

## 4.1 LAND USE AND AGRICULTURE

### 4.1.1 Land Use Setting

**a. Existing Land Use.** The Chandler Ranch Area Specific Plan site comprises 826.7 acres and is bounded on the north by State Route 46 East and on the south by Linne Road. The Ranch has been historically used for grazing, dry land farming, with portions in irrigated agriculture. With the exception of the original Chandler Ranch homesite, and a few homes within the Our Town development, this area is currently vacant and is characterized by rolling hill terrain with a major north-south trending ridgeline in the central portion of the site. A majority of the site contains non-native grasslands; the remainder of the site contains oak woodlands and an abandoned almond orchard. All but a small portion of the site, including the remnant almond orchard, is currently devoted to cattle grazing.

**b. Historic and Existing Land Use.** The Chandler Ranch site was originally part of the Rancho Ysabel, located east of the City of Paso Robles. Most of the recent historic land use patterns of the project area are depicted in available aerial photographs. Aerial photographs taken in 1949 indicate the Chandler Ranch site and the surrounding areas as open space and range land with agricultural crops and orchards present. At that time, the site appeared to be partially in agricultural use. Agricultural grain crops (wheat or barley) were being cultivated in the southern and northern portions of the site; an orchard was also evident in the northwest portion of the site. The remaining portions of the subject property consisted of open and wooded range land. House and barn structures were present at locations within or adjacent to the current site boundaries. At one time, telephone lines extended in an approximate east-west alignment along the northern portion of the site. At that time surrounding properties also supported agricultural and open spaces uses. Orchards were present along the current western and northwestern site boundary. Sherwood, Fontana, Linne, Union and Golden Hill Roads (at a location west of its current alignment) were also present. A small airport, built around 1940, was located west of Fontana Road, south of the subject property (it no longer exists). The Chandler Ranch property was owned by Hans and Anna Aaroe from 1936 to 1951. In 1951, ownership of the property transferred to Anna Aaroe upon the death of her husband.

Aerial photographs taken in 1957 indicate little change in the land uses on the Chandler Ranch site since 1949. Agricultural crops were still being cultivated in the northern and southern portions of the property. Additional houses and barn structures were observed in the vicinity of the site. A small residential housing tract replaced a portion of the small airport located south of the site.

A portion of the Chandler Ranch property was transferred to Our Town Development Corporation in 1961 and then to Our Town Land Company in 1962. The Our Town Development (located in the southeastern portion of the planning area) was constructed in 1962.

In 1964, title to the property was transferred to Chandler Palos Verdes Sand and Gravel Company. At that time, grazing was initiated on the Chandler Ranch site. The property boundaries of the Chandler Ranch have been reduced from approximately 1,600 acres since 1965. Various portions of the Chandler Ranch site have been utilized for dry farming and cattle



or sheep grazing. Crops historically cultivated on the subject property included hay, wheat, barley and safflower as well as the almond orchard at the northwest site boundary.

Aerial photographs taken in 1969 indicated little change having occurred on or around the Chandler Ranch site since 1962. However, by 1978, areas to the west and south of the site were being developed. The airport south of the site was fully developed with residential uses. Several industrial and commercial structures were constructed along Sherwood Road west of its intersection with Fontana Road.

Aerial photographs taken in 1989 indicated additional industrial buildings along the western extent of Linne Road, south of the Chandler Ranch site. Additional residential land uses had also been developed along the southwest project boundary.

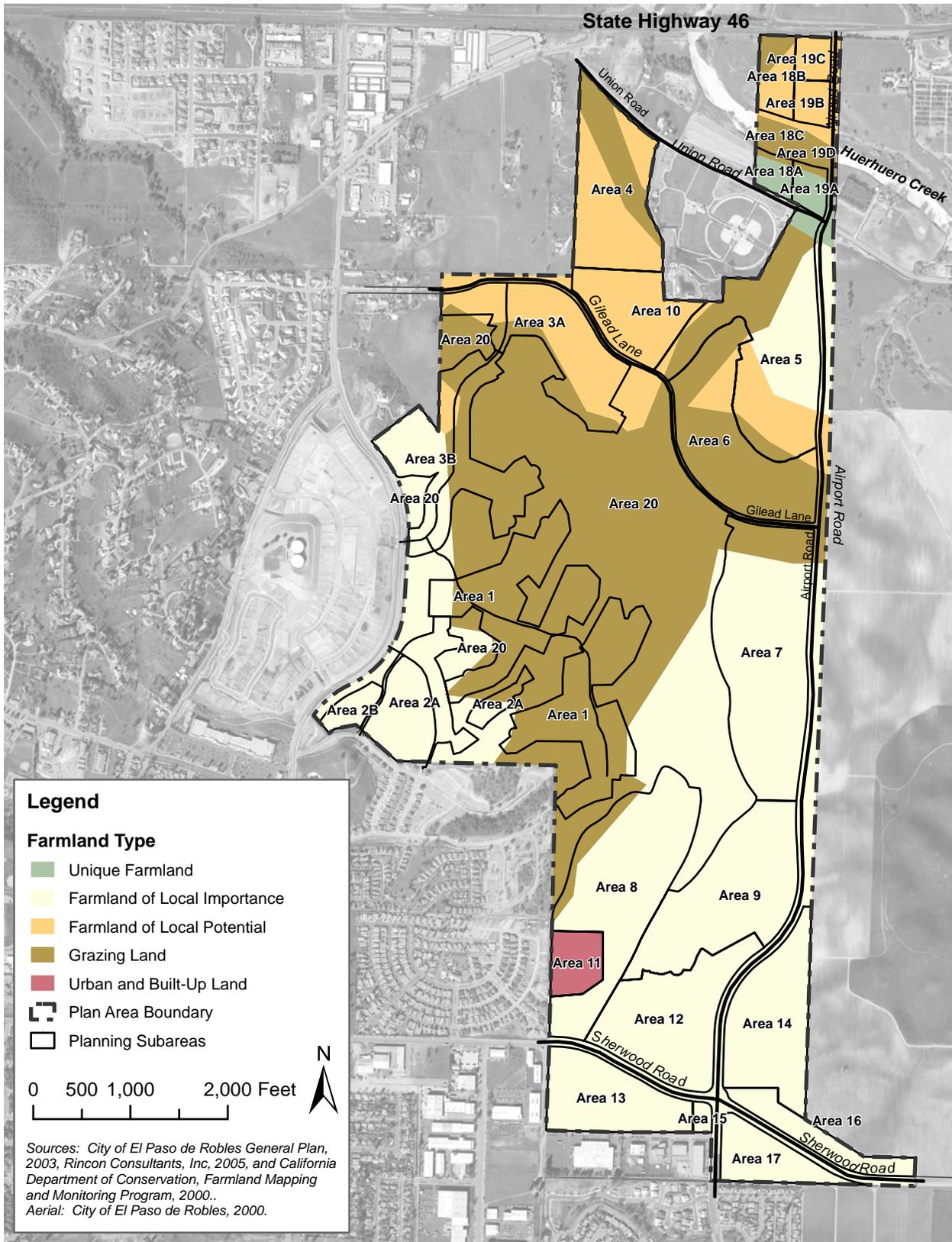
**c. Onsite Agricultural Land Uses.** Much of the site is currently used for grazing purposes. Historically, portions of the site had been used for a variety of other farming activities, including almond orchards and grain crops, as indicated above. However, Figure 4.1-1 shows the location of agricultural capabilities on the site, as defined by the State of California Department of Conservation. The location of specific soil types on the site is contained in Section 4.5, and illustrated in Figure 4.5-2.

*Land Conservation Act.* Preservation of agricultural, recreational and open space lands through agricultural preserve contracts between the county and property owners is a technique encouraged by the state for implementing the general plan. Agricultural preserve contracts are executed through procedures enabled by the California Land Conservation Act of 1965, also known as the Williamson Act. A contract may be entered into for property with agricultural, recreational and open space uses in return for decreased property taxes. The county Agricultural Preserve Rules of Procedure require certain minimum parcel sizes and land use restrictions applicable to agricultural preserve lands under their respective contracts.

The inclusion of a parcel in a Williamson Act is entirely voluntary, and must have the consent of the property owner. Property in the Chandler Ranch Area is not currently under Land Conservation Act (Williamson Act) contract.

**d. Onsite Soil Characteristics.** The individual characteristics of each soil type found within the Specific Plan area were analyzed based on their Storie Index grade. In order to gauge the suitability of on-site soils for agricultural production, the Storie Index for each soil type was used as an indicator. The Storie Index expresses numerically the relative degree of suitability of a soil for general intensive agriculture, as it exists at the time of evaluation. The rating is based on soil characteristics only and is obtained by evaluating such factors as soil depth, surface texture, subsoil characteristics, drainage, salts and alkali, and relief. Soils are then placed into six grades based on their Storie Index rating. The six grades and their range in index ratings are shown in Table 4.1-1. Refer to Section 4.5, *Safety and Geologic Hazards*, for a detailed discussion of soil characteristics within the Specific Plan Area.





**Agricultural Capabilities**

Figure 4.1-1



**Table 4.1-1. Storie Index Grades for Soils within the Specific Plan Area**

Soil Grade	Storie Index	Soil Grade Description	Specific Plan Area Soil Types Within Each Grade	Total Acreage
1	80-100	Few limitations that restrict their use for crops.	None	0
2	60-80	Suitable for most crops, but have minor limitations that narrow the choice of crops and have a few special management needs.	Arbuckle-San Ysidro complex (2-9% slopes), Hanford and Greenfield Gravelly Sandy Loams (0-2% and 2-9% slopes)	172.0
3	40-60	Suited to a few crops or to special crops and requires special management.	Arbuckle-Positas complex (9-15% and 15-30% slopes), Rincon clay loam (2-9% slopes), San Ysidro loam (0-2% slopes)	279.9
4	20-40	If used for crops, are severely limited and require special management.	Arbuckle-Positas complex (30-50% slopes), Nacimiento-Los Osos complex (9-30% slopes), Cropley Clay (2-9% slopes), Nacimiento-Ayar complex (9-30% slopes)	373.9
5	10-20	Not suited for cultivated crops, but can be used for pasture and range.	Arbuckle-Positas complex (50-75% slopes), Xerofluvents	11.4
6	>10	Soil and land types generally not suited to farming.	None	0

**e. Project Site Vicinity Setting.** The Specific Plan area is surrounded by existing developments. The areas north, west and south of the site are within the City of Paso Robles. Specifically, Barney Schwartz Park, and Huerhuero Creek are north of the site, beyond which lies Highway 46 and industrially-designated land. Various residential and commercial uses are west of the site, particularly west of Golden Hill Road. The southern portion of the site is flanked by additional residential, commercial and industrial land uses.

The area to the east is within an unincorporated portion of San Luis Obispo County. The County recently approved an agricultural cluster subdivision on 851 acres, in which 43 homes would be built. The remaining portion of that area is to be preserved in agricultural use, which at this time is wine grape cultivation.

Adjacent to the southern boundary of the planning area are a ranch house and associated structures (barn, auxiliary house, corrals, well and windmill) which served as the headquarters for the Chandler Ranch which was constructed in the 1920s. Surrounding land uses along the southern project boundary include an existing industrial park (Linne Industrial Park), located along the south side of Linne Road and several manufacturing plants (Ennis Business Forms, PIC Manufacturing Company), located along the south side of Sherwood Road, east of Creston Road, and existing residential uses (including the Quail Run subdivision and other residential development), located on the north side of Sherwood Road and east of Creston Road. West of Creston Road and north of Niblick Road is the Winfred Pifer Elementary School.

Southwest of the planning area, at the intersection of Creston Road and Golden Hill Road, is the Williams Plaza Shopping Center which contains a supermarket, smaller stores and a separate bank building. A residential subdivision was recently approved, and is being constructed across from the site, west of Golden Hill Road.



**f. General Plan Land Use Designations and Zoning.** Under the adopted 2003 General Plan Update, the Chandler Ranch Specific Plan area is designated as SP (Specific Plan), and according to Policy LU-2G, is not to exceed 1,439 dwelling units. However, there are also a series of existing land use designations that would be considerably more restricted than that buildout potential. The purpose of the Specific Plan process at this time is to revisit the underlying land use designations in such a way as to provide a more coordinated plan to guide future development in the area. This plan must not exceed the parameters allowed by the Specific Plan overlay designation.

The existing General Plan includes the following underlying land use designations within the planning area, which are intended to be updated upon the adoption of a Specific Plan put together in accordance with Policy LU-2G:

- BP, Business Park (81.0 acres)
- CS, Commercial Service (34.1 acres)
- NC, Neighborhood Commercial
- RS, Residential Suburban [0.4 Dwelling Units/acre] (575.3 acres)
- RSF-2, Residential Single Family [2 Dwelling Units / acre] (89.6 acres)
- RSF-6, Residential Single-Family [6 Dwelling Units / Acre] (13.2 acres, in subarea 17)
- RMF-9, Residential Multi-Family [9 Dwelling Units / Acre] (14.1 acres, in subarea 16)

The planning area is located within Subarea 8 of the City's Zoning Map. Within the Specific Plan area, there are four City zoning designations, including the following:

- RA, Residential Agriculture
- R1-B5, Single Family [2-acre minimum building site]
- R1-B3, Single family [20,000 square feet minimum building site]
- PM, Planned Industrial

#### 4.1.2 Impact Analysis and Mitigation Measures

**a. Methodology and Significance Thresholds.** The analysis of land use impacts is based on a review of the proposed Chandler Ranch Area Specific Plan to identify areas where future development under the proposed Specific Plan may create land use compatibility conflicts. The land use analysis focuses on the potential for compatibility conflicts, while issues relating to changes in the area's visual character are discussed in Section 4.7, *Aesthetics and Community Design*. Land use impacts are considered potentially significant if the proposed Specific Plan would place in close proximity uses that may be in conflict due to concerns about safety, aesthetics, or noise. These issues are further addressed in Sections 4.5, *Safety and Geologic Hazards*, 4.7, *Aesthetics and Community Design*, and 4.4, *Noise*, respectively, of this EIR.

With respect to agriculture, pursuant to the State CEQA Guidelines, a project would have a significant impact if the project would:

- *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use;*
- *Conflict with existing zoning for agricultural use, or a Williamson Act contract; and/or*



- *Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use*

In order to provide a quantitative analysis of the potential for agricultural resource impacts associated with the proposed Specific Plan, the Land Evaluation Site Assessment (LESA) model was also applied, which is an approved methodology specified in CEQA Statute Section 21095. LESA was designed by the Natural Resources Conservation Service (NRCS) to provide objective ratings of the agricultural suitability of land compared to demands created by nonagricultural uses of land. LESA is a multivariate mathematical method that uses six factors to evaluate the comparative value of agricultural land. The model generates a number between 1 and 100, which is then compared to certain scoring thresholds to determine the value of the land for agriculture. Half of the points awarded in the LESA model are determined by the Land Evaluation portion of the model, which has two factors, land capability classification and the Storie Index, both of which are based on the soils found within the planning area. The other half of the points are awarded based on the Site Assessment that includes the site's physical characteristics and the availability of water. According to the LESA methodology, a property cannot be considered significant if either the Land Evaluation or the Site Assessment subscore is less than 20 points.

#### **b. Project Impacts**

**Impact LU-1 The proposed Specific Plan would convert lands currently used for livestock grazing to urban use and may create conflicts in some instances, particularly where urban and off-site agricultural uses would directly abut each other. The potential land use conflict is considered a Class I, significant and unavoidable impact.**

The proposed Specific Plan envisions additional growth within areas currently used for grazing purposes, and with the potential for other agricultural activity. Impacts would be expected primarily along the eastern boundary of the Specific Plan area, which abuts vineyard production within an agricultural cluster subdivision. The extension of Airport Road would separate most of the Specific Plan development from agricultural uses, but would not necessarily provide sufficient buffering to sufficiently reduce potential land use conflicts. The portions of the Specific Plan that would be subject to such impacts include subareas, 5, 6, 7, 9, 14, 16, and 19. In the case of subarea 14, a buffer of 125 feet from residential land uses has been presented in the Draft Specific Plan. This buffer size emulates the separation created by Airport Road and rear yard areas. In addition, there is an agricultural access road on the east side of the City limit line, providing an effectively greater setback between any crops and land uses within the Specific Plan area. For subarea 16, a pre-existing county-approved subdivision, a buffer of 30 feet from property line has been suggested as a feasible approach to separating the land uses in this area.

Additional impacts could occur between development within the Plan Area and continued agricultural activities off-site. In general, the kinds of conflicts that could result between urban and agricultural uses are described below.



**Potential Conflicts Between Agricultural and Urban Uses.** Residents living adjacent to agricultural lands often cite odor nuisance impacts, noise from farm equipment, vehicle conflicts, dust and pesticide spraying as land use conflicts. Pesticide spraying can result in health hazards, while odor and noise are nuisances that can affect the enjoyment of private dwellings. Increased dust from soils and farm equipment can be both a nuisance and a health hazard. These conflicts can also result in reduced property values along the interface with agricultural uses. Such impacts are considered potentially significant.

The placement of residential development adjacent to farmland can also have several negative impacts on farm operations. Direct physical impacts include vandalism to farm equipment or fencing, and theft of fruits and vegetables. Soil compaction from trespassers or equestrians can also damage crop potential. These can result in indirect economic impacts. One study<sup>1</sup> showed that crop production in the first two rows adjacent to urban uses is about 20% lower than the rows beyond. Decreased air quality from adjacent urban development can also result in impacts to adjacent farmland. These potential impacts are also considered significant.

Placement of residences adjacent to cultivated agriculture can also have economic impacts to growers. Increased regulations and liability insurance to protect the farmer from adjacent urban uses cost time and money. Some farmers' sensitive to nearby residences voluntarily limit their hours of operation and do not intensively use the portions of their property closest to urban uses, in effect establishing informal buffer zones on their own property. This has the effect of lowering crop yields, which can potentially affect the long-term economic viability of the agricultural operation. Though these types of economic impacts are not environmental effects under CEQA, they could ultimately cause the loss of agricultural production due to cessation of operations if the economic impacts become severe enough. The City's right to farm ordinance helps protect on-going agricultural operation in both the City and the County from nuisance lawsuits.

Mitigation Measures. Several policies within the proposed Specific Plan that would help minimize land use conflicts. These include:

- **Policy LU-17. Agricultural Land Use Conflicts.** *Minimize conflicts between onsite land uses and adjacent agricultural development outside the planning area, so that adjacent agricultural uses can maintain their viability. Please also refer to specific subarea standards in Section 3.5 of the Specific Plan.*

This policy is further articulated in the following subarea-specific policy, which applies to subareas 5, 6, 7, 9, 14, 16, 17, 18 and 19:

- **Disclosure Agreements.** *Require disclosure agreements for new non-agricultural development within 500 feet of an existing agricultural use. Such disclosure agreements should describe potential nuisances (e.g., dust, traffic, noise, pesticide spraying, etc.) associated with normal agricultural operations.*

The following subarea-specific policy would only apply to subareas 5, 6, 7, 9 and 19:

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<sup>1</sup> Ventura County Agricultural Land Trust, 1996.



- **Agricultural Buffer.** *Development within this subarea shall maintain a minimum of a 125-foot setback from land currently used, or zoned for, agriculture activities. The setback would be measured from the edge of the adjacent agricultural property east of Airport Road to onsite inhabited structures.*

The following subarea-specific policy would only apply to subarea 14:

- **Agricultural Buffer.** *Development within this subarea shall maintain a minimum of a 125-foot setback from land currently used, or zoned for, agriculture activities. The setback would be measured from the edge of the adjacent agricultural property east of the Specific Plan area to onsite inhabited structures. Dwelling units may be clustered to avoid a net loss in the total number of units.*

The following subarea-specific policies would only apply to subarea 16:

- **Agricultural Buffer.** *Development within this subarea shall maintain a minimum of a 30-foot setback from land currently used, or zoned for, agriculture activities within adjoining unincorporated County areas. The setback would be measured from the edge of the adjacent agricultural property east of this subarea to onsite inhabited structures. The 30-foot setback is consistent with agriculture setbacks required for the pre-existing development in the "Our Town" subdivision. An equivalent permanent recorded buffer area may be provided on the County side of the property line by recorded mutual agreement between the property owners.*
- *The CC&Rs [for development in this area] shall address the existing agricultural use of the adjacent property and its potential impact to prospective purchasers with specific emphasis on the harvesting period that occurs three or four nights per year.*

These development standards would be applied as shown above to subareas 5, 6, 7, 9, 14, 16, and 19, all of which are located adjacent to the agricultural cluster subdivision to the east. Because development pursuant to the Specific Plan would be required to implement these provisions, potential impacts between urban and agricultural uses in subareas 5, 6, 7, 9, 14, and 19 would be reduced to some extent.

Although these policies would reduce potential compatibility impacts, such impacts would remain significant because they are inconsistent with the provisions set forth by the County's Agricultural Commissioner, which recommends a setback from vineyards ranging from 300 to 600 feet. Subarea 16 would only have a 30 foot setback for an agriculture buffer because the subarea is approximately 350 feet wide, a portion of which will be used as part of the potential widening of the existing Linne Road right-of-way. In addition, the 125-foot setback along subarea 14 would not include the Airport Road right-of-way, since it curves away from the property line within this area. The 125-foot setback within subareas 5, 6, 7, 9 and 19 would include Airport Road's 100-foot right-of-way, but would still not meet the standards set forth by the Agricultural Commissioner. Because proposed setbacks are less than the recommended 300 to 600-feet, a potential conflict may remain between future development and agriculture uses to the east of the Specific Plan area.

The Specific Plan is a policy document that would be adopted by the City of Paso Robles, which may consider the recommendations of the County's Agricultural Commissioner in its



deliberations. It is not required to conform to County policies. However, if setbacks are not increased in such a way to be considered acceptable to the Agricultural Commissioner, a significant unmitigable impact would occur.

In addition to the policies contained in the Specific Plan, the following additional mitigation measures are recommended to reduce potential impacts to nearby agricultural uses to the extent feasible:

- LU-1(a)** **Air Conditioning.** All future residential development that is not buffered from adjacent agricultural uses by other homes or vegetative screening shall be equipped with air conditioning units to reduce potential noise and air quality impacts from existing agricultural operations.
- LU-1(b)** **Airport Road Construction Timing.** Grading and construction activities associated with the development of Airport Road shall not occur during harvest periods of adjacent vineyards. The appropriate timing of such activities shall be determined by the City in coordination with the County Agricultural Commissioner and neighboring vineyards operators.
- LU-1(c)** **No-Climb Fencing.** Those developers who have the responsibility to construct Airport Road shall install no-climb fencing on the boundary of the Airport Road right-of-way and adjacent vineyard operations to discourage trespassing onto agricultural properties, where the Airport Road right-of-way is adjacent to such operations.

Residual Impacts. Implementation of the proposed Specific Plan policies and proposed mitigation measures would reduce compatibility conflicts between urban and agricultural uses in the subareas to a large extent, but a significant unmitigable impact (Class I) would occur along the eastern edge of the Specific Plan area.

**Impact LU-2** **The proposed project would not impact any prime soils or those of Statewide Importance. Furthermore, the value of the Specific Plan Area's agricultural land resources, as measured by the Land Evaluation & Site Assessment (LESA) Model, is not considered significant. Therefore, the project would result in Class III, less than significant, impacts related to agricultural conversion.**

As illustrated in Figure 4.1-1, the planning area is primarily composed of Farmland of Local Importance and Grazing Land (as defined by the California Department of Conservation, Farmland Mapping and Monitoring Program). No prime soils or other Farmland of Statewide Importance would be impacted by development. (The August 2004 Draft EIR for the previous version of the Specific Plan indicated a potential impact of up to 6 acres of soils of Statewide Importance, but this was based on an inaccurate map that showed subarea 16 extending farther eastward than would actually occur.)

In order to provide a quantitative analysis of the potential for agricultural resource impacts associated with the proposed Specific Plan, the Land Evaluation Site Assessment (LESA) model was also applied. LESA was designed by the NRCS to provide objective ratings of the



agricultural suitability of land compared to demands created by nonagricultural uses of land. LESA is a multivariate mathematical method that uses six factors to evaluate the comparative value of agricultural land. The model generates a number between 1 and 100, which is then compared to certain scoring thresholds to determine the value of the land for agriculture. Half of the points awarded in the LESA model are determined by the Land Evaluation portion of the model, which has two factors, land capability classification and the Storie Index, both of which are based on the soils found within the planning area. The other half of the points are awarded based on the Site Assessment that includes the site’s physical characteristics and the availability of water. According to the LESA methodology, a property cannot be considered significant if either the Land Evaluation or the Site Assessment subscore is less than 20 points.

When applied to the Chandler Ranch Area, the Land Evaluation portion of the LESA model scores a total of 23.71. However, the Site Assessment portion of the LESA model scored a total of 18.75 (refer to Table 4.1-2). As shown in Table 4.1-2, the primary factors lending to the relatively low Site Assessment score include limited water availability and the fact that the Specific Plan area is surrounded by urban development to the north, south and west. In addition to these factors, the agricultural lands bordering the Specific Plan area to the east are not protected by the Williamson Act. When considered cumulatively, these factors contribute to a low Site Assessment score. The worksheets used for the LESA analysis can be found in Appendix B of this EIR.

**Table 4.1-2. Summary of LESA Scoresheet**

Factor Name	Factor Rating (0-100 Points)	X	Factor Weighting (Total = 1.0)	=	Weighted Factor Rating
<i>Land Evaluation</i>					
1. Land Capability Classification	48.6	X	0.25	=	12.15
2. Storie Index Rating	46.23	X	0.25	=	11.56
<i>Site Assessment</i>					
1. Project Size	100	X	0.15	=	15.0
2. Water Resource Availability	25	X	0.15	=	3.75
3. Surrounding Agricultural Lands	0	X	0.15	=	0
4. Protected Resource Lands	0	X	0.05	=	0
<b>Total:</b>					<b>42.46</b>
<b>Total LE</b>					<b>23.71</b>
<b>Total SA</b>					<b>18.75</b>

In addition to the results of the LESA analysis, the individual characteristics of each soil type found within the Specific Plan area were also analyzed. As discussed in Part “d” of Section 4.1.1, the Storie Index for each soil type was used as an indicator of agricultural productivity. As show in Table 4.1-1, only approximately 20% of the Specific Plan area contains soils exhibiting a Storie Index Grade of 2 (none of the existing soil types scored better than Grade 2). As seen in Figure 4.5-2, the soil types scoring a Storie Index Grade of 2 or better [these being the Arbuckle-San Ysidro Complex (2-9% slopes) and the Hanford and Greenfield Gravelly Sandy Loams (0-2% and 2-9% slopes)] do not represent a contiguous tract of land, lending to the fact that the proposed Specific Plan area has been primarily used for livestock grazing as opposed to crop



production. Refer to Section 4.5, *Safety and Geologic Hazards*, for a detailed discussion of soil characteristics within the Specific Plan Area.

Therefore, due to the fact that Site Assessment portion of the LESA model scored below 20 points and the majority of the soils within the Specific Plan area do not qualify for a Storie Index Grade of 2 or better, the proposed Specific Plan would represent a less than significant impact to agricultural resources.

Mitigation Measures. No mitigation is required.

Residual Impacts. Impacts would be less than significant.

**Impact LU-3 The northern portion of the proposed Specific Plan Area would overlap with the Paso Robles Municipal Airport Planning Area. However, this portion of the Specific Plan area would contain commercial uses that are allowable in such areas pursuant to the Airport Land Use Plan and would therefore be considered a Class III, less than significant impact.**

The northern section of the Specific Plan area, encompassing the northernmost edge of subarea 4, and nearly all of subareas 18 and 19, is located within the Paso Robles Municipal Airport Safety Zone 4 (Figure 4.1-2), which is the Outer Approach/Departure Zone. Development in these areas would be subject to the restrictions of the Paso Robles Airport Land Use Plan (ALUP), adopted in February 2005 by the Airport Land Use Commission. Proposed commercial recreational development within subarea 4 would be just south of the edge of Safety Area 4, and thus would not be subject to the airport safety requirements.

Under the Airport Land Use Plan, proposed commercial, office, and warehouse uses within subareas 18 and 19 are considered compatible, provided the intensity of the land use does not exceed 40 persons per gross acre, and no more than 120 persons in a single acre. This provision is included in the subarea standards for subareas 18 and 19. Thus, impacts would be considered less than significant.

Based on the proximity of the Paso Robles Municipal Airport and the City Council's adoption of Resolution No. 05-004 containing a policy reflecting any areas of the City east of the Salinas River to be in the Airport Influence Area. Based on this Resolution and the intent to provide maximum public disclosure of potential noise resulting from Airport operations, an Avigation Easement is proposed to be required of all development within the Specific Plan area.

None of the remaining portions of the Specific Plan are located in areas subject to airport land use controls, so no impacts would occur in these areas.

In addition, the northern portions of subareas 18 and 19 are located within the 55 CNEL noise contour of the airport. The type of commercial development contemplated in subareas 18 and 19 is not considered noise sensitive, so impacts from airport noise are considered less than significant.

Mitigation Measures. No mitigation measures are required based on the adopted Airport Land Use Plan, however, pursuant to City Council Resolution No. 05-004, an Avigation



Easement will be required of all development within the Specific Plan area in order to provide maximum public disclosure of noise from Airport operations. The Specific Plan includes policies consistent with the Airport Land Use Plan to address any potential impacts within subareas 18 and 19. Specifically, the following language is included in the Specific Plan for development within these subareas:

- ***Airport Safety Considerations.*** *Consistent with the Airport Land Use Plan, development within this area shall not include land uses that would result in an excess of 40 persons per gross acre, maximum 120 persons per single acre, at any time. Usage calculations shall include all people (e.g., employees, customers, visitors, etc.) who may be on the property at any single point in time, whether indoors or outside.*

Residual Impacts. Impacts would be less than significant.

**Impact LU-4 Implementation of the proposed Specific Plan would alter the present land use pattern of the existing area, and may result in incompatibilities related to residential uses in proximity to commercial or industrial development, and residential development adjacent to Barney Schwartz Park, a lighted recreation facility. This is considered a Class II, significant but mitigable impact.**

Portions of the Specific Plan area (primarily areas near the western and southwestern boundary of the Chandler Ranch site) directly abut commercial and/or industrial land uses. Operation of commercial, retail and/or industrial uses would involve noise associated with mechanical equipment (such as generator, heating, ventilation and air conditioning (HVAC) units), deliveries, trash hauling activities, and customer and employee use of the facilities. Commercial and industrial activities are a potential light source that could result in nuisance impacts to adjacent residential development. Such impacts are most likely to occur in subareas 13 and 17, where planned residential uses would be adjacent to existing commercial and industrial development south of Linne Road and west of Fontana Road. The introduction of residential development adjacent to existing commercial and/or industrial land uses would be considered a significant but mitigable impact.

Similarly, potential commercial development along Union Road, as proposed under the Specific Plan, could possibly impact existing or planned residential uses. Such impacts are most likely to occur adjacent to subareas 18 and 19, where future commercial uses would abut existing or planned residential development. However, none of the existing residences north of Union Road directly abut any proposed commercial development areas, and the closest are over 1,000 feet from the proposed commercial land use area proposed for subarea 19. As such, potential impacts would be less than significant.

Future development under the proposed Specific Plan could also introduce land use compatibility impacts between the proposed residential and commercial land uses within the Specific Plan area. This would most likely occur at the interface between neighborhood commercial and residential development within subarea 14, depending on where commercial development is ultimately located. Potential impacts at these locations could be significant.



The proposed Specific Plan also includes the introduction of residential development in subarea 6, within 700 feet of Barney Schwartz Park.

The proposed Specific Plan includes the possible introduction of residential development in Subareas 3 and 6, in the vicinity of Barney Schwartz Park. Barney Schwartz Park provides both passive and active recreational opportunities. The park has picnic areas, playgrounds, and concession stands, and is capable of hosting large-scale tournaments for baseball/softball and soccer on the sports fields. The sports fields are lighted and activities often are held in the evening and at night. New development in the vicinity of the park could be exposed to lighting and glare from nighttime activities.

Development within subarea 3 would be adjacent to a proposed school, separated by Gilead Lane. Such development could be exposed to noise and aesthetic impacts (related to lighting and glare) from nighttime activities within Barney Schwartz Park or at the proposed school.

The closest residential development within subarea 6 would be within 700 feet of the southernmost ballfields within Barney Schwartz Park, although it is visually shielded to some extent by intervening vegetation. The nearest residences within subarea 3 would be about 1,200 feet from the same ballfields, but would be separated to some extent by an intervening topographic rise. Lighting impacts at these locations, particularly where there is no intervening topography or landscaping, could be significant.

Some residential portions of subareas 1, 3, 6 and 7 will have sufficient elevation to have line of sight to the park, but would be relatively far away; the nearest portions of subareas 1 and 7, for example, would be at least ½ mile from the park. Light and glare impacts at these locations are not expected to be substantial. Nevertheless, the Specific Plan includes policy language to address these potential impacts.

Subarea 10 presents a special case. Although not anticipated to be developed with residential uses, it could support such uses if the school district does not acquire this site for a school. Portions of subarea 10 are directly adjacent to the park, and could be subjected to direct lighting impacts from park activities. The western portion of subarea 10 is possibly the most suitable location for homes, since it is partially blocked from park activities by intervening topography. Nevertheless, lighting impacts from the park would likely be greater in subarea 10 than in any of the other residentially-designated portions of the Specific Plan area.

These issues are also discussed in sections 4.4, *Noise* and 4.7, *Aesthetics and Community Design*. As discussed in these respective sections, impacts associated with the introduction of proposed residential and commercial development in close proximity, as well as the introduction of proposed residential units near Barney Schwartz Park would be considered significant but mitigable.

Mitigation Measures. The Specific Plan was designed in such a way to reduce potential residential development directly adjacent to Barney Schwartz Park, particularly in subareas 4 and 5. The following policy is included in the Specific Plan to address potential nuisance impacts, including lighting, which could impact residents closest to Barney Schwartz Park:



- **Policy LU-20. Constructive Notice Regarding Lights and Noise.** *As a condition of approval of any new residential development north of Subarea 8 (including but not limited to Subareas 1, 2, 3, 6, 7 and 10), constructive notice shall be recorded on each parcel and dwelling unit, and notice shall be provided in each rental agreement for occupancy of dwelling units, advising residents that Barney Schwartz Park will operate up to 24 hours per day, with substantial emission of lights and noise from park activities. The form and content of the constructive notice and rental agreement text shall be subject to approval of the City Attorney.*

The following site-specific policy for subareas 6 and 10 is also included in the Specific Plan:

- **Visual Screening.** *Portions of the subarea intended for residential development must be visually screened from direct glare produced by the lights of Barney Schwartz Park. Such screening can be (in order of preference) a combination of intervening topography, natural vegetation, manmade landscaping, manmade barriers or berms, and site orientation of the buildings themselves to avoid lighting impacts to the interior of homes. A visual screening analysis that presents this information to the Community Development Department must be accepted by the Department prior to approval of tract maps for this subarea.*

Through the implementation of these policies, and other mitigation measures required in Section 4.4, *Noise* and Section 4.7, *Aesthetics and Community Design*, impacts would be considered less than significant. No further mitigation would be required. However, the following additional policy is recommended for inclusion in the Specific Plan to ensure that impacts would remain less than significant:

- **Policy LU-20a. Constructive Notice Regarding Development of Specific Plan Area.** *In order to provide maximum public notice of the content of the adopted Specific Plan, the trust deed of each newly created parcel and content of each rental agreement shall include a Constructive Notice statement, the content of which shall be subject to approval of the City Attorney. The purpose of the notice will be to advise a prospective resident that there is an adopted Specific Plan and that the resident needs to take into account that the Specific Plan's development will involve changes to land use and circulation patterns, in a manner generally consistent with the adopted Specific Plan, that will include but not be limited to:*
  - *extension of local, collector, and arterial streets*
  - *grading of land to provide sites for development*
  - *construction of new residential and commercial developments, which may result in temporary increases in noise and other disturbances*
  - *construction of workforce / affordable housing, consistent with the goals of the City's adopted General Plan*
  - *reductions and/or elimination of privacy regarding use of outdoor areas as a result of development of adjacent properties, including but not limited to construction of two-story dwelling units and dwelling units constructed at higher elevations*
  - *increased levels of traffic and other activity resulting from new development*



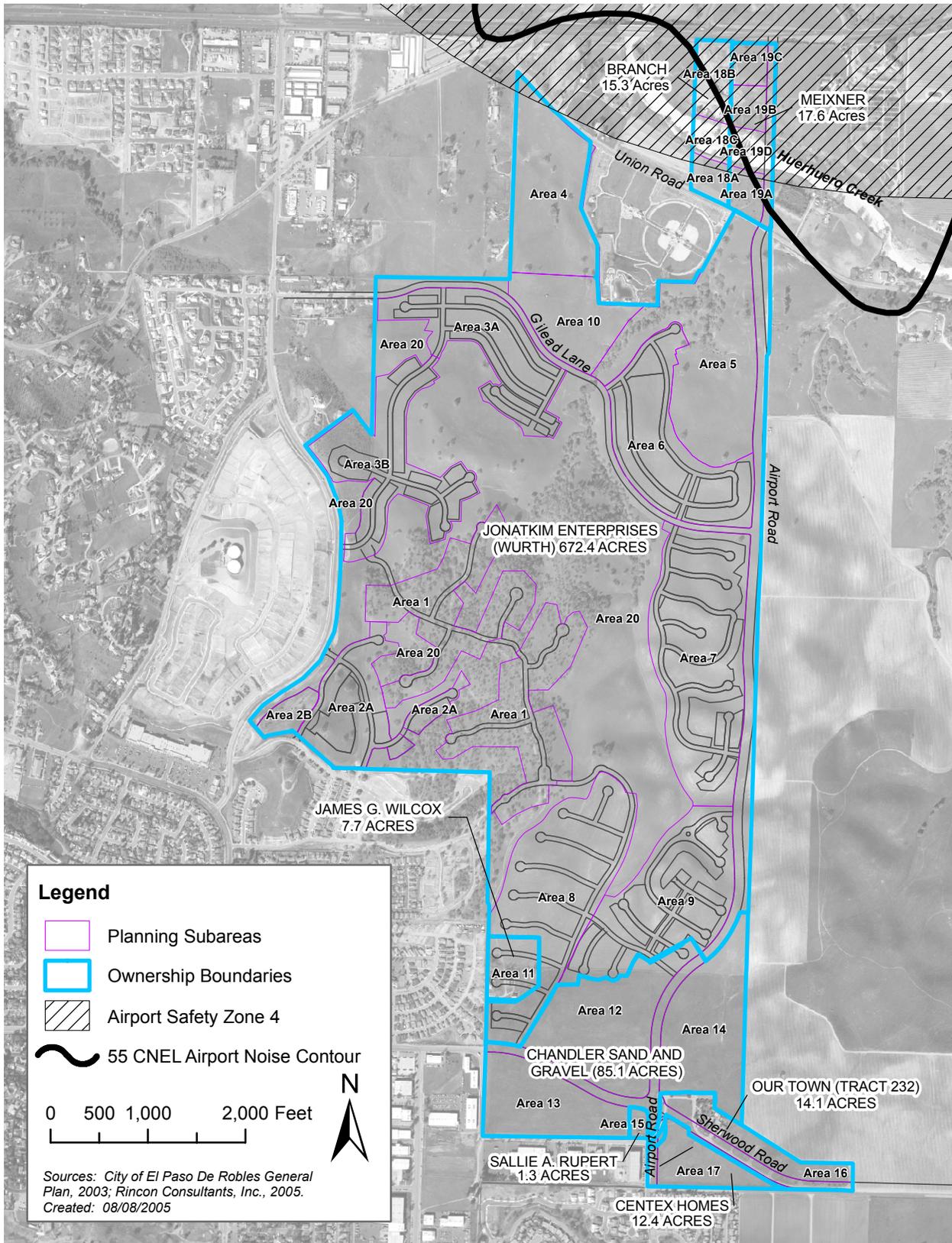
- *the fact that the subject area is within an adopted Airport Influence Area and that an Avigation Easement applies to all land uses within the Specific Plan area.*

Residual Impacts. Impacts would be less than significant.

**c. Cumulative Impacts.** Cumulative development within the City of Paso Robles and its immediate vicinity would gradually alter the rural character of the area. The proposed project would substantially contribute to this change. This impact would be significant and unavoidable.

Individual development projects in the City and within nearby unincorporated areas would have the potential to create compatibility conflicts relating to the interface of existing urban and rural uses and new urban development. Such conflicts are expected to be addressed on a case-by-case basis, and can be resolved through appropriate design. Cumulative land use compatibility conflicts would be less than significant.





**Airport Land Use Planning Area's  
 Relationship to Chandler Ranch**

Figure 4.1-2

