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# **Appendix A**

*NOP and Initial Study*

## Notice of Preparation of a Draft Environmental Impact Report

The City of El Paso de Robles will be the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the proposed Chandler Ranch Area Specific Plan, which would guide future development anticipated under the City's General Plan within an 837-acre area . We need to know the views of your agency as to the scope and content of the EIR.

**Project Location and Summary:** The proposed project includes the preparation of a Specific Plan that would guide future development within an 837-acre area within the City of El Paso de Robles. The area is generally bound by Golden Hill Road on the west, Highway 46 East on the north, Linne Road on the south, and the eastern City limit on the east (Figure 1). State law authorizes cities and counties with complete general plans to prepare and adopt specific plans (Government Code Sections 65450 et seq.). These plans have developed as a bridge between the local general plan and individual development proposals, and contain both planning policies and regulations. They often combine zoning regulations, capital improvement programs, detailed development standards, and other regulatory schemes into one document which can be tailored to meet the needs of the specific area.

In conformance with the requirements of State Government Code Section 65451, the Chandler Ranch Area Specific Plan is a document which:

- ❖ *Establishes the type and general location of land uses for the property including open spaces;*
- ❖ *Describes the means of providing necessary public services to support the future uses;*
- ❖ *Identifies on-site resources and constraints;*
- ❖ *Establishes standards to guide future development on the site; and*
- ❖ *Provides a phasing plan for implementation of the Specific Plan.*

The land uses proposed for the Chandler Ranch Area Specific Plan include a mixture of residential, commercial, open spaces and school uses as shown in Figure 2 of the attached Initial Study and illustrated in Table 1 below. No development plan is proposed at this time, but future development plans for the area must be found to be consistent with the Specific Plan land use designations.

**Table 1. Summary of Specific Plan Buildout Potential**

Land Use	Acreage	Density or FAR *	Dwelling Units	Floor Area
<b>Residential</b>				
• RSF-1	56.7	1 du/ac	68	-
• RSF-2	105.4	2 du/ac	216	-
• RSF-3	120.4	3 du/ac	374	-
• RSF-4*	17.6	4 du/ac	74	-
• RSF-5	37.7	5 du/ac	205	-
• RSF-6	55.0	6 du/ac	363	-
• RMF-9	15.8	9 du/ac	139	-

**Table 1. Summary of Specific Plan Buildout Potential**

Land Use	Acreage	Density or FAR *	Dwelling Units	Floor Area
Subtotal Residential	408.6		1,439	
<b>Non-Residential</b>				
• Commercial Recreation	23.2	0.15 FAR	-	114,000
• Comm/Business/Tourist	12.0	0.25 FAR	-	98,000
• Comm/Business	8.5	0.25 FAR		69,000
• Business	19.0	0.25 FAR		155,000
• Neighborhood Commercial	2.3	0.25 FAR	-	19,000
Subtotal Non-Residential	65.0			455,000
<b>Open Space</b>				
• Revegetation Area	19.1			
• Common Open Space	344.6			
Subtotal Open Space	363.7			
<b>TOTAL</b>	<b>837.2</b>	<b>-</b>	<b>1,439</b>	<b>455,000</b>
<i>Residential densities are approximate, to provide a planning framework. Unit count based on actual numbers per planning area. Actual densities are calculated by dividing the number of units by the acreages. Non-residential development assumes 75% of potential buildout. This assumption accounts for the likelihood that detailed site planning, oaks and topography may substantially reduce the amount of potential square footage of developed non-residential area.                      * This area would allow a elementary school site, if the school district chooses to pursue this land use. Otherwise, it would revert to a residential land use designation.</i>				

The following is a brief description of the pattern and intensity of the proposed development pattern within the Chandler Ranch Specific Plan Area. The “Areas” referred to in this list correspond directly to those shown in Figure 2.

Residential Density and Pattern:

1. Within planned development areas, residential densities would range between 1 and 6 dwelling units per acre, typically increasing in intensity from north to south.
2. No residential development would occur north of the existing alignment of Gilead Lane.

Commercial Intensity and Pattern:

3. About 2.3 acres of Neighborhood Commercial development could occur in the southern end of the site, near Linne Road.
4. About 61 acres of various commercial, business park, and tourist commercial uses could occur in the vicinity of Barney Schwartz Park.

Circulation:

5. Airport Road would follow the eastern boundary of the Specific Plan area.
6. Linne Road would be realigned to more directly connect with Sherwood Road.

Open Space and Trails:

7. Drainages on the site would generally be preserved in open space. A total of 344 acres (41% of the site) are preserved as open space.
8. Some areas of steeper slopes (typically greater than 10-15%) would be altered to allow for potential development anticipated under this alternative. About 142 additional acres with topographic constraints could be developed under this scenario.
9. This alternative would include a trail system connecting Barney Schwartz Park with areas to the south of Linne Road via the open space system.

Schools:

10. A school site could be accommodated in Area 13, in the southwesternmost portion of the site, near the northeastern corner of Linne Road and Fontana Road. This area is 17.6 acres in size.

Grading Approach:

11. This alternative would employ mass grading, creating areas for tract development. It would not strictly implement the City's Hillside grading ordinance.

**Environmental Issues to be Analyzed:** The Draft EIR will examine the following issues: Land Use, Transportation, Air Quality, Noise, Safety and Geologic Hazards, Cultural and Historic Resources, Aesthetics and Community Design, Flooding and Drainage, Public Services and Infrastructure and Biological Resources. These issues were determined to have potentially significant impacts in the Initial Study for this project.

**Responses to this NOP:** Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Please send your response no later than March 5, 2004 to Bob Lata, Community Development Director, City of Paso Robles, 1000 Spring Street, Paso Robles, CA 93446. You can also transmit by FAX to 805/237-6565, or email to Bob at bob@prcity.com. Please provide the name of a contact person in your agency.

**Project Title:** Chandler Ranch Area Specific Plan EIR

**Project Applicant** City of El Paso de Robles

**Date:** February 3, 2004

**Signature:** \_\_\_\_\_

Bob Lata, Community  
Development Director

**Telephone:** 805/237-3970

## DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET  
SAN LUIS OBISPO, CA 93401-5415  
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March 6, 2004

SLO - 46 PM 29.7/32.2  
Chandler Ranch Area  
Specific Plan - NOP

SCH # 2004021038

Mr. Robert Lata  
Community Development Director  
City of El Paso De Robles  
1000 Spring Street  
Paso Robles, CA. 93446

Dear Mr. Lata:

The California Department of Transportation (Department) Development Review Staff has reviewed the above referenced document. As a result, the following comments were generated.

The California Environmental Quality Act (CEQA) Guidelines, (Page 158, 2003); *Projects of Statewide, Regional, or Area-wide Significance*, Section 15206 (b) (2) (A), state that a proposed residential development of more than 500 dwelling units is considered a project of Regional and Statewide significance and therefore has the "...potential for causing significant effects on the environment extending beyond the city or county in which the project would be located. Examples of effects include generating significant amounts of traffic or interfering with the attainment or maintenance of state or national air quality standards."

The Chandler Ranch project proposes to build 1,439 dwelling units and 455,000 square feet of commercial floor space and is therefore considered a project of regional and state-wide significance under CEQA.

Given the scope of this project and its potential effects on the state highway system, the Department requests that a full traffic study be prepared as a component of the Specific Plan. The Department will be particularly interested in determining this project's traffic effects on State Routes 46 and U.S. Route 101. It is clear that a preponderance of the traffic generated by Chandler Ranch will be traveling west on Route 46 towards Paso Robles heavily utilizing the Route 101/46 East Interchange. It is anticipated that the traffic study would reflect this trip assignment scenario.

Mr. Lata  
March 6, 2004  
Page 2

The traffic study should include the following traffic analysis scenarios.

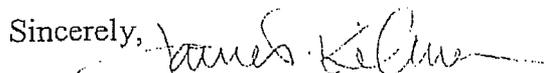
- **Existing Conditions** – Current year traffic volumes and peak hour LOS analysis of affected State highway facilities.
- **Proposed Project Only** – Trip generation, distribution and assignment in the year the project is anticipated to complete construction.
- **Cumulative Conditions** – (Existing conditions Plus Other Approved and Pending Projects Without the Proposed Project) – Trip assignment and peak hour LOS analysis in the year the project is anticipated to complete construction.
- **Cumulative Conditions Plus Proposed Project** - (Existing conditions Plus Other Approved and Pending Projects Plus the Proposed Project) – Trip assignment and peak hour LOS analysis in the year the project is anticipated to complete construction.
- **Cumulative Conditions Plus Proposed** (Interim years) Trip assignment and peak hour LOS analysis in the years the project phases are anticipated to complete construction.

For a complete copy of the Caltrans, *Guide for the Preparation of Traffic Impact Studies*, please utilize the following internet site:  
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>.

Development Review Staff would welcome the opportunity to meet early with the Traffic Engineer in order to reach agreement on the scope of the Traffic Study. Please be advised that Route 46 is a controlled access highway and that a Freeway Agreement exists. Any proposed realignment of Airport Road and subsequent new connections to Route 46 will require approval by the California Transportation Commission (CTC). The process of approving a new connection will require a collaborative effort between the Department, The City of Paso Robles and the CTC.

Thank you for including the Department in review of this New Project Referral. If you have any questions, please contact me at 549-3683.

Sincerely,



James Kilmer  
District 5  
Development Review

cc: File, R. Krumholz, S. Price, D. Murray, R. Barnes, S. Senet, R. Decarli - SLOCOG



Terry Tamminen  
Secretary for  
Environmental  
Protection

# California Regional Water Quality Control Board

## Central Coast Region

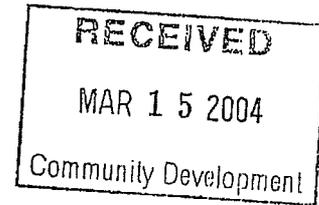


Arnold Schwarzenegger  
Governor

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895 Aerovista Place, Suite 101, San Luis Obispo, California 93401  
Phone (805) 549-3147 • FAX (805) 543-0397

March 12, 2004

Robert A. Lata, Community Development Director  
City of El Paso de Robles  
1000 Spring Street  
El Paso de Robles, CA 93446



Dear Mr. Lata:

**CHANDLER RANCH SPECIFIC PLAN NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT STATEMENT; PASO ROBLES; SAN LUIS OBISPO COUNTY; SCH# unknown**

Thank you for the opportunity to review and comment on your January 4, 2000 Notice of Preparation, regarding the above-referenced project. We understand that the project involves developing a Specific Plan for the development of residential, commercial, open spaces and school uses on an approximately 840 acre area. We are unclear as to whether this Chandler Ranch Project differs from a 2001 Chandler Ranch Project, which we commented on (Attachment 1, letter for Chandler Ranch Master Plan Draft Environmental Impact Statement, SCH # 1999061008). The following water quality concerns must be addressed:

Construction and Storm Water Permitting Issues

The Statewide National Pollution Discharge Elimination System (NPDES) General Construction Permit (Permit) regulates construction projects disturbing one or more acres of land. To fulfill NPDES regulations, the site owner should file a Notice of Intent for inclusion within the General Permit. Notice should be filed with the State Water Resources Control Board prior to initiating construction. **The project sponsor must also prepare and implement a Storm Water Pollution Prevention Plan that contains control measures to protect water quality that are consistent with the General Construction Permit, and with recommendations and policies of local agencies and the Central Coast Regional Water Quality Control Board.**

Post Construction Storm Water Issues

Increased urbanization typically results in increased surface water runoff into downstream natural and storm water drainages. Increasing impermeable surfaces will increase runoff volume and velocity and both cause higher erosion potential and resulting in water quality degradation. Furthermore, there is great potential for runoff water to contact urban pollutants and carry them into storm sewers and natural drainages. Urban-area storm water runoff often contains pollutants such as petroleum hydrocarbons, oil, grease and metals from vehicles; or pesticides and fertilizers from landscaping. Post construction impacts are especially relevant to this project, because the Regional Water Quality Board has, in the past, identified extensive erosion in the Paso Robles area that has resulted from increase urban runoff. Please refer to Attachment 2, letter to Paso Robles City, regarding this issue.

California Environmental Protection Agency

To address Post Construction pollutants, municipalities including Paso Robles and the County of San Luis Obispo are regulated pursuant to a Phase II Storm water permit program. The program requires the municipalities to control and eliminate storm water pollutants to the maximum extent practicable. To this end, the municipalities are currently drafting Storm Water Pollution Prevention Plans that dictate, among other things, construction and post-construction management practices. **The Chandler Ranch project must conform to the requirements set forth in the municipalities' Storm Water Pollution Prevention Plan(s). Urban storm water pollution prevention Best Management Practices (BMP's) must be incorporated into future site development plans.** We request that the paving and housing designs and layout incorporate Urban Runoff BMP's that increase local rainwater infiltration, decrease runoff velocities, and minimize inadvertent washing of roadway pollutants into storm drains. Roadway layout should be well thought out with regard to not increasing storm water runoff velocities, channeling storm water runoff, and aggravating erosion in road cuts. Attachment 3 is included as guidelines for Urban BMP's.

### Construction Planning

We recognize the Draft's plan to phase construction. We encourage planning that limits grading and excavation to the dry season. During wet weather, the potential for critical erosion and sedimentation problems increases drastically for construction sites. Wet weather is typically between October 15 and April 15. For this reason, **it is advised that construction activities that involve work on a cleared site be conducted during the dry season. If this is not possible, then erosion and sedimentation BMP's must be in place during the rainy season. During the dry season, BMP materials must be on site and accessible in case of unseasonal precipitation events.** Furthermore, it is advised that the amount of graded and grubbed areas be limited (suggest 2 acres at a time) during the rainy season.

### Wetland and Certification Issues

Wetlands enhance water quality through such natural functions as flood and erosion control, streambank stabilization, and filtration and purification of contaminants. Wetlands also provide critical habitat for hundreds of species of birds, fish and other wildlife, offer open space, and provide many recreational opportunities. Water quality impacts occur in wetlands from construction of structures in waterways, from activities such as dredging and filling, and altering drainage to wetlands. A Section 404 permit is required by the Army Corps of Engineers for projects that impact jurisdictional wetlands or waters of the Nation, such as streams or lakes. The Regional Board must certify (through a Section 401 Certification) that any permit issued by the Army Corps of Engineers pursuant to Section 404 of the Clean Water Act complies with state water quality standards. **Any project requiring a Section 404 permit from the Army Corps Of Engineers should apply for Section 401 Water Quality Certification.** Applications may be obtained from this office. Any project that involves disturbance of a streambank or riparian area must also obtain a Streambed Alteration Agreement from California Department of Fish and Game.

The State of California's Wetlands Conservation Policy requires no overall net loss in wetlands in the short-term and a long-term net gain of wetlands. All projects must be evaluated for the presence and protection of jurisdictional wetlands. According to the California Wetlands Conservation Policy the project must ensure no overall net loss and achieve a long-term net gain in the quantity, quality, and permanence of wetland acreage and values in California. **The Regional Water Quality Control Board prefers to avoid any loss of wetlands. If loss is unavoidable, a mitigation plan should be developed and implemented to achieve at least a 3:1 replacement ratio.**

On-Site Wastewater Systems

The Regional Board staff regulates disposal of solid and liquid wastes to land (such as wastewater ponds, septic systems, reclamation projects, etc.) All such disposal systems must comply with the Water Quality Control Plan, Central Coast Basin (Basin Plan), and with requirements stipulated by the local government. The Basin Plan includes specific requirements such as minimum lot size and slope, infiltration rates, and septic design features. It is this Board's policy to minimize use of on-site septic systems where a regional wastewater system is available. On-site systems should be considered temporary measures until access to a regional wastewater system is feasible. Any future environmental documents should address this issue.

Reclaimed Water Issue

Although water reclamation was not mentioned in the project proposal, the Regional Water Quality Control Board recommends the use of reclaimed water for irrigation. Irrigation is a common component of landscaping urban areas. Future environmental documents regarding this project should address this issue of using reclaimed water for irrigation. The California Department of Health Services must concurrently review any project that proposes water reclamation activity.

If you have any questions regarding this letter, or the Storm Water permit, please call Donette Dunaway at (805) 549-3698 or Chris Adair at (805) 549-3761.

Sincerely,

*for*  


Roger W. Briggs  
Executive Officer

cc: State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

- Attachments:
1. Letter dated June 12, 2001, Chandler Ranch Master Plan Draft Environmental Impact Statement, SCH # 1999061008
  2. Letter to City of El Paso de Robles regarding Union/46 Specific Plan for Storm Water Drainage
  3. Urban Best Management Practices





# California Regional Water Quality Control Board

## Central Coast Region



Winston H. Hickox  
Secretary for  
Environmental  
Protection

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Gray Davis  
Governor

June 12, 2001

City of Paso Robles  
Attn: Bob Lata  
1000 Spring Street  
Paso Robles, CA 93446

Dear Mr. Lata:

### **CHANDLER RANCH MASTER PLAN DRAFT ENVIRONMENTAL IMPACT STATEMENT, PASO ROBLES, SAN LUIS OBISPO COUNTY, SCH # 1999061008**

Thank you for the opportunity to review and comment on the May, 2001 Draft Environmental Impact Statement (EIS). We understand that the project involves development of 1,226 dwelling units, two schools, commercial and business park space, and open space on 673 acres, in the northern section of the City of Paso Robles.

As you may be aware, the Central Coast Regional Water Quality Control Board (Regional Board) is a responsible agency charged with the protection of the Waters of the State of California in the Central Coast Region. Waters of the State include surface waters, ground waters, and wetlands. The Regional Board is responsible for administering regulations established by the Federal Clean Water Act and the California Water Code (Porter-Cologne Water Quality Control Act). The regulations cover discharges to surface water, groundwater, and discharges to land that may affect ground water quality, and may apply to this project.

**We have found the information provided in the Draft EIS to be inadequate to make a determination of the effect of the project on water quality.** To facilitate the regulatory review process, we offer the following suggestions for your review, and have requested additional information.

#### Storm Water and Nonpoint Source Pollution

We are pleased to see that the project designers are aware of the need for a Storm Water Pollution Prevention Plan (SWPPP) during construction, which is required as part of the National Pollutant Discharge Elimination System (NPDES) General Construction Permit (Construction Permit). **To fulfill NPDES regulations, the site owner should file a Notice of Intent for inclusion on the Construction Permit with the State Water Resources Control Board prior to initiating construction.** We have included suggestions for SWPPP Construction Best Management Practices as Attachment 1 of this letter.

Post construction storm water pollution prevention is a concern. **We request topographic maps with drainage plans be included for review; without these, it is impossible to make a full review of the urban storm water runoff plans.** As we understand from the EIS document, two of the three detention basins intended to capture storm water from this project, are also used by other

*California Environmental Protection Agency*



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projects as well. **What assurances are provided that the basins have been designed for the cumulative runoff from these areas once they are built out? Which of the users is/will be responsible for monitoring and maintaining the basins in the future?** We also take issue with the Mitigation Measure Summary statement D-12 that "Detention basins shall be provided to insure that storm water run-off leaving the site is limited to the 10-year undeveloped flow." Because the building drainage design (described in Mitigation Measure D-1) does not include measures for localized, on-site infiltration, it is impossible to imply that the undeveloped flow amounts, or volume, of water could be the same pre- and post-construction. **Under the current design, the most the project can promise is to meter out drainage water from the drainage basins at a 10-year velocity, not volume. This again brings up the question of whether the basins and outlets have been designed to hold water from all contributing sites and to ensure a pre-development flow of water release.** Storm water discharge rates are a water quality issue if the discharge causes excess erosion or sedimentation in the creeks, or if there are no controls for removing urban pollutants from water flowing into natural drainages. Additionally, if the detention basin outlets discharge to a natural drainage area, it may be subject to the Army Corps of Engineers 404 permit (see Army Corps section, below) if a discharge enters a drainage at or below the normal high water mark.

**We strongly encourage that the paving and housing designs and layout require Urban Runoff Best Management Practices that increase local rainwater infiltration, decrease runoff velocities, and minimize inadvertent washing of roadway pollutants into storm drains.** Our request reflects the Porter Cologne Act and the Basin Plan requirements to protect water quality. See Attachment 2 for a list of sources and types of Urban BMP's which will reduce runoff volumes, velocities, and pollutants. The Urban BMP's encourage minimizing impervious areas in order to increase infiltration.

#### Detention Basin

The project proposal discusses the use of a Detention basin to contain storm water runoff. We (The Regional Board) would like to have assurance the basin size is adequate to hold expected storm water runoff from all contributing sites during and after construction. Calculations should be provided to demonstrate basin design. Additionally, to reduce surface water runoff volume and velocity of surface water runoff after construction, we suggest that pervious areas be incorporated into the plan designs wherever possible (Attachment 2). This may include using permeable materials and vegetated areas in lieu of concrete or asphalt paving. Details of storm water treatment, as well as erosion and sediment control measures will be required in the storm water prevention plan. The storm water prevention plan should also include a map showing natural and constructed drainages, and locations of retention ponds if included in the design. **A monitoring and maintenance plan and budget should be drawn up and agreed upon by the owners (presumably the City of Paso Robles) and the beneficial users in order to ensure protection of water quality in the future.**

#### Roadway Layout

**We request that the paving and housing designs and layout require Urban Runoff Best Management Practices that increase local rainwater infiltration, decrease runoff velocities, and minimize inadvertent washing of roadway pollutants into storm drains.** Roadway layout should be well thought out with regard to not increasing storm water runoff velocities, channeling storm water runoff, and aggravating erosion in road cuts. Without maps showing roadways or other pavement and drainage patterns, it is impossible to ascertain whether the plan has a logical layout in terms of protecting water quality. **Please review these comments with regard to**



roadway layout with regard to water quality objectives, and provide topographic and drainage maps.

Army Corps Of Engineers and California Department of Fish and Game Regulation

The EIS mentions the need for a Section 404 permit and Streambed Alteration Agreement, but does not provide maps or detailed descriptions as to the reason for the need for these. A detailed drainage plan with maps (as requested in the above section), along with a detailed description of the plans should clarify these issues. **We need this information in order to comment on potential water quality concerns related to work in or around streams and wetlands. The Regional Board must certify that any permit issued by the Army Corps of Engineers pursuant to Section 404 of the Clean Water Act complies with state and federal water quality standards.** Section 401 Water Quality permit is necessary for all Section 404 permits, including reporting and non-reporting Nationwide permits. This office will review section 401 applications after the Section 404 permit process has begun.

Wetland Importance

Wetlands enhance water quality through such natural functions as flood and erosion control, stream bank stabilization, and filtration and purification of contaminants. Wetlands also provide critical habitat for hundreds of species of birds, fish and other wildlife, offer open space, and provide many recreational opportunities. Water quality impacts occur in wetlands from construction of structures in waterways, from activities such as dredging and filling, and altering drainage to wetlands. The State of California's Wetlands Conservation Policy requires no overall net loss in wetlands in the short-term and a long-term net gain of wetlands. All projects must be evaluated for the presence and protection of jurisdictional wetlands. According to the California Wetlands Conservation Policy the project must ensure no overall net loss and achieve a long-term net gain in the quantity, quality, and permanence of wetland acreage and values in California. **The Regional Board prefers to avoid any loss of wetlands. If loss is unavoidable, a mitigation plan should be developed and implemented to achieve at least a 3:1 replacement ratio of wetland habitat.**

Groundwater Effects

The EIS lists "no impact" for the issue of "Substantial reduction in the amount of groundwater otherwise available for public water supplies". The potential of groundwater overdraft is currently being studied in the Paso Robles area. A project of this magnitude, being built in an area that historically was dryland farmed, will logically have some impact, as opposed to "no impact" as listed in the EIS. As described above, **we request that provisions listed in Attachment 2 be incorporated into the project design.** These provisions will help increase infiltration. **Increased infiltration will be beneficial for two reasons: 1) it would help recharge groundwater supplies; and 2) it would decrease storm water runoff volume, which can affect surface water quality (see above).**

Septic Systems, Minimizing On-Site

We did not see any discussion as to whether the project will be connected to the City of Paso Robles sewer system, or will utilize septic systems. It is this Board's policy to minimize use of on-site septic systems where a regional wastewater system is available. However, if septic systems are planned, the system locations and design must meet standards set forth in the Central Coast



Regional Water Quality Control Basin Plan. If the project intends to utilize the local sewer system, then assurances should be made that the local utility company can provide needed services.

We have outlined very specific concerns in this letter, and have requested additional information. We look forward to receiving responses to our comments and the necessary information during this planning process. If you have any questions, please contact Donette Dunaway at (805) 549-3698 or Eric Gobler at (805) 549-3467.

Sincerely,

*original signed by Eric Gobler for:*

Roger W. Briggs  
Executive Officer

cc: State Clearinghouse  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Attachment 1 – Construction Best Management Practices  
Attachment 2 – Urban Best Management Practices

Electronic file: S:\WB\Central Watershed\CEQA Docs\SLO County\Chandler Ranch EIR, Paso Robles.doc





# California Regional Water Quality Control Board

## Central Coast Region



Winston H. Hickox  
Secretary for  
Environmental  
Protection

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Gray Davis  
Governor

April 24, 2002

Mr. Joseph Chouinard  
City of El Paso de Robles  
1000 Spring St.  
Paso Robles, CA 93446

### UNION/46 SPECIFIC PLAN FOR STORM WATER DRAINAGE; PASO ROBLES; SAN LUIS OBISPO COUNTY

Dear Mr. Chouinard:

Thank you for sending the Union/46 Specific Plan (Plan) which describes the storm water drainage plans for the Paso Robles area located south of Highway 46, west of Golden Hills Road, north of Union Road, and east of (and draining to) the Salinas River. The Plan rests on two main premises: 1. "Soil stability is average and existing vegetation is moderate."; and 2. "Additional capacity exists in the existing channels to accept the increased flows associated with the proposed development." The Plan concludes that storm drainage in this locale should utilize the natural drainages, and additional on-site detention basins are not necessary. Regional Board staff disagrees with these conclusions for the following reasons:

1. Evidence at the time of the Plan's publication, February 1988, indicates that even at that time, before much of the rapid development that is currently occurring, erosion and consequent sediment deposition was a problem. According to the Plan, a box culvert along Union Road "is 90% silted at the outlet", and along Prospect Road, "silt had filled approximately three-quarters of the culvert area". Likewise, several culverts along North River Road "are in poor condition and heavily silted".
2. Regional Board staff have noted during many site visits to this area that soil erodes quite easily, especially in areas where vegetation is disturbed, or storm water flows have increased due to development. Rill and gully erosion are common in these areas and contribute a substantial amount of sediment to natural and improved drainage areas.
3. Natural channel capacity may appear to be capable of handling more volume; however, channel morphology had evolved such that the slope, sinuosity, and vegetative armoring are in balance with storm water flow volumes and concentrations from native lands. Development causes greater runoff volumes, velocities, and peak discharges that will cause erosion both at the point of entry and at critical locations (junctions, turns, grade changes) downstream.

We offer the following additional comments that are related to this topic:

1. The Union/46 drainage area flows to the Salinas River. The Salinas River is currently listed on the Federal 303(d) list of Impaired Water Bodies because of excess sediment, and thus is slated for increased protection measures through the Total Maximum Daily Load (TMDL) program. The Union/46 Plan policy of not recognizing a sediment problem, and not requiring sediment detention basins conflicts with upcoming Salinas River sediment reduction requirements of the TMDL program.

*California Environmental Protection Agency*



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2. The Plan mentions the Highway 46 Channel stock ponds. At the time of publication, there were "no obvious problems associated with these (spillways and dams)". We attach our letter to a local land owner in which we visually and pictorially describe concerns regarding one of the stock ponds. Two issues are of concern. One is that the Plan suggests that stock ponds are acting as "site detention" basins, presumably for both sediment and storm water flows. The problem with relying on the ponds is that there is no engineered control for releasing sediment-free water, thus failure is probable. Second, as described in the attached letter, the structural integrity of at least one of the two ponds is threatened by erosion. Failure of the earthen dam forming the pond would result in an environmentally catastrophic release of sediment, and erosion down to the Salinas River. We have requested the land owner meet with Regional Board staff and other interested parties to discuss solutions. We request a Paso Robles City representative attend that meeting (to be scheduled).
  
3. In March, 2003, the Storm Water Phase II permit will require, among other things, the City of Paso Robles ensure that only clean (not sediment laden) storm water enter the storm water system, natural drainages, and the Salinas River. Two storm water detention basins currently exist along Rolling Hills and Golden Hills Roads. These basins are not designed to detain storm water or retain sediment. Furthermore, construction developments in this area are releasing sediment to these basins and downstream drainageways, and are not required (per the Plan) to have on-site sediment or storm water controls. We suggest that the City reconsider policies to ensure that developments properly manage storm water rather than placing the burden on the public. Problematic areas will be under state scrutiny as the Phase II and Total Maximum Daily Load requirements take effect.

In conclusion, to avoid regulatory enforcement action, and to address current sediment problems in City owned culverts, Regional Board staff recommends incorporating the following requirements:

- On-site sediment retention;
- Storm water velocity, volume and peak flow control to match post-development to pre-development conditions; and
- Maintenance, repair, removal, or redesign of current ponds and basins to ensure safety and maximum function for sediment and flow control.

We appreciate your attention to these matters, and look forward to discussing these matters in further detail in the next month. If you have any questions, please call Donette Dunaway at (805) 549-3698.

Sincerely,

*original signed by Eric Gabler for*

Roger W. Briggs  
Executive Officer

Attachment: Frank Arciero letter dated April, 2002

Task: 105-01

S:\WB\Central Watershed\Storm Water\Letters\Union46 drainage plan, Paso Robles.doc

***California Environmental Protection Agency***



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Terry Tamminen  
Secretary for  
Environmental  
Protection

# California Regional Water Quality Control Board

## Central Coast Region



Arnold Schwarzenegger  
Governor

Internet Address: <http://www.swrcb.ca.gov/rwqcb3>  
895 Aerovista Place, Suite 101, San Luis Obispo, California 93401  
Phone (805) 549-3147 • FAX (805) 543-0397

### ATTACHMENT 2

#### BEST MANAGEMENT PRACTICES GUIDELINE FOR URBAN RUNOFF

Urbanization has a profound influence on stream quality<sup>1</sup>. Impacts include changes in watershed hydrology that affects erosion and sedimentation rates, and increased amounts of urban pollutants. Development in a watershed typically causes the following hydrologic changes:

- Increasing peak discharges to two to five times higher than pre-development levels, causing erosion and flooding;
- Increased volume and velocity of storm runoff, leading to increased erosion of local areas, and sedimentation downstream;
- Decreased time for runoff to reach the stream, often causing shorter time for flood response and increased severity and frequency of flooding.

Urban pollutants that often enter storm water include:

- Increased sediment;
- Nutrients including phosphorus and nitrogen;
- Bacteria;
- Oil and Grease;
- Trace Metals;
- Toxic chemicals;
- Chlorides; and
- Waters with thermal and biochemical oxygen demand characteristics differing from receiving waters.

---

<sup>1</sup> Controlling Urban Runoff, July, 1987, T.R. Schueler, Dpt. Of Environmental Planning, Metropolitan Washington Council of Governments, Water Resources Planning Board.

Fundamentals of Urban Runoff Management: Technical and Institutional Issues, Aug. 1994, R.R. Horner, J.J. Skupien, E.H. Livingston, and H.E. Shaver, Terrene Institute, Washington, DC, and U.S. Environmental Protection Agency.

Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters, Jan. 1993, U.S. Environmental Protection Agency, Office of Water, Washington DC.



## Bob Lata

---

**From:** Katherine Barnett [kj Barnett@tcsn.net]  
**Sent:** Thursday, March 04, 2004 10:13 AM  
**To:** Bob Lata  
**Subject:** Chandler Ranch DEIR



Chandler Ranch  
DEIR.doc (23 KB...

Dear Bob,

I would appreciate my letter being included in the DEIR for the Chandler Ranch. Thanks.

Kathy Barnett      kj Barnett@tcsn.net

March 4, 2004

Bob Lata, Community Development Director  
City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446

Dear Mr. Lata,

I appreciate the opportunity to give input regarding the Environmental Impact Report for Chandler Ranch.

Please request page numbers, dividers and an index for this report. I would also appreciate accurate numbers used in regards to water useage, different that the number of gallons per person used in the City's General Plan.

In November of 2003 the Planning Commission sent its recommendation to the City Council favoring limited grading in the hillside areas on Chandler Ranch. The City allocated money to develop a schematic grading plan for Area 7 of the Specific Plan; the intent was to show a comparison between mass grading and custom grading. I believe the Council also directed staff and Rincon to seek proposals for effective modeling of the grading and landform modifications that would be entailed in implementing the Hillside Grading Ordinance. To date there has not been any modeling done in reference to the grading.

One of the greatest impacts to Chandler Ranch will be grading and yet the intent is to do an EIR without a concrete plan for such. Rather than a thoughtful approach, with a gathering of facts and with public input, to amend the current grading ordinance, it appears that the ordinance will be updated via decisions made by the development of Chandler Ranch. I believe this is wrong. Chandler Ranch should be developed using the current Hillside Grading Ordinance or an EIR should be postponed until the current ordinance is updated. My concern is regarding every other City ordinance and setting precedence for bypassing them. What about the Oak Tree Ordinance, can it be bypassed?

In regards to grading I would like adequate mitigation regarding dust control; limit development on days with winds above a set mile per hour and have monitors to check that dirt piles are watered down daily or more often as needed.

In September of 2000 the Department of Fish and Game sent a letter to the City of Paso Robles regarding the kit fox. It stated that surveys to date were inadequate. They requested surveys be conducted that adequately disclose cumulative impacts to the kit fox and wildlife corridors as required by the California Environmental Quality Act (CEQA). The EIR should include new surveys with adequate scientific counts as well as a regional conservation plan in regards to the kit fox habitat?

I would request updated as well as accurate traffic counts for the entire project, also with and without the development of the Airport Road and Highway 46 interchange.

In regards to oak tree preservation, mitigation should be in regards to the entire ranch, not just the portion held by the major landowner. If trails are included as a mitigation measure they should be open to the public.

Not much has been discussed as to aesthetics for the Ranch in relation to Golden Hill Road. Perhaps there could be mitigation to off set the ugliness on the other side of the road.

Last but not least mitigation measures should include inclusionary zoning, some units being constucted at below market rates.

Respectfully,

Katherine Barnett  
383 Quarterhorse Lane  
Paso Robles, Ca 93446

# INITIAL STUDY

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## INTRODUCTION

### LEGAL AUTHORITY AND ENVIRONMENTAL DETERMINATION

This Initial Study (IS) has been prepared in accordance with the *California Environmental Quality Act (CEQA) Guidelines*, City's Rules and Procedures for the Implementation of CEQA, and relevant provisions of CEQA, as amended.

**Initial Study.** Section 15063(c) of the *CEQA Guidelines* defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. The purposes of an Initial Study are:

- (1) To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR), or a Negative Declaration, or a Mitigated Negative Declaration, or an Exemption;
- (2) To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR; and
- (3) To provide sufficient technical analysis of the environmental effects of a project to permit a judgment to be made by the Lead Agency, based on the record as a whole, that the environmental effects of a project have been adequately mitigated or require further in-depth study in an EIR.

### EVALUATION OF POSSIBLE ENVIRONMENTAL IMPACTS AND SIGNIFICANCE DETERMINATION

The following sections of this Initial Study provide discussions of the possible environmental effects of the proposed project for specific environmental issue areas that have been identified on the CEQA Initial Study Checklist. For each environmental issue area, potential effects are evaluated.

A "significant effect" is defined by Section 15382 of the *CEQA Guidelines* as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by a project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance." According to the *CEQA Guidelines*, "an economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant."

Following the evaluation of each environmental effect is a discussion of mitigation measures and the residual effects or level of significance remaining after the implementation of the measures. In those cases where a mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed as a residual effect.



## INITIAL STUDY

### PROJECT TITLE

Chandler Ranch Area Specific Plan

### LEAD AGENCY and CONTACT PERSON

City of El Paso de Robles  
1000 Spring Street  
El Paso de Robles, CA 93446

*Contact:* Robert A. Lata, Community Development Director  
Telephone: (805) 237-3970  
E-Mail: blata@prcity.com

### PROJECT APPLICANT

City of El Paso de Robles  
1000 Spring Street  
El Paso de Robles, CA 93446

### PROJECT SITE CHARACTERISTICS

**Location:** The 837.2-acre Chandler Ranch site is located at the eastern end of the City of Paso Robles. The subject property is bounded by Highway 46 East on the north, the intersection of Fontana and Sherwood Roads to the south, Golden Hill Road on the west and the City boundary on the east (Figure 1). Barney Schwartz Park is located within the northernmost extent of the study area.

**Existing General Plan Designations:** According to the current City General Plan, the study area is comprised of six different land use designations. These include the following designations:

- BP, Business Park (81.0 acres)
- CS, Commercial Service (34.1 acres)
- NC, Neighborhood Commercial (19.2 acres)
- RS, Residential Suburban [0.4 Dwelling Units/acre] (575.3 acres)
- RSF-2, Residential Single Family [2 Dwelling Units /acre] (89.6 acres)
- RSF-4, Residential Single Family [4 Dwelling Units /acre] (38.0 acres)

**Existing Zoning:** According to the current City General Plan, the subject property has been designated as the "Chandler Ranch Area Specific Plan" and can be found within Subarea 8 of the City Zoning Map. Within the Chandler Ranch Area Specific Plan, there are a total of four City zoning designations. These zoning areas consist of the following:

- RA, Residential Agriculture [3 acres minimum parcel size]
- R1-B5, Single Family [2 acres minimum parcel size]
- R1-B3, Single family [20,000 square feet minimum parcel size]
- PM, Planned Industrial



**Environmental Setting:** The project site is mostly vacant and can be characterized by rolling hill terrain with a major north-south trending ridgeline in the central portion of the site. Steeper slopes are present along the flanks of the ridgeline. Canyons and drainages lead up from the lower points of the site, up to the ridgeline. Elevations across the site range from a high of approximately 985 feet along the main ridgeline to 780 feet at the northeast corner of the subject property. On-site drainages are intermittent streams which flow north and northeast draining into Huerhuero Creek, which is located approximately 0.4 miles northeast of the subject property.

The subject property consists mainly of non-native grassland. Shrub dominated lands, such as coastal scrub or chaparral, are generally absent except for small stands of coyote brush. Oak woodland habitat can also be found within the study area. This habitat is dominated by Blue oak with occasional Valley oaks found at scattered locations along the on-site drainages. The oak woodland habitat is concentrated in the hilly center of the property along the main drainage that bisects the property from north to south. The oak woodlands lack heavy understory vegetation due to the intensity of grazing on the Chandler Ranch site. In addition, a small portion of the study area (approximately 12 acres) contains a remnant, abandoned almond orchard. This remnant almond grove was developed just after the First World War and has since been neglected.

**On-Site Land Uses:** The subject property is currently used for livestock grazing and has historically been used for both dryland farming and grazing. Model homes (some occupied) from a 1950s-era development project are located in the southeast corner of the specific plan, in a County unincorporated area called "Our Town." The historic Chandler Ranch headquarters (house and barn) is located in the southwest corner of the specific plan area, on the Wilcox parcel. The Chandler Ranch site is controlled by seven property owners. Table 1 summarizes the ownership characteristics of the properties on the site.

**Table 1. Property Ownership and Acreage Summary**

Property	Acreage
Chandler Ranch	672.4
Chandler Sand & Gravel	85.1
Meixner	17.6
Hermrek	15.4
Our Town (Tract 232)	14.1
Wilcox	7.7
Paso Robles Vineyards	7.4
Rupert	1.3
Rights of Way/Other	16.2
<b>TOTAL</b>	<b>837.2</b>

**Surrounding Land Uses:** Northwest of the site, at the southwest corner of Union Road and Golden Hill Road is the Paso Robles Public Schools Support Services Facility. Surrounding this facility is single-family residences which are accessed from Union Road, Golden Hill Road and Gilead Road. On the north side of Union Road and east of Golden Hill Road is an existing



industrial park and industrial supply facility (L&B Industrial Supply). El Paso Self Storage is located further east. The northwest corner of Union Road and Golden Hill Road contains the Golden Hill Nursery. More residential uses can be found further west, adjacent to Union Road.

Areas to the northeast and east of the project area are vacant open space or agricultural lands. Barney Schwartz Park is a formal park facility located adjacent to the northeast corner of the site, south of Union Road. The property southeast of the site consists of agricultural lands. Surrounding land uses along the southern boundary of the study area include an existing industrial park and several manufacturing plants. Existing residential uses (including the Quail Run subdivision and other residential development) are located along the north side of Sherwood Road, east of Creston Road. Winfred Piper Elementary School can be found west of Creston Road and north of Sherwood Road.

Commercial and residential uses are located southwest and west of the project site. The Kingdom Hall of Jehovah's Witnesses is located east of Golden Hill Road, just north of Gilead Road.

## DESCRIPTION OF THE PROJECT

The proposed project includes the preparation of a Specific Plan that would guide future development within the properties in question. State law authorizes cities and counties with complete general plans to prepare and adopt specific plans (Government Code Sections 65450 et seq.). These plans have developed as a bridge between the local general plan and individual development proposals, and contain both planning policies and regulations. They often combine zoning regulations, capital improvement programs, detailed development standards, and other regulatory schemes into one document which can be tailored to meet the needs of the specific area.

In conformance with the requirements of State Government Code Section 65451, the Chandler Ranch Area Specific Plan is a document which:

- ❖ *Establishes the type and general location of land uses for the property including open spaces;*
- ❖ *Describes the means of providing necessary public services to support the future uses;*
- ❖ *Identifies on-site resources and constraints;*
- ❖ *Establishes standards to guide future development on the site; and*
- ❖ *Provides a phasing plan for implementation of the Specific Plan.*

The land uses proposed for the Chandler Ranch Area Specific Plan include a mixture of residential, commercial, open spaces and school uses as shown in Figure 2 and illustrated in Table 2. No development plan is proposed at this time, but future development plans for the area must be found to be consistent with the Specific Plan land use designations.



**Table 2. Summary of Specific Plan Buildout Potential**

Land Use	Acreage	Density or FAR *	Dwelling Units	Floor Area
<b>Residential</b>				
• RSF-1	56.7	1 du/ac	68	-
• RSF-2	105.4	2 du/ac	216	-
• RSF-3	120.4	3 du/ac	374	-
• RSF-4*	17.6	4 du/ac	74	-
• RSF-5	37.7	5 du/ac	205	-
• RSF-6	55.0	6 du/ac	363	-
• RMF-9	15.8	9 du/ac	139	-
Subtotal Residential	408.6		1,439	
<b>Non-Residential</b>				
• Commercial Recreation	23.2	0.15 FAR	-	114,000
• Comm/Business/Tourist	12.0	0.25 FAR	-	98,000
• Comm/Business	8.5	0.25 FAR		69,000
• Business	19.0	0.25 FAR		155,000
• Neighborhood Commercial	2.3	0.25 FAR	-	19,000
Subtotal Non-Residential	65.0			455,000
<b>Open Space</b>				
• Revegetation Area	19.1			
• Common Open Space	344.6			
Subtotal Open Space	363.7			
<b>TOTAL</b>	<b>837.2</b>	<b>-</b>	<b>1,439</b>	<b>455,000</b>
<i>Residential densities are approximate, to provide a planning framework. Unit count based on actual numbers per planning area. Actual densities are calculated by dividing the number of units by the acreages. Non-residential development assumes 75% of potential buildout. This assumption accounts for the likelihood that detailed site planning, oaks and topography may substantially reduce the amount of potential square footage of developed non-residential area. * This area would allow a elementary school site, if the school district chooses to pursue this land use. Otherwise, it would revert to a residential land use designation.</i>				

The following is a brief description of the pattern and intensity of the proposed development pattern within the Chandler Ranch Specific Plan Area. The “Areas” referred to in this list correspond directly to those shown in Figure 2.

Residential Density and Pattern:

1. Within planned development areas, residential densities would range between 1 and 6 dwelling units per acre, typically increasing in intensity from north to south.
2. No residential development would occur north of the existing alignment of Gilead Lane.

Commercial Intensity and Pattern:

3. About 2.3 acres of Neighborhood Commercial development could occur in the southern end of the site, near Linne Road.
4. About 61 acres of various commercial, business park, and tourist commercial uses could occur in the vicinity of Barney Schwartz Park.



Circulation:

5. Airport Road would follow the eastern boundary of the Specific Plan area.
6. Linne Road would be realigned to more directly connect with Sherwood Road.

Open Space and Trails:

7. On-site drainages would generally be preserved in open space. A total of 344 acres (41% of the site) are preserved as open space.
8. Some areas of steeper slopes (typically greater than 10-15%) would be altered to allow for potential development anticipated under this alternative. About 142 additional acres with topographic constraints could be developed under this scenario.
9. This alternative would include a trail system connecting Barney Schwartz Park with areas to the south of Linne Road via the open space system.

Schools:

10. A school site could be accommodated in Area 13, in the southwesternmost portion of the site, near the northeastern corner of Linne Road and Fontana Road. This area is 17.6 acres in size.

Grading Approach:

11. This alternative would employ mass grading, creating areas for tract development. It would not strictly implement the City's Hillside grading ordinance.

**PUBLIC AGENCIES WHOSE APPROVAL MAY BE REQUIRED FOR  
SUBSEQUENT ACTIONS (e.g. permits, financing approval, or participation  
agreement):**

The City's approval of the Chandler Ranch Area Specific Plan would not require the approval of any other agency. However, the approval of subsequent development projects under the Specific Plan could require the approval of one or more of the following agencies:

- *California Department of Fish and Game*
- *Caltrans*
- *US Army Corps of Engineers*
- *US Department of Fish and Wildlife*
- *California Department of Education*
- *San Luis Obispo Air Pollution Control District*
- *Regional Water Quality Control Board*



## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology / Soils
<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Hydrology / Water Quality	<input checked="" type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input checked="" type="checkbox"/> Public Services	<input checked="" type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Utilities / Service Systems		

## DETERMINATION

On the basis of this initial evaluation:

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

\_\_\_\_\_  
Robert A. Lata  
Community Development Director

February 3, 2004  
\_\_\_\_\_  
Date



## EVALUATION OF ENVIRONMENTAL IMPACTS

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS</b> - Would the project:				
a) Have a substantial adverse effect on a scenic vista?	X			
b) Damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			
a-d. The project area features a number of natural scenic resources which include a relatively large expanse of open space offering vistas of rolling hills, oak woodlands and unique geologic formations. Caltrans has noted that Highway 46 is eligible for listing as a state scenic highway, but it is not officially listed at this time. The development accommodated by the Chandler Ranch Area Specific Plan could introduce a source of additional light and glare that could adversely affect nearby areas. Long-term development could affect the overall character of the area. These issues will be addressed in the EIR.				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>II. AGRICULTURE RESOURCES</b> - Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) 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?	X			
a-c. Development under the Chandler Ranch Specific Plan Area could result in the conversion of 350 acres of Farmland of Local Importance, as well as 100 acres of land of Local Potential, and 350 acres of grazing land to urban use. According to the Department of Conservation, no Prime agricultural land or Statewide Importance soils are found on the site. Approval of the Specific Plan would not affect land currently under Williamson Act contract. Conversion of portions of the site to urban use may result in conflicts with adjacent vineyard development to the east. This could affect the viability of these adjacent agricultural lands. This issue will be examined in the EIR.				



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable Air Quality Attainment Plan or Congestion Management Plan?	X			
b) Violate any stationary source air quality standard or contribute to an existing or projected air quality violation?	X			
c) Result in a net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d) Create or contribute to a non-stationary source "hot spot" (primarily carbon monoxide)?			X	
e) Expose sensitive receptors to substantial pollutant concentrations?	X			
f) Create objectionable odors affecting a substantial number of people?	X			
<p>a-f. The buildout potential proposed under the Chandler Ranch Area Specific Plan could add up to 1,439 residential units and 455,000 square feet of commercial development, as well as a school to an otherwise undeveloped area. Projected population levels may be inconsistent with the San Luis Obispo County Air Pollution Control District's Air Quality Management Plan. The increase in population may result in an increase in vehicular traffic, which may result in the marginal degradation of the air quality of the North County air basin. Future development may also increase air pollution due to construction activities and energy generation for utilities serving the developments. Additional buildings and pavement areas could contribute to a change in air movement and temperature in the immediate vicinity. However, it is unlikely that substantial congestion leading to CO hotspots would result.</p> <p>Development in adjacent to the agricultural area to the east may expose project residents to the aerial spray drift of fertilizers and/or pesticides. Development under the proposed project could result in the creation of isolated objectionable odors, such as from construction. Air quality impacts associated with the General Plan Update buildout will be assessed in the EIR.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES</b> - Would the project:				
a) Adversely impact, either directly or through habitat modifications, any endangered, rare, or threatened species, as listed in Title 14 of the California Code of Regulations (§670.2 or 670.5) or in Title 50, Code of Federal Regulations (§17.11 or 17.12)?	X			
b) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			



c) Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	X			
d) Adversely impact federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means?	X			
e) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	X			
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?			X	

a-f. While a majority of the study area consists of oak woodland, rangeland and non-native grassland, some of the areas may include sensitive plant and animal species. Existing undeveloped lands provide open space and support habitats that are considered sensitive to the region. Buildout under the Chandler Ranch Area Specific Plan has the potential to affect potentially sensitive species, their habitats, and wildlife corridors. The potential for impacts to the San Joaquin Kit Fox (*Vulpes macrotis mutica*), a federally-listed endangered and state-listed threatened species once identified on the site, may be significant. These issues related to biological resources will be addressed in the EIR.

There is potential for development associated with Chandler Ranch Area Specific Plan buildout to result in losses to native vegetation and oak trees. In addition, locally designated natural communities in the Planning Area may potentially be affected by development resulting from the proposed buildout. The EIR will discuss issues related to locally designated species and natural communities.

g. There is currently no adopted Habitat Conservation Plan affecting the project area. Thus, development accommodated under the Chandler Ranch Area Specific Plan will not interfere with the provisions of any such plan. Standards and potential mitigation carried forward under the Specific Plan could be used in conjunction with any regional Habitat Conservation Plan efforts the City would support. This issue will not be evaluated further in the EIR.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES</b> - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource which is either listed or eligible for listing on the National Register of Historic Places, the California Register of Historic Resources, or a local register of historic resources?			X	



b) Cause a substantial adverse change in the significance of a unique archaeological resources (i.e., an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it contains information needed to answer important scientific research questions, has a special and particular quality such as being the oldest or best available example of its type, or is directly associated with a scientifically recognized important prehistoric or historic event or person)?	X			
c) Disturb or destroy a unique paleontological resource or site?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?	X			

The Chandler Ranch site is located within the territory historically occupied by the Obispeño Chumash, the northernmost of the Chumashian speaking peoples of California. Archaeological evidence has revealed that the ancestors of the Obispeño settled in northern Santa Barbara County and San Luis Obispo County more than 9,000 years ago. Following an annual cycle of hunting, fishing, fowling and harvesting, these native peoples adapted to changing environmental and social conditions and grew into a large complex society. The Chumash traditional way of live was forever changed with Spanish colonization. As neophytes brought into the mission system they were transformed from hunters and gatherers into agricultural laborers and exposed to diseases for which they had no resistance.

An archival records search was conducted for the Chandler Ranch site as a part of the Chandler Ranch Master Plan EIR prepared by Douglas Wood & Associates, Inc. (June, 2000). According to the Central Coast Archaeological Information Center (CCIC) at the University of California, Santa Barbara, a total of 19 previous surveys had been conducted within one-half mile of the study area. Within these surveys, a total of one prehistoric archaeological site containing one isolated prehistoric artifact had been recorded.

The isolated prehistoric artifact ("Chandler Isolate #1") was recorded on the Chandler Ranch site during a 1988 survey. This artifact was found in the northwest portion of the study area, just east of Gilead Lane. The isolate is a single platform flake core of dark colored grainy chert that measures about 12 cm by 7 cm. No additional prehistoric artifacts or cultural materials were found in the general area of the chert artifact. In addition to this prehistoric artifact, several agricultural structures and facilities associated with historic ranches and farms were identified. However, these were determined to be less than 50 years old and are not considered significant architectural or historic facilities.

a-d. The area is within a region historically inhabited by Native American groups, including the Chumash and Salinan peoples. Much of the study area vicinity consists of land near rolling hills, drainages, and undisturbed oak woodlands. These geophysical features are considered highly sensitive as there is a high probability that they may contain cultural resource sites. Historic resources related to more recent settlement exist on the lands within the planning area, including historic structures related to the City's rich agricultural past. The Chandler Ranch Area Specific Plan would include goals and policies that would allow for the development of up to 1,439 residential units, as well as provide for land dedicated to commercial and business development. The introduction of this type of land use has the potential to impact undocumented cultural resources within the study area. As such, generalized impacts to prehistoric resources will be described in the EIR.

There are no historic resources on the site. Thus, this issue will not be discussed further in the EIR. In addition, the potential for paleontological resources on the site is not considered greater than in any other location in the City or region. Specific Plan approval would not provide development entitlements. However, any future development under the Specific Plan would be required to evaluate the potential for paleontological resources on a case-by-case basis. This issue will not be evaluated further in the EIR.



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS</b> - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X	
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Inundation by seiche, tsunami, or mudflow?			X	
v) Landslides?	X			
vi) Flooding, including flooding as a result of the failure of a levee or dam?	X			
b) Would the project result in substantial soil erosion or the loss of topsoil?	X			
c) Would the project result in the loss of a unique geologic feature?			X	
d) Is the project located on strata or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
e) Is the project located on expansive soil creating substantial risks to life or property?	X			
f) Where sewers are not available for the disposal of waste water, is the soil capable of supporting the use of septic tanks or alternative waste water disposal systems?			X	
<p>a, b, d, e. No active or potentially active faults are known or are suspected within the Chandler Ranch site boundaries. The closest mapped fault is the Huerhuero fault, which generally follows the path of Huerhuero Creek, approximately two miles to the east of the site. This fault is not considered to be active or potentially active according to the State. This fault is classified as an "undivided Quaternary fault" (a fault that has evidence of displacement within the last 1.6 million years".</p> <p>The closest significant fault is the Rinconada fault, which is considered "potentially active" by the State and is located approximately two miles west of the study area. The Rinconada fault has an estimated capability of generating a maximum credible earthquake (MCE) of 7.5. The Chandler Ranch site is also located approximately 20 miles west of the San Andreas fault, which is capable of generating an MCE of approximately 7.5 to 8.0.</p> <p>During the December 2003 San Simeon earthquake, which was centered about 24 miles west of Paso Robles, caused damage throughout the City from significant groundshaking. It is anticipated that development on the project site could be subject to similar damage if buildings are not properly constructed. Seismic hazards will be evaluated in the EIR.</p> <p>The project site consists, primarily, of colluvium and older alluvium overlying Pleistocene-age deposits of the Paso Robles Formation. Soils within the underlying Paso Robles Formation are typically composed of hardened silt and clay interspersed with sand and gravel. Potential hazards related to soil expansion, settlement, soil subsidence and erosion will be analyzed further in the EIR.</p> <p>Other hazards in the planning area include liquefaction (primarily associated with the alluvial soils located along Huerhuero Creek where groundwater levels would be closer to the surface). Landslide deposits were also encountered in this area. Soil-related hazards, including landslide potential, will be evaluated in the EIR.</p> <p>c. The study area does not include any unique geologic features that could be impacted by future development.</p>				



No further analysis of this issue will be conducted in the EIR.

f. All new development within the City is anticipated to be connected to the municipal waste disposal system. Thus, impacts related to the use of septic systems are anticipated to be less than significant. No further analysis of this issue will be conducted in the EIR.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS</b>				
- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?			X	
c) Reasonably be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Is the project located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?		X		
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	X			
<p>The following analysis references "Phase I Environmental Site Assessment Report for the Chandler Ranch Property", prepared by Fugro West, Inc. (December, 1995), as discussed in the Chandler Ranch Master Plan EIR by Douglas Wood &amp; Associates (June, 2000).</p>				
<p>According to studies prepared by the California Department of Oil and Gas, several exploratory oil wells were drilled in the vicinity of the study area between 1949 and 1957. However, no oil or gas wells have been drilled within the site boundaries. The off-site wells are located within a three-mile radius of the study area but are listed as plugged and abandoned dry holes. The closest well lies approximately 3,400 feet south of the site.</p>				
<p>Four locations within the Chandler Ranch site were identified as indicating the potential for the presence of toxic substances. These potentially hazardous sites are described as follows:</p>				
<ol style="list-style-type: none"> <li>1. <i>Trash dump located at the head of a north-south trending stream canyon.</i> Among the items observed were multiple 55-gallon, 30-gallon, 10-gallon and 5-gallon containers and drums. The containers</li> </ol>				



appeared to be typical containers used for storing paints, chemicals and petroleum products. Observations indicated that there is a possibility that more materials may be buried under the trash pile.

1. *Trash and debris along the north-south trending stream canyon.* Scattered trash consisting of old gas cans, 30-gallon drums and automotive parts was observed. Observations indicated that there is a possibility that more materials may be buried under the trash pile.
2. *Small trash dump in the north-south trending stream canyon west of an existing house and barn complex located in the northeast corner of the study area.* The trash observed in this area consisted primarily of old bottles, an old washing machine and paint containers. Observations indicated that there is a possibility that more materials may be buried under the trash pile.
3. *An apparent open well located in the house and barn complex in the northeast corner of the study area.* Adjacent to a functional, sealed well, a 5 to 6-inch diameter pipe was observed that appeared to extend well below ground. The pipe was determined to be similar to the nearby functional well. The uncapped well creates an open well which provides a direct pathway to subsurface materials and increases the potential for contamination.

In addition to the on-site locations of potential hazardous materials listed above, six separate properties identified as using, storing or generating hazardous materials were identified within an approximate one-mile radius of the study area. Five of these sites were found to have not released any hazardous materials. One site, CTS Keene, Inc., located at 500 Linne Road, was identified as having the potential for hazardous materials release. This facility contained up to ten underground tanks used for storage of product and waste materials. Waste materials listed for the CTS site indicate the presence of spent solvents, metals plating sludges and residues, cyanides and acids. This site is located south of the study area at the southwest corner of Fontana and Linne Roads and is situated down gradient from the Chandler Ranch property. CTS ceased its operations in 1990. Based on several site audits conducted between 1990 and 1993, significant soil contamination was not identified. Based upon these investigations, the California Department of Toxic Substances Control accepted the request by CTS for closure of the site.

a-h. The storage and handling of hazardous materials has not occurred within the planning area. Nevertheless, previous studies have indicated the possible need for site remediation at certain locations within the project site. Development within the project area is not anticipated to create any health hazards. Prior to such development, the recommendations of Phase I environmental site assessments would be implemented. It is not anticipated that, based on previous studies, there would be substantial environmental impacts related to this issue. Development of vacant areas may expose people to hazards resulting from exposure to dust and pesticides associated with adjacent agricultural operations. This issue will be evaluated as part of the Agricultural Land Use discussion of the EIR.

The introduction of activities and development in areas considered high fire hazard zones has the potential to result in increased fire hazards. There may be exposure to hazards related to the operation of the El Paso de Robles Airport, particularly associated with new development in general proximity to airport hazard zones, as identified in the Airport Land Use Plan (ALUP). However, none of the project area south of Union Road is located within the airport hazard zones. Thus, none of the residential development potential on the site, which is south of Union Road, would be exposed to airport hazards. This issue would be less than significant.

Development under the Chandler Ranch Area Specific Plan is not anticipated to interfere with any emergency response programs or plans. Individual development will need to be evaluated for specific impacts regarding emergency response issues on a case by case basis.

The EIR will include an analysis of safety issues, as they relate to flooding, seismic safety, and potential fire hazards.



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY -</b> Would the project:				
a) Violate Regional Water Quality Control Board water quality standards or waste discharge requirements?	X			
b) 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 (i.e., 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)?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to control?	X			
f) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
g) Place within a 100-year floodplain structures which would impede or redirect flood flows?	X			
<p>a-g. Drainage patterns may be altered as a result of the Chandler Ranch Area Specific Plan buildout. In addition, development in undeveloped areas will result in changes to absorption rates and the rate and amount of surface runoff. Drainage issues will be discussed in the EIR.</p> <p>Potential flooding impacts affect the subject property. The 100-year floodplain for Huerhuero Creek (as delineated by FEMA) traverses through the northern portion of the study area along Union Road. Potential commercial development near Huerhuero Creek could be impacted by flood conditions along this drainage. However, no residential development is contemplated in areas identified as part of the 100-year floodplain. Flooding issues will be addressed in the EIR.</p> <p>The project would be served by municipal water supplies. The General Plan EIR found that adequate water supplies would be available to serve the City from existing sources. Nevertheless, buildout of the Chandler Ranch Area Specific Plan would result in increased water consumption in the planning area, thus potentially requiring additional groundwater pumping. Development may also affect the quality and quantity of ground water. The EIR will discuss possible impacts to ground water sources including impacts resulting from lost recharge and increased pumping.</p> <p>Surface waters may be significantly affected by development associated with the proposed Chandler Ranch Area Specific Plan buildout. Future land uses replacing undeveloped areas may discharge substantial pollutants into surface waters including Salinas River and Huerhuero Creek. Project related impacts to water supplies will be discussed in the EIR.</p>				



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IX. LAND USE AND PLANNING</b> - Would the project:				
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?			X	
<p>a-c. The proposed Chandler Ranch Area Specific Plan establishes a planned land use pattern to guide growth within the study area boundary. The implementation of the Chandler Ranch Area Specific Plan is intended to preserve and enhance the quality of the community through the preservation of open space and the protection of natural resources along with the provision of proposed residential and commercial land uses. The Chandler Ranch Area Specific Plan would be the governing long-range guide for future development in the study area, and all proposed land uses will need to be made consistent with the General Plan. The EIR will examine the Chandler Ranch Area Specific Plan's consistency with regional plans, including those related to transportation, air quality, and the protection of natural resources.</p> <p>The Chandler Ranch Area Specific Plan land use designations would guide the general distribution, location, and extent of the various types of land uses in the study area. Proposed land use designations will allow for the conversion of undeveloped or vacant land to urban uses. However, the physical arrangement of established communities would not be disrupted or divided. The Chandler Ranch Area Specific Plan would not conflict with any adopted habitat conservation plan. These issues will not be examined further in the EIR.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>X. MINERAL RESOURCES</b> - Would the project:				
a) Result in the loss of availability of a known mineral resource classified MRZ-2 by the State Geologist that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	
<p>a-b. The project area has historically been used from grazing purposes, and is not the location of mineral extraction activities. The site has not been identified on state, regional, or local plans as the potential site from significant mineral resources. Development within the Chandler Ranch Area Specific Plan would not degrade the potential for extracting mineral resources in the region. This issue will not be evaluated further in the EIR.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XI. NOISE</b> - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	



c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?			X	
<p>a-f. As a result of implementation of the Chandler Ranch Area Specific Plan, development would be introduced into an area that currently is undeveloped. The development of this area may produce increased noise levels. Short-term increases could arise from proposed project construction, while long-term increases are typically associated with increased traffic. Primary corridors where increased traffic is anticipated include Union Road, Highway 46, Niblick Road, Creston Road, Golden Hill Road, Linne Road and a potential extension of Airport Road. In addition, future residents within the area could be exposed to noise from adjacent agricultural operations. Traffic and construction-related noise will be addressed in the EIR.</p> <p>Although the Paso Robles Airport is located north of the project area, the Airport Land Use Plan indicates the entire site is outside the projected 55 dBA CNEL noise contour. Thus, potential development within the planning area would not be exposed to excessive airport-related noise. This issue will not be examined further in the EIR.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XII. POPULATION AND HOUSING</b> -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	
<p>a-c. The Chandler Ranch Area Specific Plan proposes the infill of vacant land within the City limits. The Chandler Ranch Area Specific Plan describes the pattern and intensity of development that could occur within the study area, including residential, commercial, business and open space land uses. Infill within the current corporate boundary will result in additional housing and employment opportunities. The proposed project would be consistent with the existing General Plan, and is consistent with projected housing targets included in the Housing Element. The extension of Airport Road is identified in the General Plan, and would be needed to accommodate growth anticipated in the General Plan. The extension of infrastructure may remove an obstacle to the development anticipated under the General Plan, but would not induce growth beyond what is anticipated. Potential development outside the City limits, or outside the portions of the City's Sphere of Influence targeted for growth, may be more attractive as a result of the extension of Airport Road along the City's edge. However, such development, if it occurs, would be approved by San Luis Obispo County, subject to the County's regulations and ability to serve such development. Although land use policy consistency issues will be addressed in this EIR, as well as possible growth-inducing impacts associated with the project, no additional population or housing-related analysis will be included.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIII. PUBLIC SERVICES</b> - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	X			
b) Police protection?	X			
c) Schools?	X			
d) Parks?	X			
e) Other public facilities?	X			
a-e. Increased development within the planning area may result in a need for additional fire and police protection services. Future residential development in vacant and undeveloped areas in addition to increasing residential density at various locations may affect the area schools. Additionally, the increase in population due to Chandler Ranch Area Specific Plan buildout may require additional park and recreational facilities. Increased population may also increase maintenance costs of public facilities, including roads and result in a need for additional municipal services including administration, planning, and public works. It should be noted that increased impacts to public services were anticipated in the City's General Plan and EIR for the General Plan. The Chandler Ranch Area Specific Plan is consistent with the General Plan, and thus, its public service needs have been anticipated. Nevertheless, this issue will be discussed to further refine the analysis contained in the General Plan EIR.				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIV. RECREATION</b> -				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	X			
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	X			
a-b. The increase in population due to Chandler Ranch Area Specific Plan buildout may increase the demand for park and recreational facilities. However, 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 some of the future recreational demand generated by the project would be met through these amenities. Nevertheless, the overall increase in park demand, in the context of proposed amenities, will be discussed in the public services portion of the EIR.				



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XV. TRANSPORTATION/TRAFFIC</b> - Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	X			
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	
<p>a-g. New trips will be generated by buildout of existing vacant parcels located within the current City limits, and development of the land uses envisioned for the study area. This planned development and the potential population increase will generate additional vehicular movement, impact existing transportation systems, and create a demand for additional parking in existing and potential commercial establishments. Development pursuant to the Specific Plan may result in impacts to off-site roads near the site, including Creston Rod and Niblick Road. The City has identified the need to connect Airport Road to Highway 46 to minimize potentially unacceptable impacts to both local streets and the intersection of Union Road and Highway 46 East. Traffic-related impacts will be discussed in the EIR.</p> <p>Impacts related to the use of alternative transportation methods (bikeways and pedestrian systems) will be discussed in the EIR, and mitigation measures would be included to address this issue.</p> <p>The project is not anticipated to result in a change to air traffic patterns, or result in an increase to air traffic. The Airport Master Plan addresses future air traffic patterns and volumes, and it anticipates growth called for under the General Plan, including the Chandler Ranch Area Specific Plan. Air traffic impacts will not be discussed further in this EIR.</p> <p>Chandler Ranch Area Specific Plan implementation is not expected to interfere with emergency access or create road hazards. The extension of Airport Road may facilitate emergency access between Highway 46 and the southeastern portions of the City along Creston Road, which may be considered a beneficial impact. This issue will not be discussed further in the EIR.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS</b> - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X			
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			



c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Are sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	X			
e) Has the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	X			
f) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs, and, does the project comply with federal, state, and local statutes and regulations related to solid waste?	X			
<p>a-f. The project would be served by municipal water and wastewater services, and connected to existing City infrastructure. The project would increase water demand and wastewater treatment demand. These issues will be addressed in the EIR.</p> <p>The City of El Paso de Robles administers and operates water services, including wells and reservoirs, through its own municipal system, known as the City of El Paso de Robles Water Division, which serves virtually all users within the City limits. The City derives its water from the Salinas River underflow and the El Paso de Robles Ground Water Basin, which is a regional aquifer. In the El Paso de Robles area, this basin is 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 3590 gallons of water per minute from the Salinas River to the City of El Paso de Robles. Wells furnish nearly all of the water supply for urban use, and none for agricultural use within the city limits. Additionally, agricultural lands outside City limits use private wells. There are no identified major system deficiencies or transmission problems of water supply services throughout the city limits. Nevertheless, this issue will be examined in the EIR to ensure that an adequate water supply is identified for future growth.</p> <p>Although the Salinas River, Huerhuero Creek and local creeks are subject to flooding, no specific flood hazards associated with new development in the study area have yet been identified. Street flooding can occur during the rainy season. Buildout of the Chandler Ranch Area Specific Plan may result in a need for additional stormwater drainage facilities. Drainage issues will be addressed in the EIR.</p> <p>Solid waste disposal service to the City of El Paso de Robles is provided by El Paso de Robles Waste Disposal, Inc. (PRWDI), a privately owned and operated company. Solid waste is transferred and disposed of at the El Paso de Robles Landfill, located east of City limits, at 9000 Highway 46 East. The landfill is a Class III facility owned by the City of El Paso de Robles and managed by Pacific Waste Services, Inc. The increase in solid waste that will occur with the Chandler Ranch Area Specific Plan buildout may be substantial. The amount of solid waste expected to be generated within the Chandler Ranch Area Specific Plan study area will be addressed in the EIR.</p>				



<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporation</b>	<b>No Impact</b>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X		
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	X		
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X		
d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	X		
<p>a and d. The proposed Chandler Ranch Area Specific Plan may generate impacts of unknown significance in the following areas: Land Use, Agriculture, Geology, Hydrology, Air Quality, Transportation and Circulation, Biological Resources, Hazards, Noise, Public Services, Utilities and Service Systems, Aesthetics, Cultural Resources, and Recreation. The impacts associated with each of these issue areas will be identified and discussed in the EIR.</p> <p>b. The Chandler Ranch Area Specific Plan is a long-term plan and is expected to improve the long-term potential of the City by providing a framework and policy guide to preserve and protect the natural resources and to regulate development to prevent degradation of on-site resources. The EIR will identify and discuss any long-term environmental goals that may be disadvantaged as a result of adopting the proposed Chandler Ranch Area Specific Plan.</p> <p>c. The Chandler Ranch Area Specific Plan is a guide for long-term development within the study area and includes policies that will reduce or prevent impacts to the environment. However, there may be impacts as a result of changes to the circulation system and land uses, and minor alterations (including beneficial improvements) to the planning areas natural resources and natural features. The potential cumulative effects may be significant and will be discussed in the EIR.</p>			



## REFERENCES/AGENCIES CONTACTED

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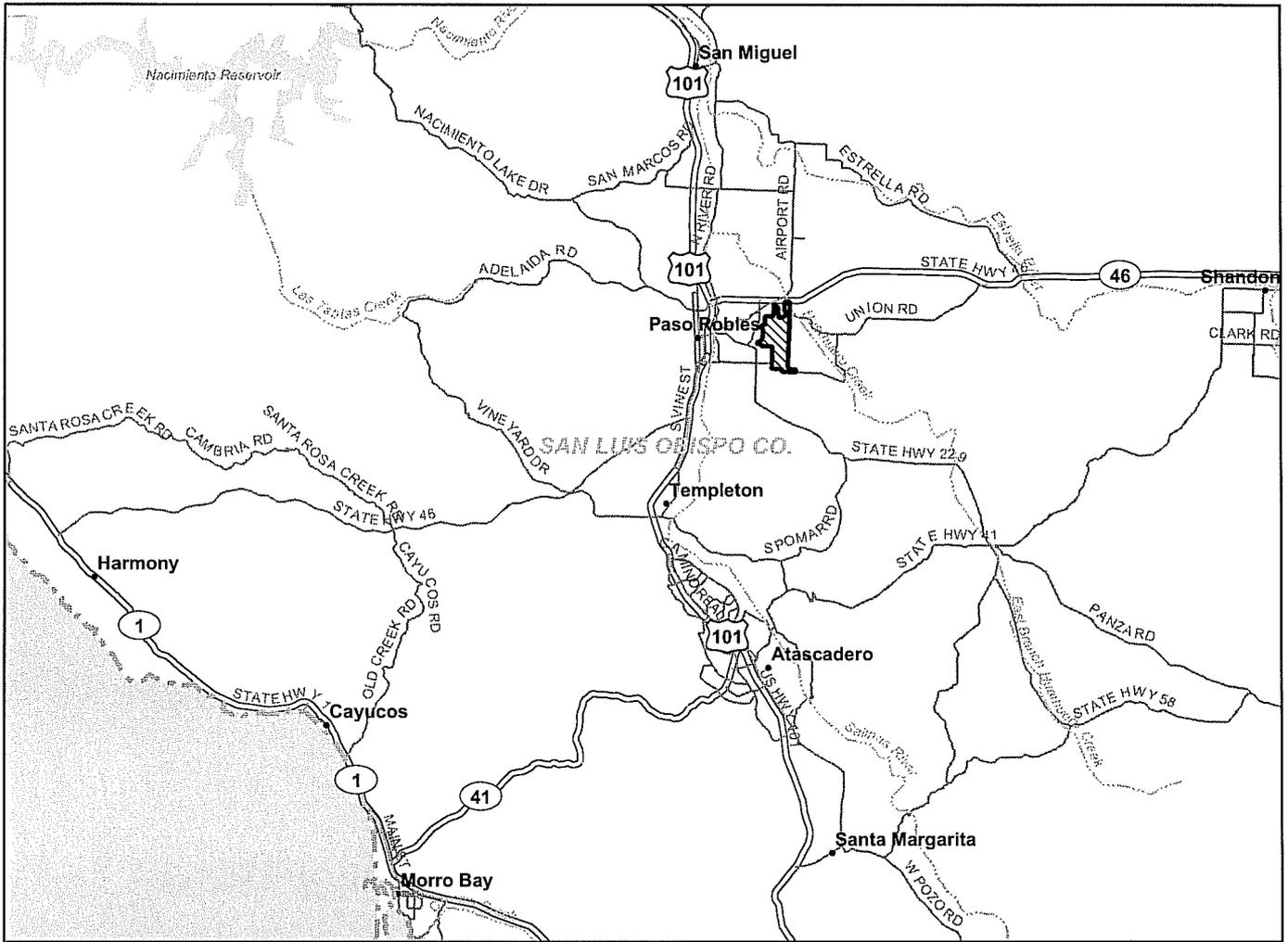
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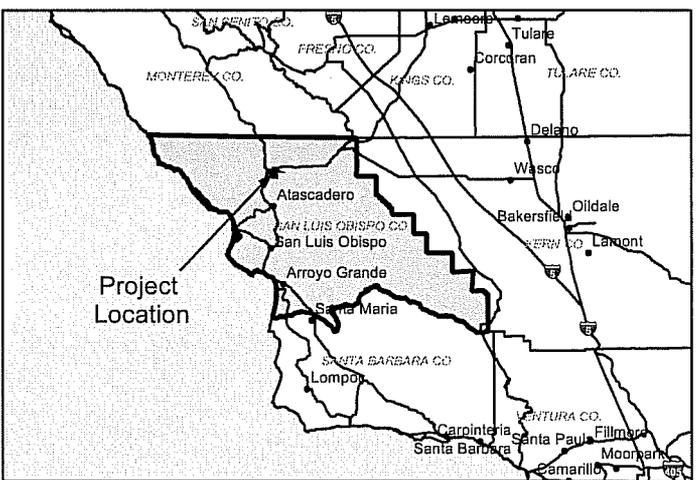
Chandler Ranch Area Specific Plan  
Initial Study



0 2.5 5 7.5 10 Miles



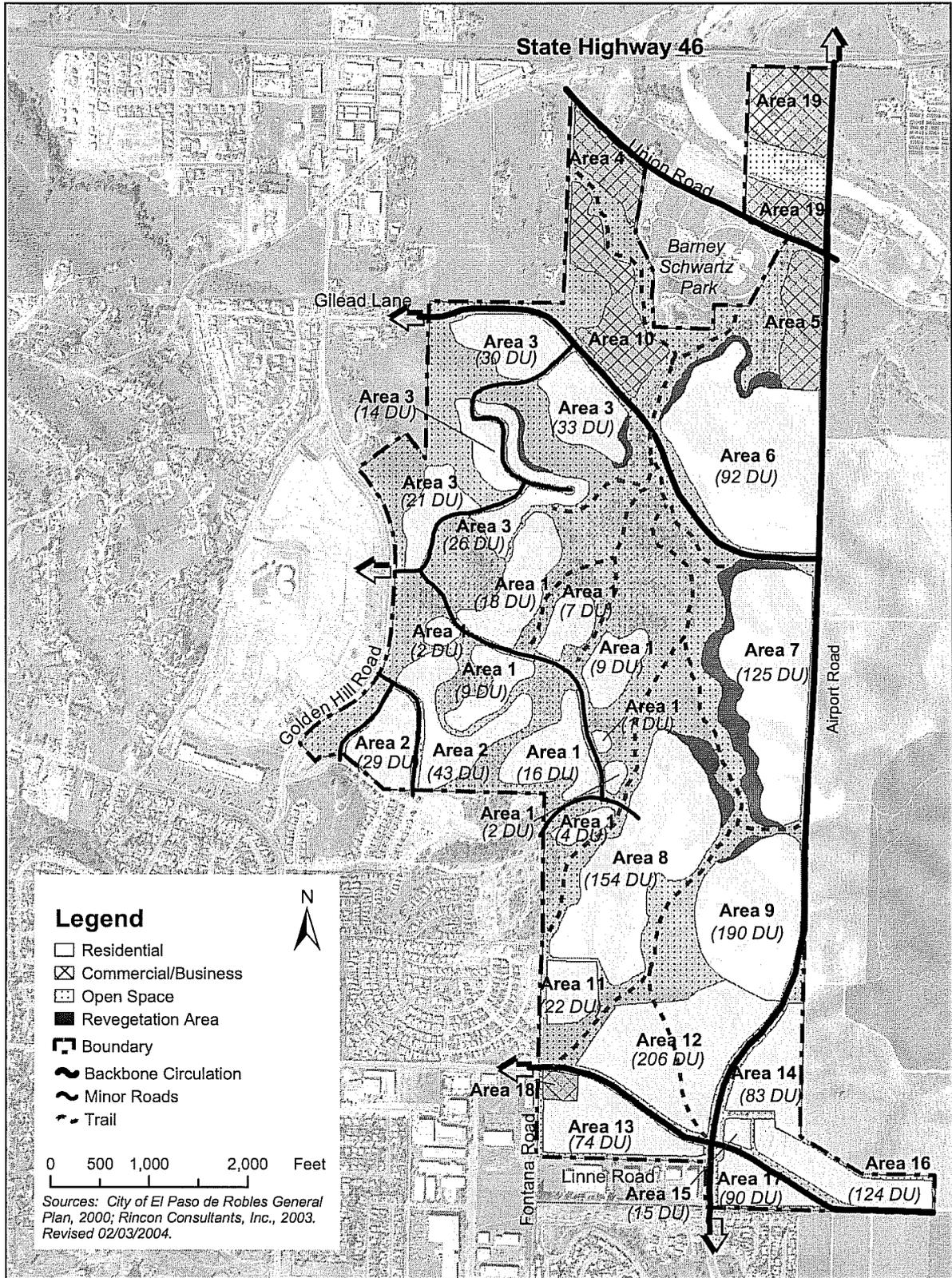
 Project Location



Source: U.S. Bureau of the Census, TIGER Data, 2000.

Project Vicinity

Figure 1



Proposed Project

Figure 2