgia Brown Dual Immersion Magnet School	577	644	644	100%
Winifred Pifer Elementary School	439	537	560	96%
Virginia Peterson Elementary School	452	579	588	98%
Marie Bauer Pre-School ²	188	TBD ³	TBD ³	TBD ³
Glen Speck Academy of the Arts ⁴	512	661	588	112%
Daniel E. Lewis Middle School	757	866	836	104%
George H. Flamson Middle School	680	836	836	100%
Paso Robles High School	1,956	2,116	3,168	67%
Liberty/Independence High School	229 ⁴	316	128	247%

¹ Source: PRJUSD 2016

² Bauer-Speck Elementary joint campus is identified as being split into two campuses: Marie Bauer Preschool and Glen Speck Academy of the Arts.

³ Based on programming.

⁴ Includes Independence High School enrollment.

Based on the projected enrollment for the year 2022, nine out of the 11 schools are expected to be at over 90% capacity, with six of those schools being at or over capacity. The only schools (excluding the Marie Bauer Preschool which is listed as “To Be Determined” based on programming) that are expected to

operate within current capacity level are Kermit King Elementary School, Winifred Pifer Elementary School, Virginia Peterson Elementary School, and Paso Robles High School.

Measure M was approved in November 2016 to fund projects in the PRJUSD Facilities Master Plan list shown in **Error! Reference source not found.** Priority A projects are planned to be completed first followed by Priority B projects. Expanded facilities will accommodate the increased number of students projected for the year 2022 (PRJUSD 2016).

Table 7. PRJUSD Measure M Priority List

Facility Name	Priority List A	Priority List B	Total Cost
Preschools			
Marie Bauer Preschool	Remove existing buildings, parking and drop-off, 10 new classrooms and support, new play area, and new parking.	N/A	\$11,080,000
<i>Subtotal</i>			<i>\$11,080,000</i>
Elementary Schools			
Pat Butler Elementary	Four new classrooms Americans with Disabilities Act (ADA) compliance form blacktop to field, removal of one relocatable, regrading fields and student drop-off, reconfigure parking and retaining wall.	Move ball wall and renovate current shade structure.	\$3,850,000
Kermit King Elementary School	Six new classrooms, removal of one relocatable, and field renovation.	Renovate current shade structure, student drop-off, and reconfigure parking.	\$4,460,000
Georgia Brown Dual Immersion Magnet School	10 new classrooms, removal of six relocatables, renovate fields, modernize kindergarten, major modernization, expand hard court, and improve student and bus drop-off.	Renovate current shade structure and gazebo and construct new library and multi-purpose room (MPR).	\$19,720,000
Winifred Pifer Elementary School	Improve student drop-off and renovate current shade structure and fields.	N/A	\$590,000
Virginia Peterson Elementary School	Six new classrooms, removal of two relocatables, field renovation, ramp to playfields, and ADA-flatwork improvements.	Bus drop-off.	\$4,880,000
Glen Speck Academy of the Arts	20 new classrooms, removal of 14 relocatables, demolish structures/antiquated buildings, major modernization of library, construct computer lab, student restrooms, school office and support, renovate fields, hard court improvements, parking and drop-off, major modernization, and	Performing arts/MPR (500-seat capacity).	\$30,890,000

Facility Name	Priority List A	Priority List B	Total Cost
	expand hard court.		
		<i>Subtotal</i>	<i>\$64,390,000</i>
Middle Schools			
Daniel E. Lewis Middle School	New two story classroom entry, five new classrooms, removal of two relocatables, demolish of five antiquated buildings, parking drop-off, modernize library, restrooms, and locker rooms.	MPR/computer lab and expand library.	\$18,470,000
George H. Flamson Middle School	Nine new classrooms, demolish nine antiquated buildings, major modernization of classrooms, re-grade fields, and replace locker rooms, fitness, and wrestling rooms.	New cafeteria and snack bar.	\$17,987,000
Glen Speck Academy of the Arts	20 new classrooms, removal of 14 relocatables, demolish structures/antiquated buildings, major modernization of library, construct computer lab, student restrooms, school office and support, renovate fields, hard court improvements, parking and drop-off, major modernization, and expand hard court.	Performing arts/MPR (500-seat capacity).	\$30,890,000
		<i>Subtotal</i>	<i>\$67,347,000</i>

Source: Measure M Priority List, PRJUSD 2016

Libraries

There is one library in the city, Paso Robles City Library, which provides reading materials, online resource databases, a study center for children after school, computer use services, and various reading programs and related events. According to the *City of Paso Robles Library Facilities Assessment Report* (RA Architects & Engineers 2018), the library building is approximately 22 years old and is still in the beginning of its projected 120-year life cycle. Based on the library's square footage and an existing service population of 31,559, the ratio of square feet of library space per capita is 0.6, which meets the City standard of 0.5 square feet per capita. The *Paso Robles City Library Strategic Plan 2017-2022* established a goal for the year 2025 to expand the library to meet the needs for the projected city population of 44,000 (City of Paso Robles 2017).

City of Paso Robles Development Impact Fees

The City has adopted a development impact fee calculation and justification study and subsequent documentation establishing development impact fees for all development within the city (Resolution 14-035). The fees collected pursuant to Resolution 14-035, including fees for transportation, park development, public safety, public facilities, and the library, shall be used to finance public facilities described or identified in the *City of El Paso de Robles Development Impact Fee Justification Study* (David Taussig & Associates, Inc. 2014), PRJUSD Facilities Master Plan, Circulation Element, or other such facility master plans adopted by the city. Development impact fees for nonresidential land uses are assessed based upon the square footage of the building and at the rates shown on the adopted Development Impact Fees Summary at the time of project approval.

Community Facilities District Special Tax for New Development

The Community Facilities District (CFD) finances fire protection services, police protection services, and library services (Resolution 05-063). The City has adopted the “Special Tax” to finance public services for new development within the CFD. Pursuant to CFD Resolution 2005-1, the cost of the Special Tax is determined by the City Council and is dependent on land use. As part of the CFD formation, a Fiscal Impact Report was prepared by the city to determine the CFD Special Tax rate that would address potential public service impacts. The maximum Special Tax for developed property is increased annually and is determined by the rate of change for the blended Los Angeles Urban and San Francisco Urban Consumer Price index during the previous fiscal year.

Impacts.

- a, b.** The Safety Element describes action items that include incorporation of the Emergency Services and PRPD into new development. The City has also outlined building safety regarding building and fire codes as well as security and lighting measures. New development would be subject to Development Impact Fees put toward fire and police protection services. With incorporation of these fees for new housing development, impacts would be less than significant.
- c.** The HEU has the potential to increase the number of students in the area. The City promotes selling and renting housing to current residents rather than vacationers, temporary students, or persons from out of town; however, the development of new housing holds the potential to increase the number of families in the area. New development is subject to development fees and taxes put toward public schools in the area. With incorporation of these fees for new housing development, impacts would be less than significant.
- d.** The creation of new housing as facilitated by the HEU would increase the volume of residents that may utilize public parks. The City maintains several public parks and open space areas for the community, as well as golf courses and other outdoor recreational facilities. New development is subject to development impact fees put toward public parks in the area. With incorporation of these fees for new housing development, impacts would be less than significant.
- e.** Other public facilities that are maintained by the City would likely require development impact fees from new development for continued maintenance of the facilities. With incorporation of these fees for new housing development, impacts would be less than significant.

Conclusion

The HEU would not increase the projected population of the city from the thresholds in the General Plan. The implementation of development impact fees would make impacts to public services less than significant.

Finding

Potential impacts to public services would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
Would the project:				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

There are 13 parks in the city of Paso Robles: one regional park, one community park, three district parks, five neighborhood parks, and three mini parks, as well as four recreation centers. These facilities make up approximately 105 acres of parkland in the city, of which approximately 17 acres are neighborhood parks. In total, the city owns and/or manages approximately 1,630 combined acres of parks and open space within and adjacent to the city.

Impact

- a. The HEU does not have the potential to increase the number of residents that would use public recreation facilities in the area. New development would be subject to development impact fees that would be put toward continued maintenance of the facilities. With the incorporation of fees, the impact on public recreational facilities would be less than significant.
- b. The HEU does not specifically include any proposals for future construction or expansion of recreational facilities. A proposed recreational facility would be subject to CEQA review of any adverse physical effects on the environment. At this time, there is no impact.

Conclusion

The HEU would not increase the projected population of the city from the thresholds in the General Plan. The implementation of development impact fees would make impacts to public services less than significant.

Finding

Potential recreation impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. TRANSPORTATION AND TRAFFIC

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (3)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Setting

Regulatory Setting

Senate Bill (SB) 743

To further the state's commitment to the goals of SB 375, Assembly Bill (AB) 32, and AB 1358, SB 743 adds Chapter 2.7, Modernization of Transportation Analysis for Transit-Oriented Infill Projects, to Division 13 (Section 21099) of the Public Resources Code. Key provisions of SB 743 include reforming California Environmental Quality Act (CEQA) analysis for aesthetics and parking for urban infill projects and replacing the measurement of automobile delay with vehicle miles traveled (VMT) as a metric that can be used for measuring environmental impacts. Under SB 743, the focus of the environmental impacts of transportation shift from driver delay to reduction of greenhouse gas (GHG) emissions, creation of multimodal networks, and promotion of a mix of land uses, and LOS standards become local policy thresholds as adopted among individual agencies.

Currently official measures and significance thresholds are still being developed and have not yet been adopted by the City of Paso Robles.

San Luis Obispo County Council of Governments Regional Transportation Plan (SLOCOG RTP)

The SLOCOG RTP is a long-range planning document for the region's transportation system. The RTP analyzes the transportation needs of the region into the future and identifies project priorities in order to improve the transportation system. The Plan offers a mix of mobility options and commits to a more sustainable transportation system through investments in public transportation, active transportation, highways, streets, and roads, and system efficiency.

City of Paso Robles General Plan

The City of Paso Robles General Plan is intended to guide the land use and transportation planning by providing goals, policies, and action items to specify how the transportation system in the city will grow and improve into the future. Policies and Action Items that are applicable to the project in relation to transportation include:

Policy CE-1A Circulation Master Plan. Revise/update the city's Circulation Master Plan to address the mobility needs of all users of the streets, roads and highways including bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors as follows:

- Improve the circulation network on a prioritized basis
- Provide adequate access for emergency vehicles and evacuation
- Improve mobility through and access to Downtown Paso Robles by implementing the City Council adopted Uptown/Town Center Specific Plan
- Establish safe pedestrian and bicycle paths for children and their parents to schools and other major destinations such as downtown, retail and job centers
- Maintain mobility for all modes by encouraging flexible and off-set working hours, transit improvements; pedestrian and bikeway improvements; and public outreach as to the availability and benefit of alternative modes of travel
- Require new development to mitigate its impact on the transportation network

Action Item 1 Develop a multimodal transportation mitigation fee program so that new development contributes to improvements that offset cumulative impacts to mobility. The impact fee program will list needed improvements to automobile, pedestrian, bicycle, and transit facilities. To encourage the reduction of City-wide vehicle miles traveled, the mitigation fee program will recognize and support Transportation Demand Management (TDM) strategies associated with new development. Fees shall be assessed in relation to cumulative impacts and shall be proportional to the number of auto trips generated by the development.

Action Item 2 Set conditions of approval of development applications to provide access for all modes of travel and to make appropriate improvements to the transportation system serving subject sites including frontage improvements and all improvements needed to mitigate transportation impacts.

Action Item 8 Construct roundabouts in lieu of traffic signals where appropriate conditions exist to maximize the efficiency of streets, maintain continuous but moderate traffic flow, reduce accident severity, and enhance pedestrian and cyclist activity.

Action Item 9 Install all transportation improvements in accordance with current accessibility standards.

Action Item 12 The City will work in coordination with Caltrans on congestion management strategies on SR 46 and US 101. These strategies will include improved connectivity for all modes of transportation across these corridors and in areas on either side of these facilities. The City and Caltrans will work in concert with the most recent Regional Transportation Plan.

- Action Item 14** Maintain and/or improve emergency vehicle access on all existing streets. New development shall provide emergency vehicle access as required by all applicable codes and the Emergency Services Department.
- Action Item 16** View all transportation improvements, new or retrofit, as opportunities to improve safety, access, and mobility for all travelers and recognize bicycle, pedestrian, and transit modes as integral elements of the transportation system.
- Action Item 17** Transportation policies should link transportation planning and land use planning.
- Action Item 18** Transportation systems and facilities should be planned, designed and constructed so as not to serve as barriers to community resources.
- Action Item 19** Transportation improvements shall improve accessibility and promote physical activity.
- Action Item 11** Develop and adopt transportation impact study guidelines that specify the process by which new development impacts are identified. These guidelines shall include specific performance measures and thresholds for the identification of impacts and mitigation measures in accordance with the goals herein, including person mobility, the reduction in VMT and the development of a balanced transportation network for all modes. Street widths and consideration of additional traffic lanes shall be evaluated in the context of potential impacts to community character, convenience for non-auto modes, safety and cost/benefit.

Policy CE-1B Reduce Vehicle Miles Traveled (VMT). The City shall strive to reduce VMT generated per household per weekday by making efficient use of existing transportation facilities and by providing direct routes for pedestrians and bicyclists through the implementation of sustainable planning principles.

- Action Item 1** New development shall conform to the following guidelines to the maximum extent possible.
- New streets and intersections shall be designed for continuous flow at moderate speeds. Low volume residential streets should be designed for speeds of 25 miles per hour or less. Higher order roadways shall be designed for 35 mph or less with stable flows. Roundabouts shall be considered in lieu of traffic signals for intersection control as needed.
 - To the extent practical, new residential streets shall provide a grid roadway system with block lengths of 300 feet or more and not longer than 600 feet. Cul-de-sac streets shall be discouraged. Street widths shall be no greater than as needed to accommodate emergency service vehicles. Design standards compatible with traditional neighborhood shall be developed.
 - Lane configurations for new intersections shall be limited to provide for moderate speeds and pedestrian and cyclist safety. Congestion during certain time periods shall be accepted in exchange for shorter pedestrian and cyclist crossing distances, less overall paved area, reduced costs and preservation of small-town character.
 - Circulation systems shall provide for all modes of travel and shall typically include sidewalks, bicycle lanes, and transit stop amenities. Continuous paths of travel shall be established and connected for walking and bicycling from and

throughout new developments to downtown and other key destinations. As appropriate and practical, all development shall conform to the most current Bike Master Plan adopted by the City Council and the most current trail system plan. Impact fees shall be assessed to mitigate impacts and to contribute to the development of the bike and pedestrian master plans.

- New specific plans shall include a mix of uses that are well connected for all modes and built at higher densities to help minimize the number of single occupant vehicle trips and reduce vehicle miles traveled.

City of Paso Robles Bicycle and Pedestrian Master Plan (BPMP)

The City of Paso Robles Bicycle and Pedestrian Master Plan (BPMP) was first adopted in 1993 and most recently updated in December 2018. The BPMP overall is a guidance and policy document to establish priorities for improving the bicycle and pedestrian infrastructure as the city grows into the future. The Plan identifies and prioritizes short-, mid-, and long-range bicycle and pedestrian improvement priorities based on the need and financial feasibility. In addition, the BPMP develops safety programs to encourage commuting and recreation activities from biking and walking.

Transit Service

The San Luis Obispo Regional Transit Authority (RTA) operates the Paso Express, which provides fixed route and dial-a-ride transit service throughout the City of Paso Robles. All Paso Express trips begin and end at the North County Transportation Center, located at Pine Street/8th Street.

Impacts

- a, b.** The HEU does not propose any programs, policies, or ordinances that are inconsistent with current regulations described in the Conservation and Circulation Elements. The Conservation Element promotes the use of alternative modes of transportation through the use of pedestrian and bicycle pathways, development of transit facilities, and creation of a balanced community where residents can live, work, play, and shop. The Circulation Element has been updated to facilitate a multimodal transportation system that allows for the mobility of people and preserves the city's small-town character. Future housing development that would be facilitated by the HEU would not increase residents within the city beyond General Plan projections, and would be consistent with the General Plan by conducting infill development so that residents could work, live, play, and shop within the city's limits.

The HEU would also be consistent with regulations to promote pedestrian and bicycle pathways, transit, and other actions to decrease VMT within the city. New development would be subject to policies described in Section CE-1B of the Circulation Element as well as other policies that promote reduction of VMT. New development may be subject to traffic impact fees for road, bridge, and other traffic improvements. Compliance with applicable regulations and incorporation of fees makes impacts of future development less than significant.

- c, d.** The HEU does not propose specific development at this time. Design features of future development would need to be consistent with road design features described in Section CE-1B of the Circulation Element as well as other applicable regulations determined by the City Engineer. Individual proposals for housing development would be reviewed for road design features regarding hazards and emergency access. Impacts would be less than significant.

Conclusion

No significant impacts would occur, and no mitigation is recommended.

Finding

Potential transportation and traffic impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project:				
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

As of July 1, 2015, AB 52 was enacted and expands CEQA by establishing a formal consultation process for California Native American tribes within the CEQA process. AB 52 specifies that any project that may affect or cause a substantial adverse change in the significance of a tribal cultural resource would

require a lead agency to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” According to the legislative intent for AB 52, “tribes may have knowledge about land and cultural resources that should be included in the environmental analysis for projects that may have a significant impact on those resources.” Section 21074 of AB 52 also defines a new category of resources under CEQA called “tribal cultural resources.” Tribal cultural resources are defined as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and are either listed in or eligible for listing in the CRHR or a local historic register or have been determined by the lead agency to be a tribal cultural resource. See also PRC 21074 (a)(1)(A)–(B).

CGC Section 65352.3 (adopted pursuant to the requirements of SB 18) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan. The tribal organizations eligible to consult have traditional lands in a local government’s jurisdiction, and are identified, upon request, by the NAHC. As noted in the *State of California Tribal Consultation Guidelines* (California Office of Planning and Research 2005), “The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places.”

Impact

- a. The HEU would encourage the development of new housing units, the construction of which could have the potential to impact unknown tribal cultural resources. Mitigation Measure CUL-1 would require the City to update their *Rules and Regulations for the Implementation of the California Environmental Quality Act* to include a procedure for tribal consultation and

The City conducted AB 52 and SB 18 outreach to California Native American tribes and provided an opportunity for the tribes to consult regarding the HEU. No requests for consultation were received.

Conclusion

The HUE would be consistent with current policies regarding impacts to tribal cultural resources; therefore, impacts would be less than significant.

Finding

Potential impacts to tribal and cultural resources are less than significant with mitigation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The City Water Division provides potable water to residential and non-residential service connections in Paso Robles. The city's water service area is generally coterminous with the city boundaries. The Water Division is responsible for water supply, treatment, distribution, and resource planning.

As discussed in the *City of Paso Robles 2015 Urban Water Management Plan (UWMP)* (City of Paso Robles 2016a), the City has relied primarily on the Paso Robles Groundwater Basin (Department of Water Resources [DWR] Basin No. 3-4.06) and the Salinas River for its municipal water supply. In recent years, water from Lake Nacimiento has also been used to supplement the groundwater and river water supply. Recycled water is not currently used as a supply source in the city. Water demand projections for

the city in the 2015 UWMP were developed using representative water demand factors, anticipated future conservation and projected water savings, and General Plan growth assumptions and buildout conditions.

The City owns and operates the wastewater treatment plant (WWTP) and sewer collection infrastructure, which serves a population of approximately 31,000 people. Service is provided by a system of sewer mains that connect to the WWTP located at the north end of the city, near the Salinas River. There are 14 lift stations to pump or lift the waste stream from low-lying areas to higher areas, so gravity can carry the flow to the WWTP.

The City Public Works Department maintains storm drainage facilities in the city to accommodate stormwater runoff. These lines empty into storm drains or natural drainage courses.

Solid waste services for the City are provided by contract with private service providers. Paso Robles Waste Disposal provides solid waste collection service to the city and Pacific Waste Services operates the City-owned Paso Robles Landfill.

Impacts

- a–e.** The HEU does not propose specific development at this time or establish new land uses. Currently, the City uses PG&E to supply for the City’s energy needs and uses the City’s wastewater division to treat and expose of wastewater. New development would be subject to development fees for wastewater treatment and other utility services. Section C-1B of the Conservation Element outlines wastewater and sewage goals and policies for new development within the city. Individual proposals for housing development would be subject to policies outlined in the Conservation Element, as well as other regulations for utility services, including development fees mentioned above. With incorporation of development fees, impacts are less than significant.

Per 2019 Wastewater Collection System Renewal Strategy and Master Plan for City of Paso Robles (Water Systems Consulting, Inc. 2019), the City’s wastewater treatment facility has adequate capacity to serve additional density units facilitated by the HEU part of the City’s anticipated General Plan buildout population. Solid waste collection service will be provided by licensed commercial solid waste disposal service and waste would be disposed at the Paso Robles Landfill, located east of the city limits. *Per City of El Paso de Robles Master Plan of Sustainable Opportunities at the Paso Robles Landfill* (Bryan A. Stirrat & Associates 2010), the City’s landfill has adequate capacity to accommodate construction-related and operational solid waste disposal for this project. The landfill has an estimated lifespan through approximately 2051 and has adequate daily capacity to accept waste produced from future development. Impacts would be less than significant.

Conclusion

No significant impacts would occur, and no mitigation is recommended.

Finding

Potential impacts to utilities and service systems would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

CAL FIRE maps areas of significant fire risks in California, which are identified based on weather, topography, fuels, and other factors. Fire hazards are greatest in areas with steep slopes, volatile vegetation, and windy conditions. Information pertaining to historic records of wildfires for the city can be found in Section 4.3.11 of the City's LHMP.

Figure S-8 in the Safety Element shows the fire severity designations for Paso Robles, and the CAL FIRE Fire Severity Zone Maps highlight that, within the city's boundaries, there are 6.4 square miles of high fire severity and 3.6 square miles of moderate severity fire hazard zones. After careful review of existing San Luis Obispo County Fire Hazard Severity Zone Mapping, as supplied by CAL FIRE, the City has incorporated areas as required by SB 1241.

The City is responsible for fire protection and management within the city limits. The LHMP lists agencies and technical resources to be utilized in the occurrence of a natural or manmade disaster. The City's Emergency Services Growth Management Plan (2000) includes an evaluation of fire and emergency services and a series of options to meet projected needs in 2020.

Impact

- a–d.** The City has outlined information, policies, and regulations regarding fire and other hazards in the Safety Element and LHMP. Safety Element Section 1.0 describes action items to reduce fire hazard within the city, including community education, incorporation of the Emergency Services and PRPD into development applications, adoption of up-to-date building and fire codes, and reduction of wildfire fuels, including weeds and other dry vegetation. The HEU does not propose any changes to the Safety Element or LHMP. Future development projects would be reviewed by Emergency Services prior to implementation to ensure fire hazard safety during project construction and implementation. Building designs would be required to adhere to up-to-date building and fire codes to ensure safety during the projects' operation and not create risk toward humans or structures. New development would be subject to City Service Fees for fire protection. Incorporation of fees would make impacts less than significant.

Conclusion

No impacts would occur, and no mitigation measures are necessary.

Finding

Potential wildfire impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a–c. Individual development project impacts on natural and cultural resources will be evaluated and mitigated, consistent with CEQA and applicable General Plan policies and Municipal Code requirements. The proposed HEU will not affect City policies on protecting and enhancing biological or cultural resources or preclude the City from achieving resource protection goals. Mitigation Measures BIO-1 and BIO-2 would result in additional protections to SJKF and nesting birds and roosting bats.</p> <p>The HEU update would foster infill development within city limits. The additional density units created by the HEU would not increase the city's population beyond that envisioned in the General Plan. The HEU is consistent with General Plan Land Use policies regarding residential growth. The HEU does not propose the conversion of AG or any other land use that is not already zoned for residential use. The HEU will meet the City's RHNA for the planning period. There is no evidence that the HEU policies and programs will have significant, adverse impacts on humans, either directly or indirectly.</p>				

REFERENCES

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MITIGATION MONITORING REPORTING PROGRAM

Mitigation Measure	Requirements of Measure	Timing	Party Responsible for Verification
AQ-1	The City shall amend their <i>Rules and Regulations for the Implementation of the California Environmental Quality Act</i> to include standard procedures and measures related to Valley Fever. Amendments shall be in full compliance with State law and guidance regarding Valley Fever, including California Title 8 safety and health regulations.	Within 1 year of Housing Element adoption.	City of Paso Robles
BIO-1	The City shall amend their <i>Rules and Regulations for the Implementation of the California Environmental Quality Act</i> to include standard procedures and avoidance and minimization measures related to San Joaquin kit fox. To the extent feasible, the City shall coordinate with CDFW regarding avoidance and minimization measures.	Within 1 year of Housing Element adoption.	City of Paso Robles
BIO-2	The City shall amend their <i>Rules and Regulations for the Implementation of the California Environmental Quality Act</i> to include standard procedures and avoidance and minimization measures related to nesting birds and roosting bats. To the extent feasible, the City shall coordinate with CDFW regarding avoidance and minimization measures.	Within 1 year of Housing Element adoption.	City of Paso Robles
CUL-1	The City shall amend their <i>Rules and Regulations for the Implementation of the California Environmental Quality Act</i> to include standard procedures and avoidance and minimization measures related to cultural and tribal cultural resources, including processes for tribal consultation and unanticipated discovery of human remains.	Within 1 year of Housing Element adoption.	City of Paso Robles