

4.10 PUBLIC SERVICES and INFRASTRUCTURE

Because the specific plan would provide open space and trail facilities, impacts to parks and recreation are considered Class IV, beneficial. The Specific Plan would introduce residential and commercial uses that would increase demand for Paso Robles Fire Department services. These impacts on fire protection would be considered Class II, significant but mitigable. With respect to law enforcement the Specific Plan would not substantially increase response times. However, increased population will impact the police department's ability to maintain officer to resident ratio goals and would be considered a Class II, significant but mitigable, impact. Students generated by the Specific Plan would exacerbate existing overcrowded conditions at local schools, which would be considered a Class II, significant but mitigable, impact. Buildout of the Specific Plan would result in an increased water demand and would require building additional infrastructure to meet the generated water demand. Therefore, impacts related to water supply would be considered Class II, significant but mitigable. Impacts from the Specific Plan on wastewater facilities are considered Class II, significant but mitigable. The solid waste disposal services and landfill that would serve the Specific Plan have adequate capacity to accommodate generated waste. However, the Specific Plan would result in the use of part of the limited remaining capacity of the landfill. Therefore, solid waste generation would be considered a Class II, significant but mitigable, impact.

4.10.1 Parks and Recreation

a. Setting. The majority of the site has historically been used for dryland farming and grazing. Currently, the property is used for livestock grazing. An approximately 40-acre parcel, which has been developed as Barry Schwartz Park, was dedicated to the City as a condition of annexation.

The Specific Plan would accommodate several recreational amenities, including passive open space, recreational trails, improved access to Barney Schwartz Park, and a potential school site that could include playing fields. Thus, it is anticipated that most of the future recreational demand generated by the Specific Plan would be met through the 40 acre park dedication and these amenities. Airport Road will contain a formally designated bikeway. Bikeways also do exist in the Specific Plan vicinity including a Class II bike route on Niblick Road.

The City of Paso Robles park facilities include Barney Schwartz Park, Centennial Park, Paso Robles City Park, Lenco Park, Mandella Park, Lawrence Moore Park, Oak Creek Park, Pioneer Park, Robins Field, Royal Oak Meadows Park, Sherwood Park, and Turtle Creek Park. Additional public recreation facilities, such as Paso Robles Municipal Pool, and privately owned recreational facilities, such as the Paso Robles Golf Club, the Links Course at Paso Robles, and Hunter Ranch Golf Course, also accommodate demand for parks and recreation. Bikeways, hiking and equestrian trails also provide recreational opportunities for residents. Ball fields and playgrounds on public school sites are available for public use. Figure 4.10-1 identifies the locations of all public parks and recreation facilities in Paso Robles. An inventory of existing parkland and recreational facilities in Paso Robles within the Specific Plan vicinity is provided in Table 4.10-1.



Table 4.10-1. Paso Robles Parkland and Recreational Facilities

Facility	Amenities	Acreage	Location
Regional Parks			
1. Barney Schwartz Park	<ul style="list-style-type: none"> • Baseball Diamonds • 2 Concession Stands • Restrooms • Soccer Fields • 2 Group Pavilions • 1 Irrigation Lake • Walking Trail 	40.0	2970 Union Road
Community Parks			
2. Centennial Park	<ul style="list-style-type: none"> • Amphitheater • banquet room • large group barbecue area • small barbecue pits • kitchen • children's playground (2) • meeting rooms • Centennial 100' Pool, wading pool and bath house (seasonal) • restrooms • 4 tennis courts • walking paths / jogging trails • gymnasium • basketball courts • bleachers • game room • parking • volleyball court 	16.0	600 Nickerson Drive
District Parks			
3. Pioneer Park	<ul style="list-style-type: none"> • 1 Lighted Softball Field, • 1 Basketball Court, Spectator Area • Small and Large BBQ Pits • Restrooms • Playground • Picnic Area • Lawn Area • Parking Area • Community Skate Park 	6.1	21 st Street and Riverside Avenue
4. Sherwood Park	<ul style="list-style-type: none"> • 3 Soccer Fields • 2 Softball Fields (1 is lighted) • 2 Spectator Areas • Group BBQ Facility • Picnic Areas • Playground • 2 Restrooms • 4 Tennis Courts • Horseshoe Pits • Sand Volleyball Court 	12.3	Creston Road and Scott Street
5. Oak Creek Park	<ul style="list-style-type: none"> • Playground • Picnic Facilities • Walking Path 	10.5	Creston Road and Cedarwood Drive



Table 4.10-1. Paso Robles Parkland and Recreational Facilities

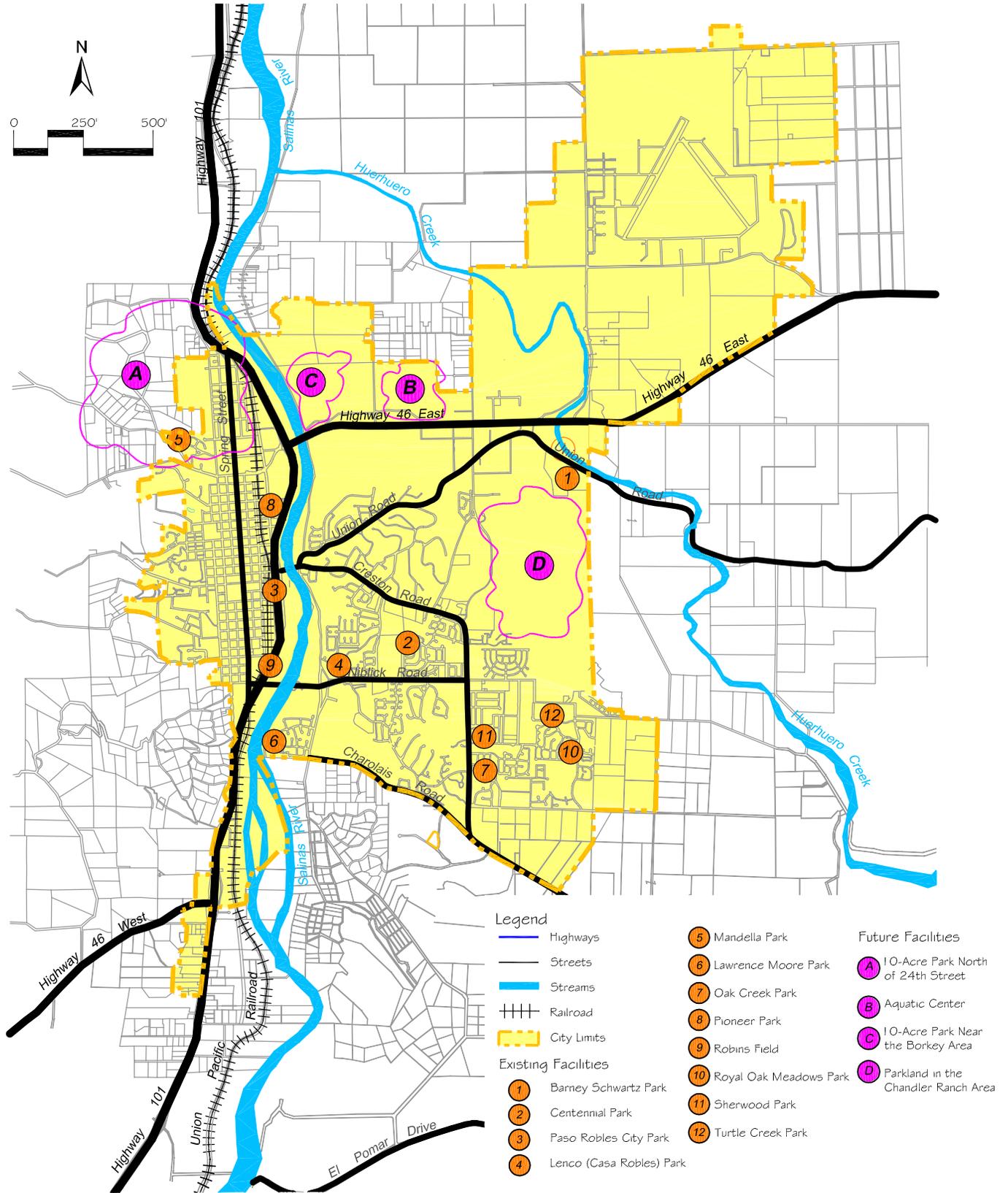
Facility	Amenities	Acreage	Location
Neighborhood Parks			
6. City Park	<ul style="list-style-type: none"> • Lawn Area • Group BBQ Facility • Small BBQ Pits • Picnic Area • Playground • Horseshoe Pits • Walkways • Gazebo • Restrooms • Museum • Gardens • Fountain 	4.8	Spring Street and 12 th Street
7. Turtle Creek Park	<ul style="list-style-type: none"> • Lawn Area • Shuffleboard • Bulletin Board • Picnic Area • Small BBQ Pits 	4.5	Brookhill Drive
8. Lawrence Moore Park	<ul style="list-style-type: none"> • Playground • Restrooms • Small Ballfield • Small BBQ Pits • Picnic Area • Open Turf Area 	2.0	155 Riverbank Lane
9. Robbins Field	<ul style="list-style-type: none"> • 1 Lighted Softball Field • Spectator Area, • Restrooms • Announcing Booth • Scoreboard • Concession Stand • Sandbox/Play Area 	2.4	Park Street and 6 th Street
Mini Parks			
10. Royal Oak Meadows Park	<ul style="list-style-type: none"> • Lawn Area • Playground • Small Ballfield • Small BBQ Pits • Picnic Facilities 	2.4	Parkview Lane and Poppy Lane
11. Lenco Park (Casa Robles)	<ul style="list-style-type: none"> • Playground • Small BBQ Area • Picnic Area 	0.25	Niblick Road and Appaloosa Drive
12. Mandella Park	<ul style="list-style-type: none"> • Lawn area 	0.25	Fairview Lane and Nacimiento Lake Drive
Total Acreage		101.5	

Source: Paso Robles General Plan Park and Recreation Element, 2003.



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**Existing and Future City
Parks and Recreation Facilities**

Figure 4.10-1

Source: Paso Robles General Plan, 2003

The City of Paso Robles currently has a population of approximately 28,000 (California Department of Finance, January 2005). At General Plan buildout, the City population will reach approximately 44,000 residents. Based on the current City General Plan standard of 7 acres of parkland per 1,000 residents, the City should currently have approximately 190 acres of park area and approximately 308 acres at buildout. Since the City currently has approximately 101.5 acres of parks, the City requires additional parkland to meet its parkland standard. To help achieve this standard, the General Plan Park and Recreation Element states that the development of “a park facility in conjunction with any new school site within in Chandler Ranch Area Specific Plan” should be considered.

b. Impact Analysis

1. Methodology and Significance Thresholds. The City does not have specific thresholds regarding impacts involving recreational facilities. However, as noted above the City has a standard requirement of 7 acres of parkland per 1,000 residents. The Specific Plan would result in potentially significant impacts if development would 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, or if the Specific Plan would include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

2. Project Impacts and Mitigation Measures.

Impact PS-1 The implementation of 1,439 single-family housing units would generate demand for parkland. The population generated by Specific Plan buildout would impact the City’s ability meet its standard of 7 acres of parkland per 1,000 residents. However, as a condition of the annexation, the property owner dedicated approximately 40 acres for use as an active park, and the Specific Plan would contribute 303.9 acres of recreational open space. Therefore, the total far exceeds the project’s need to contribute 27.2 acres. Impacts would be considered Class IV, beneficial.

Based on a factor of 2.7 persons per dwelling unit (U.S. Census, 2000), the 1,439 units that could be accommodated under the Specific Plan would be expected to generate approximately 3,885 residents. Based on the City standard of 7 acres of parkland and open space per 1,000 residents, the Specific Plan would generate a need for approximately 27.2 acres of parkland. Previously, the major property owner within the Specific Plan area designated 40 acres for the construction of Barney Schwartz Park. This met the active park requirement for the Specific Plan.

In addition, the Specific Plan will designate approximately 303.9 acres of open space, which will be used in part for passive recreational purposes, including a public trail system linking Barney Schwartz Park with areas to the south of Linne Road. The proposed trails would present recreational opportunities. Consequently, Specific Plan development would contribute about 277 additional acres of open space beyond what its needs would require based on the City standard. This does not include potential additional recreational opportunities that may be available if a school site is developed in subarea 10.



When the existing 101.5 acres of recreational area in the City (which includes 40 acres within Barney Schwartz Park) are combined with a 303.2-acre contribution from the Specific Plan area, there would be a total of 404.7 acres of recreational open space within the City. This would exceed the 308 acres needed at General Plan buildout.

Impacts associated with development under the Specific Plan would be beneficial.

Mitigation Measures. No mitigation measures are required.

Residual Impacts. Impacts would be beneficial.

Impact PS-2 **The Specific Plan would include a public hiking trail system that would connect Barney Schwartz Park with areas to the south of Linne Road. With respect to the provision of recreation through public trails, the Specific Plan is considered to have a Class IV, *beneficial* impact.**

The addition of interconnected trails throughout the Specific Plan would present recreational opportunities to residents both within the Specific Plan and the surrounding community. The proposed trails would provide pedestrian and bicycle access to the neighboring Barney Schwartz Park, and areas designated for commercial use within the Specific Plan. Impacts would be beneficial.

Mitigation Measures. No mitigation measure would be required.

Residual Impacts. Implementing the public trail system throughout the Specific Plan would benefit Specific Plan residents and residents within the Specific Plan vicinity.

3. Cumulative Impacts. When the existing 101.5 acres of recreational area in the City are combined with a 303.9-acre contribution from the Specific Plan area, there would be a total of 405.4 acres of recreational open space within the City. This would exceed the 308 acres needed at General Plan buildout. Thus, cumulative impacts associated with the Specific Plan have a Class IV, beneficial impact.

4.10.2 Fire Protection

a. Setting. Fire services to the Chandler Ranch area would be provided by the City of Paso Robles Department of Emergency Services. The Department employs a total of 20 uniformed members, consisting of 18 firefighters, one Deputy Chief, and one Fire Chief. The Department staffs two locations; 900 Park Street and 235 Santa Fe Avenue. The latter serves as the primary response station for the Chandler Ranch area. Each of the stations is staffed round-the-clock with three firefighters, which includes a minimum of one licensed Paramedic at each location. Hospital transport is provided by a private ambulance service working in conjunction with the Department.

Structural fire suppression requires assembling a minimum of thirteen firefighters. The Department accomplishes this through a combination of on-duty personnel (six firefighters and



one chief officer) and mutual and automatic aid partners. A house or other structure fire within the Chandler Ranch area would immediately receive both Department units, a County Fire unit, and an Atascadero City Fire unit. Other resources would be available under the County's mutual aid plan, and would be requested as needed.

Hazardous materials responses and specialized rescue are provided through a regional delivery system. These responding units are comprised of most County fire agencies, including the Department of Emergency Services (Johnson, Written Communication, January 2004).

The response time goal is four minutes to 90% of all calls for service. The average response time to the proposed Chandler Ranch site are estimated at five to nine minutes. Currently, 235 Santa Fe Avenue Fire Department provides service very close to the limit (hitting a 4 minute response in 90% of all calls) (Johnson, Written Communication, July 2004).

b. Impact Analysis

1. Methodology and Significance Thresholds. Information on current service demands and available staff and equipment was collected through the City of Paso Robles Fire Department.

The Specific Plan would result in potentially significant impacts if development would result in substantial adverse physical impacts associated with provision of new or physically altered governmental facilities, or the 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. According to the City of Paso Robles Fire Department, response times to urban development should be a maximum of four to six minutes.

2. Project Impacts and Mitigation Measures.

Impact PS-3 **The Specific Plan would increase the number of residents served by the City of Paso Robles Fire Department, which would impact the ability of the Fire Department to meet their response time goals. This would be considered a Class II, significant but mitigable, impact.**

Development of the proposed Specific Plan will result in the increased demand for fire protection and emergency response services. This increased demand will, in turn, incrementally contribute to the need for additional fire fighters, additional equipment, and/or improvements to existing facilities. The Emergency Services Chief estimates the proposed development would generate an additional 350 calls for service per year (Johnson, Written Communication, January 2004). In addition, the City of Paso Robles Fire Department response time goal of four minutes to 90% of all calls for service would be compromised by the increase of new residents requiring service.

The City of Paso Robles Emergency Services Department estimates that the proposed Specific Plan would represent an incremental contribution to the need for an additional (fourth) fire station currently being considered off Linne Road which is East of Station 2. Construction of an additional fire station involves land acquisition, building construction and furnishings as well



as being equipped with a new 1,500 gallon per minute engine and other required vehicles. An additional fifteen fire fighters would also be required to staff this facility to maintain the City's service standard (Johnson, Written Communication, January 2004).

Mitigation Measures. Several policies within the Specific Plan would help minimize fire protection impacts.

- **Policy LU-16. Fire Hazard Abatement.** *Development shall be designed and maintained to minimize structural and wildland fire hazard by implementing the following standards:*
 - a. **Fire Retardant Design.** *All buildings shall be constructed with fire retardant roofing material as described in Section 3202 of the Uniform Building Code. The completed roof assembly shall have a Class "A" rating and shall meet the requirements associated with "Special Purpose Roofs" contained in the 1991 Uniform Building Code. All residential development and accessory structures in oak forest areas shall be provided with fire sprinkler systems, the design of which shall be subject to approval of the Chief of Emergency Services. Building design shall also be subject to review and approval of the Chief of Emergency Services so as to insure maximum feasible incorporation of fire retardant features. Fire sprinklers and/or retardant construction shall also be installed in residences in other areas within the Specific Plan wherever deemed necessary by the Chief of Emergency Services based on the level of risk and/or difficulties in providing fire suppression access.*
 - b. **Landscaping.** *Projects must include fire resistive landscaping combined with native or ornamental plants with proper placement and proper maintenance.*
- **Policy C-7. Emergency Access.** *Development within the Chandler Ranch Area shall provide adequate access for emergency vehicles and evacuation, in the form of at least two points of vehicular access to each subarea.*
- **Policy I-11. Fire Flow Requirements.** *The water system shall be designed to meet the City's demand and fire flow criteria.*

The following subarea specific policy applies to subarea 5:

- **Public Facilities Use.** *Provisions shall be made for locating and funding construction and outfitting a Fire/Emergency Services Station, approximately 2 acres in area, the configuration of which shall be subject to approval of the Chief of Emergency Services. Specific Plan properties shall be responsible for funding a proportionate share of all related costs (including site acquisition, design, construction, and furnishing, including the provision of required equipment). The configuration, design and construction of this facility shall be subject to approval of the City of Paso Robles.*

The following mitigation methods are recommended to further reduce impacts:

- PS-3(a) On-Site Fire Protection.** Road widths and circulation, as well as the placement of fire hydrants and installation of automatic sprinkler systems, shall be required as determined by the City of Paso Robles Emergency Services Department. A road system that allows unhindered



Emergency Services Department access and maneuvering during emergencies shall be provided. Specifically, the following measures are required:

- Specific Plan roads must feature an all weather surface at least 24 feet in width, unobstructed by parking. Exceptions to road widths shall be subject to approval of the Chief of Emergency Services. Cul-de-sacs and turnouts must be to Emergency Services Department standards. If the roads are to be a private system, there must be ongoing, legally binding provisions in effect to maintain the roads to Emergency Services and Public Works Department standards.
- Structure numbers and street signs shall be lighted to City standards so that emergency vehicles including police and ambulances can locate residences in the event of any emergency.
- “City Standard” fire hydrants shall be installed in accordance with Emergency Services Department as directed by the Chief of Emergency Services.

Plan Requirements and Timing: Prior to approval of building permits, the applicant shall submit revised plans subject to the review and approval by the Emergency Services Department that illustrate the roadways and site access, and the placement of fire hydrants throughout the site. Primary access shall be installed during initial grading, and hydrants shall be installed prior to occupancy clearance. **Monitoring:** The Emergency Services Department shall ensure compliance prior to occupancy clearance.

PS-3(b)

Interim Fire Protection Services Plan. The Specific Plan includes a site that could be used for a future Emergency Services Station. The configuration, design and construction of this facility will be the responsibility of the City unless alternative agreements are reached. It shall be the responsibility of the Chandler Ranch Area Specific Plan properties to fund their proportionate share of the Emergency Services Station (land, design, construction, and equipment) that is needed to address the development of their property. In the event residential or commercial development occurs prior to the construction of this facility and would be outside the City’s current service area, applicants pursuant to the Specific Plan shall prepare and submit an Interim Fire Protection Services Plan to the Emergency Services Department that will ensure that adequate fire protection facilities, equipment, and personnel are made available to sufficiently serve all phases of the Specific Plan. The Interim Fire Protection Services Plan, subject to the approval of the Chief of Emergency Services, may include one or more of the following components:



- Contribution towards construction of a new Emergency Services station at a site to be designated by the Chief of Emergency Services; that site could be either within or outside of the Specific Plan area ~~in to the site designated within the Specific Plan area.~~
- Provision of fire protection equipment, such as a Type I fire engine, Type IV 4-wheel drive EMS/Rescue vehicle, and/or other equipment.
- Funding for new Emergency Services department personnel.

Plan Requirements and Timing: A Fire Protection Services Plan shall be submitted to the Emergency Services Department and City Public Works Department for review and approval prior to approval of building permits for any development outside the current fire protection service area. Fire protection facilities, equipment, and/or personnel shall be in place and funded prior to issuance of building permits for the first phase of Specific Plan development or as otherwise deemed appropriate by the Emergency Services Department. **Monitoring:** Emergency Services Department shall inspect once prior to occupancy of each Specific Plan phase and at least once annually to verify the provisions of the Fire Protection Services Plan are followed.

PS-3(c)

Fire/Vegetation Management Plan. Project applicants pursuant to the Specific Plan shall prepare and submit a Fire/Vegetation Management Plan to the Emergency Services Department that will meet the following requirements:

- The plan must set forth requirements to assure on-going protection of all structures.
- Defensible space around structures shall be maintained. Vegetation within defensible space should be strictly controlled, with specific species such as eucalyptus, juniper, cypress, pampas grass, acacia, or palm trees discouraged. Native species, such as coast live oak (*Quercus sp.*), California sycamore, toyon and shrubs/trees approved by the Emergency Services Department are encouraged.
- The Fire/Vegetation Management Plan must clearly state exactly what management practices must be accomplished, date of annual compliance, and responsibility for cost of compliance.

Plan Requirements and Timing: A Fire/Vegetation Management Plan shall be submitted to the Emergency Services Department and City Public Works Department for review and approval prior to approval of building permits. **Monitoring:** The Building Department and/or the Emergency Services Department shall inspect to verify landscaping is in compliance with the plan and once each year to monitor landscape maintenance.

PS-3(d)

Community Facilities District. All properties within the Specific Plan area shall participate in a Community Facilities District to ensure fiscal



neutrality in relation to city services, consistent with General Plan expectations.

Residual Impacts. With proposed mitigation measures, impacts would be reduced to a less than significant level.

3. Cumulative Impacts. Buildout of the Specific Plan area would increase demands on fire protection services by adding residents and generating additional traffic that would hinder emergency response. Without increases in staffing and facilities correlating to these population increases, potentially significant impacts could occur. The Specific Plan would incrementally contribute to this impact. It is anticipated that adequate fire services would be developed to accommodate cumulative demand as long as the City requires participation in a Community Facilities District to ensure fiscal neutrality.

Although the CFD for services participation would in the long-term address staffing needs, development within the Specific Plan area will also need to provide a share of a new Emergency Services facility and in order to have the facility and services in place with initial development, as an interim measure it may be necessary for new development to accelerate the process of facility and/or staffing funding.

4.10.3 Law Enforcement

a. Setting. Law enforcement services to the City of Paso Robles are provided by the City of Paso Robles Police Department from their Main Station located at 900 Park Street in Paso Robles. The Main Station is currently staffed with 37 full-time sworn officers including one chief; two lieutenants, five sergeants, an arson investigator, school resources officer, and three detectives (Cassidy, April, 2004). The Police Department also has 11 non-sworn personnel. Available patrol personnel include a total of 19 officers and four patrol sergeants. There are various other specialty assignments including traffic enforcement, narcotics, DARE, K-9, and others. A typical shift can range from three to six patrol officers on duty at one time. The precise number of officers on patrol varies depending upon the time of day, estimated demand, etc. The Police Department's response time goal is 3-5 minutes. The estimated response time to the Chandler Ranch site is dependent upon the location of the involved patrol car at the time of the call and the nature of existing traffic conditions, but in general would be approximately 3-5 minutes for patrol cars and about 5 minutes from the station (Cassidy, April 2004).

Chief Cassidy and the Safety Element of the City General Plan identify the goal of 2.8 to 3.2 sworn officers and one non-sworn employee per 2,000 residents. Based upon an existing population of approximately 27,200 persons, the Police Department should have approximately 38 to 43 sworn officers and 15 non-sworn personnel. The current Police Department is one sworn officer and 5.5 non-sworn employees below the staffing requirement ratio. The current ratio is therefore 2.66 sworn officers per 2,000 residents.

The City of Paso Robles Police Department receives approximately 20,000 calls per year. The department responds to a variety of calls including thefts, larceny, robbery, burglary, as well as narcotic trafficking (Cassidy, April 2004). The City of Paso Robles Police Department has both



county wide and regional (including Ventura, Santa Barbara and San Luis Obispo counties) mutual aid agreements. The California Highway Patrol responds to traffic-related calls on U.S. Highway 101 and State Route 46 (outside of the City limits) out of their North County office in Templeton.

b. Impact Analysis

1. Methodology and Significance Thresholds. Information on current population to deputy ratios and service demands was collected through the City of Paso Robles Police Department. The Specific Plan would result in potentially significant impacts if the Specific Plan would result in substantial adverse physical impacts associated with provision of new or physically altered governmental facilities, or the 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.

2. Project Impacts and Mitigation Measures.

Impact PS-4 **The Specific Plan would increase the number of residents which will impact the City of Paso Robles Police Department's ability to maintain identified officer to resident goals. However, upon payment of public facility fees and participation in a Community Facilities District (CFD) designed to cover the incremental cost of providing City services as a condition of Specific Plan approval, the Specific Plan would not substantially affect the personnel, equipment or organization of the Police Department. This is considered a Class II, *significant but mitigable, impact.***

The construction of the proposed residential uses would result in the need for additional Department service. Responding to additional service calls could compromise the Department's response time goal of 3 -5 minutes for emergency calls (Cassidy, April 2004). With the development of new arterial roads, such as Airport Road, there will be increased access to parts of the City surrounding the Chandler Ranch Area. The circulation plan included in the proposed Specific Plan includes arterial, collector, and local roads that will provide adequate access to development areas. Coordination among City departments for individual development proposals is important to maintain a safe environment in the Chandler Ranch Area. Individual development proposals will be reviewed by the Police Department to ensure that they will provide adequate access and are designed to minimize potential security problem areas. The management of the open space area will be conducted in consultation with the Police Department. Payment of public facility fees would be required to compensate the Department for impacts on their services. As a condition of development, applicants pursuant to the Specific Plan will be required to pay this fee at the time building permits are issued.

Mitigation Measures. The following mitigation measure is required.

PS-4(a) Community Facilities District. All properties within the CRASP shall participate in a Community Facilities District to ensure fiscal neutrality in relation to city services, consistent with General Plan expectations.



Residual Impacts. With proposed mitigation measures, impacts would be reduced to a less than significant level.

3. Cumulative Impacts. Cumulative buildout of the area would increase demands on police protection services by adding residents and a daytime population, and by increasing traffic that would hinder emergency response. Without increases in staffing and facilities correlating to these population increases, potentially significant impacts could occur. The Specific Plan would incrementally contribute to this impact. It is anticipated that adequate police services would be developed to accommodate cumulative demand as long as the City requires participation in a Community Facilities District to ensure fiscal neutrality.

4.10.4 Schools

a. Setting. The Chandler Ranch site is located within the Paso Robles Joint Unified School District which would accommodate students from the Specific Plan area. The nearest elementary schools to the site include Pifer and Pat Butler schools. Pifer (Winifred) Elementary School (grades K-5) is located at 1350 Creston Road and is approximately 1 mile southwest of the site. Pat Butler Elementary School (grades K-5) is located at 700 Nicklaus Street and is approximately 2 miles northeast of the site. Other elementary schools in the City, in increasing distance, include Virginia Peterson, Bauer-Speck, Georgia Brown and Kermit King Elementary Schools. Daniel Lewis Middle School (grades 6-8) is located at 900 Creston Road and is approximately 1.5 miles southwest of the site. George Flamson Middle School is located at 655 24th Street and is approximately 2 miles east of the site. Paso Robles High School (grades 9-12) is located at 801 Niblick Road and is approximately 1 mile southwest of the site. Additional High Schools in the area include Liberty Continuation High School and Phillips Freedom High School. The schools locations, capacities, and enrollments are provided in Table 4.10-2 below.

Table 4.10-2. Existing School Facilities in Specific Plan Vicinity

School	Location	Capacity	Enrollment (2004-2005)	Percent of Capacity
Elementary Schools (grades K-5)*				
Winifred Pifer	1350 Creston	490	532	109%
Pat Butler	700 Nicklaus Street	410	421	106%
Virginia Peterson	2501 Beechwood Drive	472	455	96%
Bauer-Speck	1626 Vine Street/ 401 17th Street	563	424	75%
Georgia Brown	525 36th Street	480	469	98%
Kermit King	700 Schoolhouse Circle	410	401	98%
Middle Schools (grades 6-8)				
Daniel Lewis	900 Creston Road	671	725	108%
George Flamson	655 24th Street	704	739	105%
High School (grades 9-12)				
Paso Robles High School	801 Niblick Road	1,950	2,202	113%
North County Learning Center (Independent Study Program)	504 28 th Street	n/a	239	n/a

Source: Gary Hoskins, Assistant Superintendent of Business, Paso Robles Unified School District, September 2005

* Capacity at elementary schools is calculated under class size reduction which is implemented in grades K-3.



b. Impact Analysis.

1. Methodology and Significance Thresholds. Pursuant to the State CEQA Guidelines, the proposed Specific Plan would result in potentially significant impacts if the Specific Plan would result in substantial adverse physical impacts associated with provision of new development, the construction of which could cause significant environmental impacts, in order to maintain performance objectives. Therefore, the evaluation of school impacts under CEQA is limited to those effects with the potential to result in physical impacts, such as the need for construction of new classrooms or placement of portable classrooms.

The need for new classrooms is evaluated based on the maximum student per classroom loading standards of the Paso Robles Joint Unified School District. Student generation rates from residential units are provided by the school district and used to estimate the number of students generated by a Specific Plan. The proposed Specific Plan is considered to have a significant impact upon schools if it induces a population growth or land uses, which create the need for a substantial increase in education services which are beyond the capacity of existing or future school facilities.

2. Project Impacts and Mitigation Measures.

Impact PS-5 **The Specific Plan would generate an estimated total of 546 elementary, middle and high school students. Students generated upon buildout of the Specific Plan would exacerbate existing overcrowded conditions at area Elementary, Middle, and High Schools. Therefore, impacts to schools facilities would be considered Class II, significant but mitigable.**

Table 4.10-3 describes the projected student enrollment at area schools based on a student generation factor which is a product of estimated residential development, residential absorption, fertility rates, cohort survival factors, and inter-district transfers. Student generation was based upon generation factors provided by the Paso Robles Joint Unified School District from the "Residential School Fee Justification Study, July 7th 2004." The student generation rate for each new single family residential unit is 0.1541 students at the K-5 grade level, 0.110 students at the 6-8 grade level, and 0.1490 students at the 9-12 grade level. The student generation rate for each new multi-family residential unit is 0.1464 students at the K-5 grade level, 0.0614 students at the 6-8 grade level, and 0.0698 students at the 9-12 grade level.

Assuming a capacity of 3,521 students, implementation of the Specific Plan would put Pat Butler Elementary School and Pifer Elementary School approximately 30% over capacity with a total of about 1,172 students. Currently, Daniel Lewis Middle School is at 108% of its 671 student capacity. George Flamson Middle School is at 105% of its 739 student capacity. The Specific Plan would generate approximately 141 additional students attending middle school for a total of 1,605 students, or 17% over capacity for both Middle Schools. Similar overcrowding concerns are evident at Paso Robles High School, which currently operates at 113% of its design capacity. The additional 186 high school age students that would be generated upon implementation of the proposed Specific Plan would put the high school approximately 22% over its capacity.



Table 4.10-3. Paso Robles Joint Unified Generation Factors and Student Generation

Grade Level	Generation Factor(Students/Household)		Number of Students Generated from Proposed Specific Plan ^a
	Single Family Homes	Multi Family Homes	
Elementary (K-5)	0.1541	0.1464	219
Middle School (6-8)	0.1100	0.0614	141
High School (9-12)	0.1490	0.0698	186
Total			546

Source: Patrick J. Sayne, Superintendent, Paso Robles Unified School District, July 2004

^a Based on 1,078 single family and 361 multi family dwellings

The students that would be generated by the proposed Specific Plan would incrementally contribute to the need for additional schools in the area. Most middle and high schools are at capacity in the district. Some elementary school students are being redirected to elementary schools in the region that can accommodate them. In addition, developer fees are being utilized to provide portable classrooms to accommodate the increased growth. However, due to limited funds there are currently no plans to construct new schools in the City of Paso Robles.

The Specific Plan includes a potential school site on the 18.2-acre Subarea 10. This site will be available for the School District to acquire prior to it being developed as a residential area. If, in the future, the School District is able to purchase the property and build a new school, impacts to either elementary or middle schools would be substantially reduced.

Mitigation Measures. The Specific Plan would make land available for purchase for the school district to develop a school facility within subarea 10. The following subarea specific policy would apply only to subarea 10:

- **School Siting Priority.** *The school district shall be given priority in the development of this site as a school, provided it first purchases the land at a fair market value based on the entitlement allowed under the 2005 zoning, which is 1 dwelling unit per 3 acres.*

In the event that the school district does not purchase this land within a timeframe agreed upon by the school district, the City, and the property owner, single family residential uses consistent with the RS designation will be allowed. To develop these units, density must be transferred from another area of the Chandler Ranch Area Specific Plan or another Specific Plan. The total number of units allowed in this area would be subject to the discretion of the Planning Commission, based on noise, traffic, lighting, biological, and other environmental constraints.

The following mitigation methods are recommended to further reduce impacts:

- PS-5(a) Buildout Date Notification.** Any project applicant pursuant to the Specific Plan shall work cooperatively with the Paso Robles Joint Unified School District regarding the timeframe of expected project completion, primarily for the purpose of notifying the district in advance to assist in their long-range planning efforts.



Plan Requirements and Timing: Applicants under the Specific Plan will notify the Paso Robles Joint Unified School District of the project timeline in advance to assist in their long-range planning effort. **Monitoring:** The Community Development Department shall ensure the applicant notifies the Paso Robles Joint Unified School District prior to approval of planning entitlements.

PS-5(b) Statutory School Fees. Applicants within the Specific Plan area shall pay the statutory school fees in effect at the time of issuance of building permits to the appropriate school districts unless the City receives documentation that alternative mitigation measures have been approved by the school district.

Plan Requirements and Timing: Applicants under the Specific Plan shall pay all statutory school fees at the time of issuance of building permits for each development project under the Specific Plan. **Monitoring:** Community Development Department shall verify payment of statutory school fees.

Residual Impacts. Mitigation Measure PS-5(b) would require the full development fees be charged to a developer by the school districts, unless mutually supported alternatives have been agreed upon. These fees would contribute funding for new school facilities for the students potentially generated by the Specific Plan. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Therefore, subsequent to payment of statutory fees, school impacts would be considered less than significant.

3. Cumulative Impacts. Development of the proposed Specific Plan in combination with other cumulative projects in the Paso Robles area will have a cumulative impact upon the Paso Robles Joint Unified School District through increased student generation. However, these potential cumulative impacts can be mitigated through payment of developer fees for construction of additional school facilities. With this mitigation measure, the proposed Specific Plan within the cumulative development scenario would not significantly alter regional or cumulative school services.

4.10.5 Water

a. Setting. The City derives its water from two sources, the Salinas River alluvial flow and the Paso Robles Groundwater Basin, which is a regional aquifer. The two sources are replenished primarily from uncontrolled runoff originating from several major and minor stream tributaries of the Salinas River, from wastewater treatment plant discharge of effluent into the Salinas River, and to a lesser extent, direct infiltration from precipitation and irrigation. The State allocates 8 cubic feet of water per second from the Salinas River to the City of Paso Robles.



The total estimated groundwater in storage within the Paso Robles Groundwater Basin is approximately 30,500,000 acre-feet (AF) and the Basin is operating below its safe-yield. In the year 2000, groundwater pumpage in the Paso Robles Groundwater Basin was approximately 82,638 AFY, compared with the perennial yield estimate of 94,000 AFY. Reference the Fugro West, Cleath & Associates report, which has modeled this basin, with and without supplemental Nacimiento water. This report concludes that in future years the Paso Robles GW basin would be overdrafted without a supplemental outside water source such as the Nacimiento project. The Nacimiento water supply project is being developed to serve the future needs of the North County cities, San Luis Obispo, Cayucos, and several unincorporated areas in San Luis Obispo County. Since 1959, the San Luis Obispo County Flood Control and Water Conservation District has had rights to 17,500 acre-feet per year (AFY) of Nacimiento water for use in San Luis Obispo County. The County is now moving forward on the 45-miles long, stretching from Lake Nacimiento to the City of SLO Water Treatment Plant. Although there was initially a possible total of 18 participating agencies and cities, at this time, the only confirmed recipients of Nacimiento water will be the City of Paso Robles, Templeton CSD, Atascadero Mutual Water Company, and City of San Luis Obispo. Based on the 1941 Salinas Withdrawal Permit the City could potentially double the current ground water production from four cubic feet per second to a maximum of eight feet per second. The ability to increase production from the ground water basin is the subject of on-going fact finding due to increasing supply concerns in the North County.

Water Storage. Water stored in reservoirs is used to provide water to the City during peak demand periods. Reservoirs receive and store water during low demand periods. Storage also serves as an emergency source of water for firefighting and periods when pumping facilities are out of service. Storage provides flow equalization, fire flow augmentation, and emergency storage. The City has four reservoirs, as follows: the 4.0 MG West Side reservoir located on 21st Street; the 0.15 MG Merryhill reservoir and two, 4.0 MG Golden Hill reservoirs, located between Golden Hill Road and Rolling Hills Road.

The city's water storage policy divides the available storage into 3 equal parts for emergency peak demands, fire flow, and normal operational use. The Paso Robles Public Works Department indicates that the current water storage and supply was marginally adequate for the current peak water use demands. During the summer of 2004, under peak conditions the water supply and storage system were unable to meet the demands, and only fire storage was maintained. The City Water Master Plan provides a quantitative analysis that demonstrates that the City's water system is far below its estimated needed storage capacity. This analysis indicates that the East Side storage required (based on an intermediate City-wide population of 35,000) is approximately 16 million gallons (MG) compared to the current 12 MG.

Distribution. Currently, City wells furnish nearly all of the water supply for urban use, and a limited number of private wells serve agricultural uses within the city limits. Sixty-two County area parcels are served with City water. Since the 1980s, the City has not offered City water outside City boundaries. Agricultural lands outside City limits use private wells. However, if agricultural lands are present within City limits, they need City Council approval to use private wells for agricultural use. Golf courses within the City's limits use private wells for irrigation practices, which require back flow devices in order to prevent contamination into City water. These golf courses use City water for services other than irrigation. The City owns



fourteen active wells and one standby well. The fourteen active wells combined generate an average of 11,000,000 gallons per day. The Paso Robles Groundwater Basin draws 6,500,000 gallons of water per day to the City, and the Salinas River Underflow draws approximately 4,500,000 gallons of water per day to the City. City water undergoes chlorination at the well site prior to delivery¹.

According to the General Plan, the existing water supply system has the potential to provide approximately 14,000 AFY based on current permitting and water rights, however the current system can only produce approximately 8,000 AFY.

Site-Specific Conditions. The existing terrain of the Chandler Ranch Specific Plan Area ranges in elevation from approximately 780 feet at the lowest point to approximately 985 feet at the highest ground. The relatively large elevation differences are accommodated by two separate water service zones. The lower zone is the “Main East Water Zone” and the higher is the “Orchard Bungalow Water Zone”. The Main East Water Zone is served by gravity from the two existing 4 million gallon Golden Hill Reservoirs located approximately 100 feet east of the specific plan area, which have a high water elevation of 1001 feet and can supply the residences up to elevation 880 feet with an estimated water pressure of 45 psi or greater². The higher Orchard Bungalow Water Zone is expected to serve future residences in the specific plan area up to an approximate elevation of 930 feet. The Orchard Bungalow Water Zone is currently served with water from the existing Golden Hill Reservoirs with an existing booster pump³.

Other existing water facilities in the vicinity of the Specific Plan area include a 12-inch water main on Union Road, a 16-inch main on Sherwood Road, and a 24-inch main on Golden Hill Road. Additional smaller (8-inch) water mains are located in tract 2281 (just south of area 2), which is located immediately southwest of the specific plan area, and on Gilead Lane.

b. Impact Analysis

1. Methodology and Significance Thresholds. Impacts to water conveyance facilities were assessed by determining the sufficiency of the proposed water lines to accommodate additional demand associated with the Specific Plan. Historic groundwater basin levels and future estimates in the 2003 Paso Robles General Plan Update were evaluated to determine the suitability of water supplies to support the water demand generated by the Specific Plan.

Impacts related to the proposed project would be considered significant if the project would:

- *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted);*
- *Require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or*

¹ Kelly Dunham, City of Paso Robles Water Division. 2002

² See Letter Report Water Service for Tentative Tracts 2281 and 2350, by Boyle Engineering, dated February 29, 2000.

³ See also the Engineering Analysis, Chandler Ranch Master Plan, by Cannon Associates dated April 5, 2000.



- *Fail to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.*

2. Project Impacts and Mitigation Measures.

Impact PS-6 The Specific Plan would generate an additional peak water demand of approximately 2,374 AFY. Additional water supply, storage, and distribution facilities will be necessary to accommodate the additional water demand. However, the Specific Plan includes policies to accommodate the additional demand. Therefore, impacts related to water supply would be considered Class III, *less than significant* with implementation of Specific Plan policies.

Water demand from the Specific Plan would be generated from landscaping irrigation, residential use, and commercial uses. The Water System Plan is shown in Figure 2-6 (Section 2.0, *Project Description*). Table 4.10-4 provides estimated water use demands by plan area on an average day, and a peak day basis. As noted within this table, it is anticipated that the Chandler Ranch development will require approximately 1.1 to 2.2 million gallons per day, or 1,237 AFY to 2,374 acre-feet per year (AFY).

Table 4.10-4. Estimated Water Demand in the Specific Plan Area

Area	Acreage	Land Use	Units	Population	Water EDU's	ADD (gpd)	PHD (gpm)	PDD (gpd)
1	64.0	Residential	50	135	-	35,100	107	73,710
2	26.9	Residential	61	165	-	42,822	130	89,926
3	59.5	Residential	188	508	-	131,976	403	277,150
4	10.0	Commercial	-	-	26	18,000	55	37,800
5	3.0	Pub Facility	-	-	8	5,400	17	11,340
6	33.7	Residential	190 *	513	-	133,380	408	280,098
7	54.5	Residential	141	381	-	98,982	302	207,862
8	46.2	Residential	100	270	-	70,200	215	147,420
9	42.3	Residential	95	257	-	66,690	204	140,049
10	18.2	School	-	-	47	32,760	100	68,796
11	7.7	Residential	31	84	-	21,762	66	45,700
12	30.6	Residential	205	554	-	143,910	440	302,211
13	20.6	Residential	66	178	-	46,331	142	97,297
14	25.2	Residential	83	224	-	58,226	178	122,359
15	0.7	Residential	NC	NC	-	-	-	-
16	12.3	Residential	139	375	-	97,578	298	-
17	9.0	Residential	90	243	-	63,180	-	-
18	11.0	Retail/Office	-	-	27	19,800	-	-
19	10.0	Commercial	-	-	31	18,000	19	12,852
Totals	475.4		1,439	3,885		1,104,138	3,084	2,119,484

* For purpose of calculation, reduced from 222 to 190 dwellings to account for area 1-10 restriction to 825 units.

Source: Boyle, "Water Master Plan", 1995.

Water EDU's = Equivalent Dwelling Units for Water Demand, correlation of Business/Commercial water use in gpd/acre to the number of residential dwelling units to produce similar water consumption

ADD = Average Daily Demand

PHD = Peak Hour Demand

PDD = Peak Daily Demand

The Paso Robles Groundwater Basin, with an estimated safe perennial yield of 94,000 AFY, would accommodate the 2,374 AFY peak water demand (equivalent to 2.2 million gallons per day) that could occur as a result of buildout within the Specific Plan area. However, with the



current water supply system only producing approximately 8,000 AFY, the Paso Robles Public Works Department indicates that, based on recent peak summer demands, the current water supply is marginally adequate for the current peak water use demands. With this consideration additional water supply is required for the Chandler Ranch Specific Plan development. Please refer to Appendix H, which includes a Water Supply Assessment for the project, pursuant to the requirements of SB 610.

In general, the quality of groundwater in the basin is relatively good, with few areas of poor quality and few major trends of ongoing deterioration of water quality. New wells will be tested and treated for unacceptable levels of potential contaminants, including but not limited to total dissolved solids (TDS), chlorides, sulfur, manganese, iron and nitrates.

Chandler Ranch Water Storage Calculation, as shown in Table 4.10-5, indicates that Chandler Ranch development is responsible for an additional 1.47 to 1.69 MG of storage. This volume was derived utilizing the City's criteria for storage defined in the City's Water Master Plan.

Prior to development, an increase in production of the City's water supply will be required. It is anticipated that for total buildout of the Chandler Ranch Specific Plan area, a minimum increase in production of 1,630 GPM will be required (refer to Boyle Engineering, March 24, 2005 memo to Bob Lata, City of Paso Robles). This production shall be provided by three new wells, each with a production capacity of approximately 650 GPM (or the equivalent) shall be installed within the Specific Plan area to augment the City's current water demand and delivery service capacity. Wells shall be developed, and/or fair share contributions made as necessary to supply water to each phase or area of development. These well sites must be easily accessible with the development area reserved for each approximately 100'x100' in size. All new wells must be deep wells drawing from the Paso Robles Greater Groundwater Basin. There is currently no additional permitted capacity available from the shallower alluvial river water well water sources. New development within the Chandler Ranch Area Specific Plan would be responsible for 1.70 MG of water storage (refer to Boyle Engineering, March 24, 2005 memo to Bob Lata, City of Paso Robles). Specific Plan development must pay its fair share toward the construction of offsite storage facilities.

As a follow-up to the General Plan update and in order to ensure that adequate facilities will be available to serve the Chandler Ranch Area Specific Plan, the City's water storage capacity is currently under study. The water system analysis includes an update of the City's water system master plan and alternative sites for water reservoirs. For the purpose of the Draft Chandler Ranch Area Specific Plan and Draft Environmental Impact Report, at this point in time it is not possible to rule out the potential need to locate a water reservoir site within the Chandler Ranch Area Specific Plan. The water system exhibit for this specific plan identifies three potential locations for two 6-million gallon tanks to supplement the city's water storage supply. A determination to place reservoirs on the Chandler Ranch Specific Plan area may be made by the time the Final Specific Plan and Final EIR are ready for consideration. It should be noted that if the water tank capacities are ultimately found to exceed the needs of the Specific Plan area, a separate CEQA evaluation of these tanks will be required outside the context of this EIR, since this project is not the responsibility of the Chandler Ranch Area Specific Plan, but is instead an effort to address Citywide water needs.



Table 4.10-5 Estimated Water Storage Requirements

Method	Chandler Ranch Population ¹	Regulatory Storage (MG)	Emergency Storage (MG)	Fire Storage (MG)	Total Required (MG)
A	3886	0.63	0.58	0.36	1.57
B	3886	0.53	0.58	0.36	1.47
C	3886	0.75	0.58	0.36	1.69
D	3886	0.57	0.58	0.36	1.51

Source: Boyle Memo Dated March 3, 2005 to John Falkenstien

- 1) Chandler Ranch population estimate: 2.7 persons/dwelling unit x 1439 dwelling units = 3886 persons
- 2) See Methods A-D above for details
- 3) Commercial Consumption: 23.2 acres x 1,800 gpd/acre = 41,760gpd
 - A. 2000-2004 production data used to estimate the gross per capita consumption.
 - B. 2000-2004 production data used to calculate the resid. per capita consumption
 - C. 1995 Water Master Plan to estimate gross per capita consumption.
 - D. 1995 Water Master Plan to estimate residential per capita consumption.

Water main improvements within the Specific Plan area include new water mains with looped connections to the existing system at 8 locations. These mains include 8", 14", 16" and 24" pipes, and are shown on the Water System Plan in the Specific Plan. The distribution system will deliver water to both the Orchard Bungalow and Main East Water Zones from the existing Golden Hill Reservoirs, existing network connections, and the new proposed wells. The existing booster pump station will need to be upgraded to provide the additional water demand supply anticipated with the Chandler Ranch Development. The current facility has a peak capacity of 1,700 gpm, with a current peak use of 1,300 gpm⁴. Table 4.10-6 identifies the number of units and the associated water demand that may be developed within the expanded Orchard Bungalow Booster Pump area, and summarizes the peak hour demand per dwelling unit.

Table 4.10-6 Orchard Bungalow Booster Pump Area Analysis

Area Number	Units	Population	Average Day Demand (gpd)	Peak Hour Demand (gpm)
1	50	135	35,100	107
3b	50	135	35,100	107
7	141	381	98,982	302
8	87	235	61,074	187
9	84	226	58,687	179
Totals	412	1,111	288,943	883
<i>Peak Hour Demand (gpm) per Dwelling Unit</i>				2.15

An evaluation of the existing facility identifies that the current facility can accommodate an additional 186 units prior to system expansion. This is summarized in Table 4.10-7. Presently, it is unknown what entitlements exist within the current booster pump station area.

⁴ Information provided by City of El Paso de Robles Public Works 7/04



**Table 4.10-7
Existing Facility Data and Capacity**

Capacity (gpm)	1,700
Existing Peak Use (gpm)	1,300
Average Use (gpm)	500
Excess Capacity (gpm)	400
# of Units that may be served prior to expansion	186

Information provided by Public Works 7/04

Mitigation Measures. The City currently collects water connection fees that are used to pay for the cost of providing water services. In addition to these fees, development in the Specific Plan area must include facilities and infrastructure necessary to meet the water demand of the area. The proposed Specific Plan includes the following policies that will ensure that the water system in the Specific Plan area is adequate:

- **Policy I-6. Water System.** *All new development in the Chandler Ranch Area Specific Plan shall be required to connect to City water services in accordance with the City Municipal Code and the Water Service Master Plan. The system shall also be consistent with the preliminary Water Service Plan shown in Figure 3-14 of the Specific Plan.*
- **Policy I-7. Looped System.** *The water system shall be a looped system consistent with the layout shown in Figure 3-14 of the Specific Plan. All development shall be connected to a looped system prior to occupancy.*
- **Policy I-8. New Water Supply Wells.** *Prior to development, an increase in production of the City's water supply will be required. It is anticipated that for total buildout of the Chandler Ranch Specific Plan area, a minimum increase in production of 1,630 GPM will be required. This production shall be provided by three new wells, each with a production capacity of approximately 650 GPM (or equivalent capacity) shall be installed within the Specific Plan area to augment the City's current water demand and delivery service capacity. Wells shall be developed, and/or fair share contributions made as necessary to supply water to each phase or area of development. These well sites must be easily accessible with the development area reserved for each approximately 100'x100' in size. All new wells must be deep wells drawing from the Paso Robles Greater Groundwater Basin. There is currently no additional permitted capacity available from the shallower alluvial river water well water sources.*
- **Policy I-9. Water Storage Responsibility.** *New development within the Chandler Ranch Area Specific Plan would be responsible for 1.70 MG of water storage. Specific Plan development must pay its fair share toward the construction of offsite storage facilities.*

As a follow-up to the General Plan update and in order to ensure that adequate facilities will be available to serve the Chandler Ranch Area Specific Plan, the City's water storage capacity is currently under study. The water system analysis includes an update of the City's water system master plan and alternative sites for water reservoirs. For the purpose of the Draft Chandler Ranch Area Specific Plan and Draft Environmental Impact Report, at this point in time it is not possible to rule out the potential need to locate a water reservoir site within the Chandler Ranch Area Specific Plan. The water system exhibit for this specific plan identifies



three potential locations for two 6-million gallon tanks to supplement the city's water storage supply. A determination to place reservoirs on the Chandler Ranch Specific Plan area may be made by the time the Final Specific Plan and Final EIR are ready for consideration. It should be noted that if the water tank capacities are ultimately found to exceed the needs of the Specific Plan area, a separate CEQA evaluation of these tanks will be required outside the context of this EIR, since this project is not the responsibility of the Chandler Ranch Area Specific Plan, but is instead an effort to address Citywide water needs.

- **Policy I-10. Water Distribution.** Prior to development, in the Orchard Bungalow Water Zone, a water distribution system analysis will need to be performed to determine any excess capacity of the existing Orchard Bungalow Booster Pump Station that may be available. Additional boosting capacity shall be provided and/or fair share contributions made as necessary to distribute water to each phase or area of development. If additional boosting capacity is provided, it may be accomplished by new or modified booster systems as approved by the City. Appropriate PRV valves shall be situated to separate the two zones on the site. The distribution system shall be modeled and project specific fire flow analysis to validate main sizes shown in the Water Master Plan, and determine other system improvements required to meet the City's demand and fire flow criteria.
- **Policy I-11. Fire Flow Requirements.** The water system shall be designed to meet the City's demand and fire flow criteria.
- **Policy I-12. Extension of Utilities.** Each development shall extend and stub out all utilities to at least the project/property boundary to facilitate orderly development.
- **Policy LU-25. Landscaping.** Landscaping shall incorporate native plant species, with selection appropriate for location. The following standard would apply to landscaping:
 - a. **Plant Selection and Irrigation.** No invasive plant species shall be included in the landscaping plan. The California Invasive Plant Council (Cal-IPC) maintains a list of the most important invasive plants to avoid. This list shall be used when creating a plant palette for landscaping. Plants must emphasize native and drought-tolerant varieties. Landscape designs should promote water conservation through the appropriate use and groupings of plants. Irrigation systems shall be appropriately designed for their function and be efficient. Use of drip irrigation is encouraged. Irrigation shall be kept a minimum of 50 feet from the critical root zone of all oak trees, or as determined by an approved arborist as needed to ensure the health of the trees.

Implementation of these policies will be sufficient to reduce water demand and provide adequate water supplies to new development in the Specific Plan area. No additional mitigation is necessary.

Residual Impacts. Impacts would be less than significant level with the implementation of proposed specific plan policies.

3. Cumulative Impacts. The cumulative water demands of the City's anticipated population could exceed current capacities. The Specific Plan is included in the future water demand estimates and would not substantially alter the estimates of the cumulative demand or



substantially interfere with the planning and implementation of future water supply expansions. In the year 2000, groundwater pumpage in the Paso Robles Groundwater Basin was approximately 82,638 AFY, compared with the perennial yield estimate of 94,000 AFY. It should be noted that the Basin also serves other areas.

As shown in Table 4.10-8, water demand from all potentially developable land uses under the General Plan, including sphere of influence and expansion areas, under General Plan Update buildout conditions, would be 6,585 AFY. When added to existing water demand, total General Plan buildout water demand would be 14,682 AFY. Total water demand under General Plan buildout conditions, which includes development of the Chandler Ranch Area, would not exceed the perennial safe yield of the groundwater basin.

Table 4.10-8 General Plan Update Buildout Water Demand

Existing Water Demand			
	gpd	AFY	
Residential	5,496,498	6,157	
Commercial	836,511	937	
Industrial	894,471	1,002	
	Total	7,227,480	8,096
Net Water Demand Increase – Existing GP Buildout			
	gpd	AFY	
Residential	1,917,594	2,148	
Commercial	316,296	354	
Industrial	269,481	302	
	Total	2,503,371	2,804
Net Water Demand Increase – General Plan Update			
	gpd	AFY	
Residential	2,137,023	2,394	
Commercial	668,598	749	
Industrial	569,636	638	
	Total	3,375,258	3,781
Water Supply Demand			
		Net AFY	Total AFY
Existing			8,096
1991 General Plan Buildout		2,804	10,901
General Plan Update (Proposed Project)		3,781	14,682

Source: City of El Paso de Robles General Plan Update EIR, 2003

Like all current development projects, development in the Specific Plan Area would be required to pay for the facilities and infrastructure necessary to meet expected demand. Developers in the Chandler Ranch Area would also be required to pay water connection fees aimed at improving the City’s water system. Therefore, cumulative impacts to water supply in the City would be considered less than significant.



4.10.6 Wastewater

a. Setting. The City of Paso Robles owns and operates wastewater collection and disposal services for residential, commercial, and industrial facilities within the City's limits, the airport area (including the California Youth Authority juvenile facility), and the Templeton Community Services District (TCSD). The sewage collection system consists of approximately 102 miles of public sewer mains ranging in size from 4 inches to 27 inches in diameter. In addition, the City maintains 13 lift stations, ranging in capacity from 100 to 4,900 gallons per minute (gpm).

The City Department of Public Works operates and maintains the City's wastewater treatment plant, which is located at 3200 Sulphur Springs Road. All City wastewater is pumped to the Sulphur Springs treatment plant, where it is treated by the secondary trickling filtration method. Ultimately, the treated wastewater effluent is discharged into the Salinas River, and dried solids are disposed of at the City Landfill as vegetative cover.

The permitted capacity of the City plant is 4.9 million gallons per day (mgd). The current average daily sewage flow into the plant is 2.8 mgd. The sewerage system divides collection into primary east-side versus west-side sewage flows. Two primary lines merge inside the wastewater plant, ultimately converging as a single source of effluent at the treatment plant.

The 1993 Sewer Master Plan (SWP) specifies the carrying capacity of the collection system trunk lines based upon peak dry weather flow (PDWF) and peak wet weather flow (PWWF) criteria. Carrying capacity is defined as a percent of the hydraulic flow depth (d) versus the pipe diameter (D), which is also known as the d/D ratio. The SWP identifies that the PDWF and PWWF should have a maximum d/D ratio of 50% and 90% respectively.

The solids processing and handling at the wastewater treatment plant is currently the limiting factor in treatment plant capacity. However, based on a recently completed Wastewater Treatment Plant audit (Boyle Engineering, draft July 2004), the solids handling systems have adequate capacity for the Chandler Ranch.

Site-Specific Conditions. Wastewater treatment service to the Chandler Ranch area is provided by the City of Paso Robles. Because of the topographical features of the Chandler Ranch Specific Plan area, eight distinct sewer zones were developed. Each sewer zone discharges a specified whole or partial development area, based upon topography. The sewer discharge zones can be grouped according to the trunkline basin as defined within the Sewer System Master Plan. The basins to be impacted include the Bolen, Meadow Lark and Airport.

b. Impact Analysis

1. Methodology and Significance Thresholds. Impacts to wastewater conveyance facilities were assessed by determining the sufficiency of the proposed wastewater lines to accommodate additional demand associated with the Specific Plan. Wastewater treatment data was evaluated to determine the suitability of on-site conditions to support the demand generated by the Specific Plan. Impacts related to the project would be considered significant if the project would:



- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or
- Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

2. Project Impacts and Mitigation Measures.

Impact PS-7 Buildout of the Specific Plan would generate an estimated 1.1 million gallons of wastewater per day under peak wet weather flow conditions. The City's wastewater treatment plant would not have the capacity to handle this amount of wastewater without improvements. However, the Specific Plan includes policies and implementation measures that restrict development until such time that adequate wastewater treatment capacity and trunkline capacity are provided. With these measures, impacts from the proposed Specific Plan on wastewater facilities are considered Class III, less than significant.

Capacities of a wastewater collection and treatment system are primarily a function of land use and population. The Chandler Ranch Area Specific Plan contains 19 distinct development areas, each defined with a specific land use designation and number dwellings units. The 1993 Sewer Master Plan was used to determine the impact on the wastewater system from developing the Chandler Ranch Area Specific Plan. The proposed Specific Plan has similar land uses as indicated within the 1993 (Sewer Master Plan) analysis, but the densities and land use patterns are very different. To determine the impact on the wastewater system as a result of implementing the Chandler Ranch Area Specific Plan as proposed, the parameters indicated in Table 4.10-9 were used.

Table 4.10-9. Flow Components and Peaking Factors

Residential	93 Gallons Per Capita Per Day
Commercial	800 Gallons Per Day/Acre
Persons Per Unit	2.7
PDWF/ADWF Peaking Factor	2.1
PWWF/ADWF Peaking Factor	2.6

Source: John L. Wallace, "Sewer System Master Plan", August 1993.

ADWF = Average Dry Weather Flow

PDWF = Peak Dry Weather Flow

PWWF = Peak Wet Weather Flow

Based on the parameters identified in Table 4.10-9, Table 4.10-10, identifies the average dry weather (ADWF), the peak dry weather flow (PDWF), and the peak wet weather flow (PWWF) for each development area.



Table 4.10-10. Estimated Wastewater Flows by Development Area (gpd)

Area	Acreage	Land Use	Units	Population	WW EDU's	ADWF	PDWF	PWWF
1	64.0	Residential	50	135	-	13,500	28,350	35,100
2	26.9	Residential	61	165	-	16,470	34,587	41,822
3	59.5	Residential	188	508	-	50,760	106,596	131,976
4	10.0	Commercial	-	-	33	8,800	18,480	22,880
5	3.0	Pub Facility	-	-	10	2,640	5,544	6,864
6	33.7	Residential	190 *	513	-	51,300	107,730	133,380
7	54.5	Residential	141	381	-	38,070	79,947	98,982
8	46.2	Residential	100	270	-	27,000	56,700	70,200
9	42.3	Residential	95	257	-	25,650	53,865	66,690
10	18.2	School	-	-	59	16,016	33,633.60	41,642
11	7.7	Residential	31	84	-	8,370	17,577	21,762
12	30.6	Residential	205	554	-	55,350	116,235	143,910
13	20.6	Residential	66	178	-	17,820	37,422	46,332
14	25.2	Residential	83	224	-	22,410	47,061	58,266
15	0.7	Residential	NC	NC	-	-	-	-
16	12.3	Residential	139	375	-	37,530	78,813	97,578
17	9.0	Residential	90	243	-	24,300	51,030	63,180
18	11.0	Retail/Office	-	-	36	9,680	20,328	25,168
19	10.0	Commercial	-	-	32	8,800	18,480	22,880
Totals	475.4		1,439	3,885		425,666	893,899	1,106,732

* For purpose of calculation, reduced from 222 to 190 dwellings to account for area 1-10 restriction to 825 units.

Source of assumptions: John L. Wallace, "Sewer System Master Plan", August 1993.

WW EDU's = Equivalent Dwelling Units for wastewater generated, correlation of Business/Commercial wastewater generated in gpd/acre to the number of residential dwelling units to produce similar water consumption

As identified in the setting section above, there is currently no excess capacity at the plant. Prior to a development application being approved for any development area within the Chandler Ranch Specific Plan Area, plant improvements need to be made. Upon receipt of the Sewer Master Plan Update, being completed by Boyle Engineering, the recommendations included in this analysis may be refined.

Presently, there is concern whether or not the Meadowlark trunk lines have adequate capacity to absorb additional wastewater flows without exceeding the capacity limitations as defined within the Sewer System Master Plan. The 1993 Master Plan indicated replacement of trunklines in this basin ranging in size from 8-in to 18-in. The current Master Plan does not coincide with the adopted General Plan. An analysis was performed to determine the correct sewer system flows according to the adopted General plan, and this Specific plan. The results indicated that Master Plan improvements should be made as represented within the 1993 plan, with the exception that the line segment in Commerce Way may be reduced to 12-in in lieu of the 15-in as presented in the plan.

Mitigation Measures. The City currently collects sewer connection fees that are used to pay for the cost of providing sewer services. In addition to these fees, development in the Chandler Ranch Area must include facilities and infrastructure necessary to meet the wastewater demand of the Area. The proposed Specific Plan includes the following policies that will ensure that the wastewater system in the Chandler Ranch Area is adequate:



- **Policy I-13. Sewer System.** All new development in the Plan Area shall be required to connect to City sewer service in accordance with the provisions of the City Municipal Code and consistent with the Sewer Service Plan in Figure 3-17 of the Specific Plan.
- **Policy I-14. Sewer Treatment Capacity.** Prior to any development application being approved within the Chandler Ranch Specific Plan Area, sewer treatment plant capacity must be verified within the context of additional development entitlements beyond the last Sewer Master Plan in a manner consistent with City requirements, and the development would be required to pay any project specific mitigation fees or meet other applicable requirements.
- **Policy I-15. Sewer Trunkline Capacity.** Existing sewer collection facilities downstream of the Chandler Ranch Specific Plan area are currently unable to accommodate the additional flows from new development. This has been demonstrated in the 1993 Sewer Master Plan Update and the April 20, 1999 Potential Deficiencies Report from the Wastewater Division. Continuing deficiencies have been confirmed in a limited scope analysis performed in the preparation of this Specific Plan. Impacts may not be limited to the Meadowlark Sewer Basin only, although an emphasis on previous analysis has been on the Meadowlark Sewer Basin related sewer collection system. An effort is currently underway by Boyle Engineering under contract with the Public Works Department of the City of Paso Robles to model and identify a comprehensive list of system deficiencies. Prior to any development that will discharge into any downstream sewer basin, improvements need to be constructed and/or fair share contributions toward the cost of improvements made in accordance with the wastewater Master Plan Update (being Prepared by Boyle). See also the subarea specific requirements in Section 3.5 for subareas 8, 9, and 11-17.

Implementation of these policies will be sufficient to provide adequate wastewater services to new development in the Chandler Ranch Area. No additional mitigation is necessary.

Residual Impacts. Implementation of the above mitigation measures would reduce Specific Plan impacts related to the wastewater system to a less than significant level.

3. Cumulative Impacts. The permitted capacity of the City plant is 4.9 million gallons per day (mgd). The current average daily sewage flow into the plant is 2.8 mgd. However, plant capacity is limited due to a high solids loading rate, and available plant capacity has been reduced to 3.7 MGD with current entitlements absorbing the excess capacity. The sewage treatment facility must be upgraded to either 1) incorporate technology that would more efficiently treat wastewater, to better use its existing design capacity; or 2) expand the existing plant capacity to accommodate the City's buildout population, which would include development in the Chandler Ranch Area consistent with the proposed Specific Plan. Recommendations for improving the sewer system and how the improvements will be paid for will be refined in the City's updated 2005 Sewer Master Plan. The payment of the City's wastewater impact fees, which are directed at funding improvements to the Water Reclamation Facility, are sufficient to offset cumulative impacts to the wastewater treatment plant. Other impacts to the City's wastewater conveyance system would be mitigated on a project by project basis, as development occurs. Water storage and water supply needs would also be required to be addressed by development within the Specific Plan area. Specific Plan policies will specify the manner in which these needs can best be met.



4.10.7 Solid Waste and Recycling

a. Setting. Solid waste collection service in the Chandler Ranch area is provided by Paso Robles Waste Disposal Company, contract hauler for the entire City of Paso Robles. Solid waste is collected and disposed of at the Paso Robles Landfill, located east of City limits, at 9000 Highway 46 East. The landfill is a Class III facility owned by the City of Paso Robles and managed by Pacific Waste Services, Inc. The 80-acre landfill has been operating since 1970. The landfill accepts construction/demolition, industrial, mixed municipal, sludge, and tire waste.

The landfill has a permitted design capacity 6,495,000 cubic yards, with a remaining airspace of 4,533,216 cubic yards, as of June 28, 2001. An average of 200 tons of waste are landfilled daily, with a permitted maximum daily tonnage of 250 tons per day. During the year 2000, approximately 41,142 tons of waste was disposed of at the landfill (California Integrated Waste Management Board, "Solid Waste Information System", 2000). The landfill has a remaining 65 acres with an estimated lifespan of approximately 2034.

The Integrated Waste Management Act of 1989 (A.B. 939, Statutes of 1989, Chapter 1095), which became law in January of 1990, requires all cities and counties to develop Waste Stream Source Reduction and Recycling Plans. This legislation requires landfill waste streams to be reduced 25% by 1995 and 50% by the year 2000. The City of Paso Robles currently provides curbside and greenwaste recycling programs.

b. Impact Analysis

1. Methodology and Significance Thresholds. Solid waste generated by the Chandler Ranch plan area was estimated using rates from the California Integrated Waste Management Board (CIWMB) Solid Waste Characterization Database, 2001. The California Integrated Waste Management Act of 1989 (AB 939, Chapter 1095) required that net solid waste disposal be reduced 50 percent by the year 2000. To achieve this, each county and city was required to develop a Source Reduction and Recycling Element (SRRE) that provides strategies for achieving the reductions required by the California Integrated Waste Management Act of 1989. The Specific Plan would have a potentially significant impact if it would not be served by a landfill with sufficient permitted capacity to accommodate the Specific Plan solid waste disposal needs. In addition, the Specific Plan would have a potentially significant impact if it did not comply with federal, state, and local statutes and regulations related to solid waste.

2. Project Impacts and Mitigation Measures.

Impact PS-8 **The Specific Plan would generate approximately 2,300 tons of solid waste per year, from residential and commercial uses. The solid waste disposal services and landfill that would serve the Specific Plan have adequate capacity to accommodate the additional generated waste. However, the Specific Plan would result in the use of part of the limited remaining capacity of the landfill. Therefore, solid waste generation would be considered a Class II, *significant but mitigable* impact.**



Solid waste generation from residential uses is a function of per person waste generation. Construction activities and new employees generated by the Specific Plan would produce solid waste beyond existing conditions. California Integrated Waste Management Board (CIWMB) estimates that residential uses in the County generate an average of 820 pounds (0.41 tons) per resident per year (CIWMB, Solid Waste Characterization Database, August 2004). Based on the 2000 U.S. Census, the citywide average residential unit generation factor is 2.7 persons per dwelling unit; therefore, the 1,439-unit Specific Plan would be expected to support about 3,885 residents. Therefore, potential residential uses would generate approximately 8,728 pounds (4.4 tons) of solid waste per day and 1,593 tons of solid waste per year.

Commercial use solid waste generation is based on a per employee generation factor. The California Integrated Waste Management Board (CIWMB) estimates that nonresidential uses in the County generate an average of 6.8 pounds of waste per employee per day (CIWMB, Solid Waste Characterization Database, 2005). Using a factor of 500 building square feet per worker for commercial uses, potential commercial uses are estimated to generate about 561 employees. Therefore, the commercial components of the Specific Plan would generate approximately 3,814.8 pounds (1.9 tons) of waste per day, prior to implementation of any recycling programs. Therefore a total of 12,543 pounds (6.3 tons) of waste per day (2,300 tons of waste per year) will be generated by all uses (commercial and residential) in the Specific Plan.

This amount of solid waste generated would represent a relatively small percentage (2.5%) of the permitted daily waste acceptance and remaining capacity at the landfill. The landfill also owns an additional 90 acres for future expansion. In addition, the Specific Plan is located on an existing garbage collection route and would not result in the need for new collection facilities or equipment.

Specific Plan implementation would not result in any change to service in the area or any significant changes to the disposal operations. The proposed Specific Plan would not create the need for any special solid waste disposal handling and would therefore comply with all statutes and regulations related to solid waste. However, Specific Plan construction and occupancy would hasten the utilization of the remaining City of Paso Robles Landfill capacity, which would be considered a potentially significant impact.

Mitigation Measures. To promote solid waste reduction and recycling, the following mitigation measures are required.

PS-8(a) Construction Solid Waste Minimization. During the construction phases of development, the following mitigation measures will be implemented to reduce solid waste generation to the maximum extent feasible:

- Prior to construction, the contractor will arrange for construction recycling service with a waste collection provider. Roll-off bins for the collection of recoverable construction materials will be located onsite. The applicant, or authorized agent thereof, shall arrange for pick-up of recycled materials with a waste collection provider or shall transport recycled materials to the appropriate



service center. Wood, concrete, drywall, metal, cardboard, asphalt, soil, and land clearing debris may all be recycled.

- The contractor will designate a person to monitor recycling efforts and collect receipts for roll-off bins and/or construction waste recycling. All subcontractors will be informed of the recycling plan, including which materials are to be source-separated and placed in proper bins.
- The above construction waste recycling measures will be incorporated into the construction specifications for the contractor.

Plan Requirements and Timing. The applicant shall submit a Construction Solid Waste Minimization Plan to the Public Works for review and approval prior to issuance of the planning entitlements.

Monitoring. The Public Works Department or a monitor hired by the City at the applicants cost shall monitor the site.

Residual Impacts. Implementation of the mitigation measures would reduce solid waste generation to a less than significant level.

3. Cumulative Impacts. Cumulative buildout of the area would increase solid waste generation, thereby reducing the lifespan of solid waste landfills serving the area. Implementation of the proposed Specific Plan would contribute incrementally to the cumulative impact to landfill capacity. However, cumulative development in the area would not be sufficient to require an expansion of the existing facilities beyond the transfer station that is currently under construction. Therefore, the contribution of the Specific Plan to cumulative solid waste impacts would be less than significant.

