



5.0 COMMUNITY DESCRIPTION

The purpose of this section is to provide basic background information on Paso Robles. This includes general information concerning geography, climate, government, population, economy, infrastructure, and planning and development.

5.1 GEOGRAPHY AND VEGETATION

The City is located in the southern Salinas River Valley. The Salinas River itself flows through the center of the City from south to north. Steep hills and canyons bound the community on the west, and open rolling hills to the east. Agriculture surrounds the area, and ranchlands are transitioning to vineyards to support the growing wine industry. Suburban residential development approved by San Luis Obispo County frames the City on the southern and eastern edges, with lower density residential to the north and west of the City. Agricultural uses both north and south of the City eventually give way to the unincorporated communities of San Miguel and Templeton. See Figure 5-1 (Location Map) for a delineation of the study area for this plan.

The Paso Robles area is bordered on the south and west by the rugged mountainous ridges of the Santa Lucia Coastal Range, to the east by the low hills of the La Panza and Temblor Ranges, and to the north by the low hills and flat-topped mesas of the Diablo Range. The highest elevations in the vicinity are located in the Santa Lucia Coastal Range where many peaks are 2,000 to 3,400 feet above mean sea level (msl). The City's mean elevation is 720 feet above sea level. Substantial ridgelines are distributed throughout the western, southern, and eastern portions of the City. See Figure 5-1 for the major features within the study area. See Figure 5-2 for the soil types within the study area.

The topography within the City is mainly from nearly level interspersed with rolling hills and a few steeper escarpments. Several areas in the City, including the developed areas west of Highway 101, the Salinas River basin, and areas north of Highway 46 east, are characterized by relatively flat topography. The elevation of the Salinas River bed drops at a gentle gradient about nine feet per mile within the Paso Robles city limits. Topography immediately west of the riverbed is characterized by a gently sloping alluvial terrace rising to the gently rolling hillsides that comprise the area west of the City limits. Most of the downtown area and other areas west of the river have an average elevation of approximately 700 feet. In the hills to the west of the City, lands rise to an elevation of 1,300 feet. Land to the east of the Salinas River is characterized by low, undulating hills including relatively flat grassy plateaus, ridges, and steep oak tree-covered canyons and creek basins, and varies between 800 and 950 feet.

The City of Paso Robles is considered to be part of the Coast Range Physiographic Province. The Paso Robles area is exposed to seismic hazards from movement along several regional faults. The identified active fault zones in this area are the San Andreas (northeast of the City), Rinconada (south of the City), and Hosgri "Offshore Fault" (the Offshore Fault is seismically active, but available marine geophysical data indicate that future surface rupture is improbable along this fault). See Figure 6-2 (Fault Map).

The vegetation throughout the City is characteristic of Central California riverine valley habitats (see Figure 5-3), composed of oak woodlands, riparian vegetation along stream courses, grassland habitats, and agricultural lands (vineyards, orchards, and cultivated crops) that occur in a mosaic pattern across the landscape. There are also small wetland areas within the City, however they are too small to incorporate into the Vegetation Map. The non-native annual grassland vegetation comprises a large amount of the City area; approximately 1,580 acres (*City General Plan EIR, 2003*). The grassland vegetation is primarily a result of grazing activities that have occurred in the past. This habitat type is a naturalized community that has replaced previously existing native bunchgrass habitats and is now the most common vegetation type in the state of California. The riparian habitat along the Salinas River (defined as Fremont Cottonwood in Figure 5-3) is generally considered to be of high value because of the variety of flora and



fauna that occur in this habitat, their proximity to available water, and the cover and shade provided by the vegetation. The oak woodland habitat type (which also includes oak savanna) are generally located within grasslands and drainages and on alluvial terraces and floodplains. Oak woodland communities in the City are dominated by open to nearly closed canopies of blue oak (*Quercus douglasii*) with grass or shrub understories. The understory species composition can vary depending upon conditions such as moisture availability and soil type. Valley oaks also contribute to the oak woodlands along and near the City's drainages. Oak savanna habitats are composed of oak trees distributed far enough apart throughout a landscape so that the community lacks a closed canopy.

This natural setting of rolling hills, waterways and affiliated vegetation types forms a basis for the extent of impacts the potential hazards may have on the City. For example, steeper slopes and denser vegetation with multiple canopy layers pose a higher threat for wildfires than flatter areas with small amounts of vegetation (see Figures 6-17 and 6-18, Slope Model Map and Wildfire Hazard Areas).

5.2 CLIMATE

This portion of central western California generally has hot, dry summers and low rainfall. The Pacific Ocean is only about 25 miles west of the City, which exerts a moderating influence on seasonal temperature fluctuations and is negated somewhat by the mountainous terrain to the west.

The area is characterized by a Mediterranean climate with a wet season from October to early April and a dry summer season (low humidity). In general, most rainfall occurs in the range of hills and mountains nearest the coast (west) with a decreasing amount farther inland (east). In Paso Robles, the total annual precipitation is approximately 14 inches (see Figure 5-4). In winter, the average high temperatures range from the 50's to the 60's, with lows in the 30's. There are typically few winter nights when temperatures fall below freezing. In summer, the average daily highs are in the 90's, with some days exceeding 100. Summertime lows are typically in the 60's and 70's.

5.3 GOVERNMENT

The City of El Paso de Robles was organized, formed and incorporated under the laws of the State of California on March 11, 1889. It has a "Council-Manager" general law form of government where the City Manager is appointed by the City Council and is the Chief Executive Officer of the Municipal Corporation. The Council acts as the board of directors of the municipal corporation and meets in a public forum where citizens may participate in the governmental process.

The City Council consists of five members elected at-large, on a non-partisan basis. Residents elect the Mayor and four Council members, making each accountable to the entire citizenry. Council members serve four-year overlapping terms. The mayor is directly elected and serves a two-year term. The City Council establishes City policies, approves ordinances and resolutions, makes land use decisions, approves agreements and contracts, hears appeals on decisions made by City staff or advisory committees, and sets utility rates. The Mayor and City Council members receive a monthly stipend set by resolution.

The City Manager is the Chief Executive Officer of the City. The City Manager is appointed by the City Council to enforce city laws, to direct the operations of city government, to prepare and manage the municipal budget, and to implement the policies and programs initiated by the City Council. The City Manager is responsible to the City Council, and directs departments and operations.

The City Attorney is appointed by the City Council and works under contract to the City. The City Attorney is the legal advisor for the council. He or she provides general legal advice on all aspects of city business and represents the City in legal actions.



The Clerk is an elected official. The City Clerk is charged with responsibility of maintaining records of council actions, permanent records of all city transactions and documents, and coordinating the city's elections. The Deputy City Clerk is an appointed staff position that assists the City Clerk in carrying out all duties.

The City Treasurer is an elected position responsible for the custody and investment of all city funds. The City Treasurer is also responsible for administrating the City budget.

Boards, commissions and special committees composed of local citizens are frequently appointed by the City Council to advise the City Council in one or more aspects of city government. Typical advisory committees include Parks & Recreation, Streets and Utilities, Airport, Youth and Senior Citizens. The Planning Commission implements Council development and land use policy, and makes recommendations for policy revisions.

One of the major investments the City makes is the City's work force. City employees perform the day-to-day functions necessary to provide services to the community.

Department heads administer specific functions of city government and are responsible to the City Manager. Such positions are Public Works Director, Community Development Director, Library and Recreation Services Director, Administrative Services Director, Police and Fire Chiefs.

5.4 POPULATION

The City has seen sustained growth over the past decade (*2004 City of Paso Robles Economic Update*, UCSB Economic Forecast Project), as highlighted in Table 5-1, below. The current population of Paso Robles is 26,856 (California Department of Finance, January 2003). Between 1980 and 1990, the city grew from 9,200 to 18,600, at an average annual compounded rate of 7.3 percent. Since 1990, the City has grown at an average annual rate of 2.7 percent to approximately 27,000 in 2004.

The 2003 General Plan assumes continued steady population growth to 44,000 in the year 2025. Attaining that target would entail an average annual compounded growth rate of 2.3 percent between 2004 and 2025 or an average annual population growth of 800 persons in the same period.

**TABLE 5-1
POPULATION, 1990-2025**

Jurisdiction	1990	2000	2004	2010	2020	2025
Paso Robles	19,000	24,000	27,000	32,000	40,000	44,000

Source: City of Paso Robles General Plan Update 2004 / US Census 2000 / State Department of Finance 2001-2002. These numbers are rounded, and therefore, are approximations.

Table 5-2 shows the population breakdown vulnerable to potential hazards within the City (based on 2000 Census data). These numbers are the officially recorded population summary of the US Census Bureau, and are meant to demonstrate how the general composition of the City's people (children versus the elderly), merely for perspective. The total amount of population within the City is considered "vulnerable."



**TABLE 5-2
POPULATIONS POTENTIALLY VULNERABLE TO HAZARDS, 2000**

Jurisdiction	Population			Households	
	Total	<19 years	65+ years	Total	Median Household Income
Paso Robles	24,297	7,240	3,262	8,556	39,217

Source: US Census Bureau.

5.5 ECONOMY

The City of Paso Robles did not share in the recent national recession (2001). Unemployment has been remarkably low and job creation has been steady over the past decade. The forecast is that the economy of this area will continue to grow and create jobs, limited only by the availability of labor and affordable housing (*2004 City of Paso Robles Economic Update*, UCSB Economic Forecast Project). Table 5-3 displays the City's employment by industry.

**TABLE 5-3
TOTAL EMPLOYMENT BY INDUSTRIAL DIVISION, 2003**

Sector										
Agric.	Mining	Const.	Manuf.	TCPU	Whole. Trade	Retail Trade	FIRE	Services	Gov.	Total
1,270	N/A	850	2,360	240	450	2,690	370	1,490	1,170	10,890

Note: TCPU = Transportation, Communications and Public Utilities. FIRE = Finance, Insurance and Real Estate. Gov. = Local government and public schools.

Source: City of Paso Robles, California State Employment Development Department.

The City of Paso Robles has seen sustained economical growth since 1993. This is the longest run of uninterrupted real (inflation adjusted) growth for a municipality in the Tri-Counties area (San Luis Obispo, Santa Barbara and Ventura). The average growth during the 1997 to 2000 time frame was an extraordinary 10.6 percent. The data for 2004 indicate a bit of a slowdown but growth nevertheless (*2004 City Economic Update*, UCSB Economic Forecast Project).

The Paso Robles economy has a concentration of activity in the manufacturing sector that many communities in the Tri-Counties do not have. The City is one of the few areas in the region where manufacturing still accounts for a sizable fraction of employment. In 2001, manufacturing was 23.2 percent of the economy in Paso Robles. By comparison, manufacturing in San Luis Obispo County as a whole is approximately 8.0 percent.

As with economic growth, job growth has been relatively persistent in the City of Paso Robles. Based on data for 2001, an estimated 5,200 jobs have been created since 1992. Employment growth slowed from 3.5 percent in 2002 to negative 0.8 percent in 2003. However the *Economic Update* forecasts a quick return to growth, 2.0 percent in 2004 and 2.3 percent in 2005. The Paso Robles area average salary growth increased from 1.2 in 2002 to 3.3 in 2003. Growth of 3.1 percent is forecasted for 2004, and 3.6 percent growth in 2005.



In 2000 and 2001, the real (inflation adjusted) median home price in the City of Paso Robles rose into the double digits. During 2001, the increase was 17.2 percent to \$214,000. This implies just over 20.0 percent in nominal or money terms. Real median home prices rose 14.0 percent in 2002 and 17.6 percent in 2003. This rapid growth is being fueled in part by demand for affordable housing. For example, workers from the City of San Luis Obispo who cannot or choose not to afford the more expensive housing there are commuting to the North San Luis County area, including Paso Robles. Also, Paso Robles is building a large quantity of new homes. The City, with a base of 10.0 percent of the County's population, built 21.0 percent of the County's new homes in 2001.

According to the UCSB Economic Forecast Project, the Median price of homes in Paso Robles was about \$302,000 in 2003 and about \$354,000 in 2004.

Commercial land uses are located primarily in downtown Paso Robles, on Niblick Road, west of South River Road, and along the west side of Theatre Drive, south of Highway 46 West. Industrial land uses are located primarily in the Commerce Industrial Park (at Sherwood Road and Commerce Way), at the Airport, in the area centered on the intersection of Highway 46 East and Golden Hill road, and on Ramada Drive, north of Highway 46 West. Presently there are two major commercial centers recently developed which house Wal-Mart, Target, Big 5 Sporting Goods, J.C. Penney's and Staples, to name a few. The construction of a multiplex theater complex designed to house nine screens has been completed, as well as a multi-modal transportation center which serves Amtrak, regional bus systems, local fixed-route transit, and City dial-a-ride services. Paso Robles also has a City-owned airport, located at Highway 46 East and Airport Road (just east off Highway 101), which consists of 1,231 City-owned acres and is classified as a General Aviation-Transport Airport.

Paso Robles is also more recently known as one of the fastest growing vineyard and winery regions in California. With over 60 wineries and almost 24,000 acres of wine grapes planted in the "Pass of Oaks"—the literal Spanish translation of the town originally named Paso de Robles—the Paso Robles American Viticultural Area (AVA), includes over 650,000 acres. As the leading agricultural business in the county, the area's wine industry attracts more than half a million visitors to San Luis Obispo County annually. Paso Robles winery and festival visitors contribute a large share to its estimated \$130 million spent in annual wine sales - most of which is generated from outside the County. This has helped the economy enjoy approximately \$25 million annually in gross lodging, retail sales, and services.

5.6 INFRASTRUCTURE AND SERVICES

The City maintains many facilities, from parks to the airport to City Hall. Figures 5-5 (City-Owned facilities) and 5-7 (Critical Facilities) show the locations of each of these facilities and Table 5-4 below provides a description of each facility including the general use, year built, square footage, and building material. Table 5-4 is not an exhaustive list of City-owned facilities, but merely a list of the major (i.e., "critical") facilities that provide essential services. Therefore, museums, libraries, and/or recreational facilities are not included. Furthermore, facilities that may be located within the City boundary but are not owned specifically by the City are not included (i.e., the state-owned fairgrounds).

Table 5-5 below describes the City's critical facilities and infrastructure throughout the study area (how many there are and the overall estimated values) and Figure 5-7 shows their locations. The utilities infrastructure in the City includes water provision, and wastewater collection and treatment. The public services infrastructure in the City include the fire protection and emergency services, police protection, public schools, the municipal airport, and solid waste collection and disposal.

The estimated average values for these facilities were mainly derived from HAZUS-MH, a natural hazard loss-estimation program developed by FEMA. It is assumed that the HAZUS-MH estimated values for facilities are generally determined by classifying each census tract into one of an unknown number of census tract types and each



type of census tract is assigned a value for each of the critical facility types. This methodology for estimating facility values has been questioned and yet to be confirmed by the FEMA headquarters (URS Corporation, October 2004).

**TABLE 5-4
CITY-OWNED FACILITIES**

Name / Address	Description / Function	Year Built	Building Material	Building Size (Sq. Ft.)
City Hall/Library 1000 Spring Street	Offices and Library	1995	Steel frame/ stucco/ brick	Library/City Hall 28,686
Senior Center Scott Street	Senior recreation and life enhancing programs	2002	Wood frame and stucco	5,375
Veteran's Center Scott Street	Veteran's recreation and life enhancing programs	2002	Wood frame and stucco	3,780
Centennial Park buildings, Activity Center and Gym 600 Nickerson Drive	Sports and leisure activities and programs	1989	Gym – Concrete tilt up Activity Center – Wood frame/ stucco	32,889
Airport Terminal building, 4900 Wing Way	Food service, aviation services, offices	2001	Wood Frame and Block	6,700
Public Safety Center 10 th /Park Street	Police and Fire station offices	2003	Wood Frame and Block	40,715
North County Transportation Center, Pine Street	Transit services	1999	Wood Frame/ stucco/ block	2,890
Maintenance Building(s), 625 Riverside	Equipment and vehicle storage and maintenance		Metal	4,500 2,639 1,000
Water Yard, 1240 Paso Robles Street	Water equipment		Unreinforced masonry (1 or 2 buildings); Quonset hut	3 buildings
Wastewater Treatment Plant, 3200 Sulphur Springs Rd	Wastewater treatment plant	1954 * 1970 ** 1989 ***		
Fire Station #2, 235 Santa Fe Avenue	Fire Station	1960	Metal	3,500
Airport Fire Station, 3125 Buena Vista Rd	Fire Station	1983	Metal	2,400
Golden Hill Reservoir	Reservoirs			
West Side Reservoir	Reservoirs			

Source: City of Paso Robles

* Original construction of treatment plant

** Expansion #1 of treatment plant

*** Expansion #2 of treatment plant



**TABLE 5-5
CRITICAL BUILDINGS, FACILITIES AND INFRASTRUCTURE BY TYPE AND ESTIMATED VALUE, 2000**

		No. of Facilities	Estimated Average Value of Facilities
Essential Facilities	Police Stations	1	\$1,652,000
	Fire Stations / Emergency Operations Centers	3	\$472,925
	Schools	19	\$3,883,540
Transportation Systems	Airways - Airports	1	\$6,431,000
	Railways - Trackage, Tunnels, Bridges, Rail Yards, Depots	1	\$7,425,00
	Highways	2	\$35,422,230
	Bridges	4	\$8,184,133
Lifeline Utility Systems	Wastewater	1	\$39,377,400
	Sewer	1	\$519,961
	Reservoirs	3	\$2,469,182
Total Critical Facilities		36	N/A

Source: City of Paso Robles (facilities) and FEMA HAZUS-MH (estimated values)

Fire prevention and suppression services are provided by the City of Paso Robles Department of Emergency Services (PRDES), a fire and emergency service organization. PRDES provides fire suppression, emergency medical care, hazardous materials emergency intervention and control, water rescue, entrapment extrication, fire safety inspections of businesses, public fire safety education, fire investigation, and disaster management and planning. PRDES operates from three fire stations located within the City.

The Insurance Service Office (ISO), a national rating service sponsored by fire insurance carriers to measure fire fighting capability to reduce structural fire losses, provides rankings of fire fighting capability on a scale of 1-10 with 1 being best level of service and 10 being no service at all. The ISO assigned the Paso Robles community a class 5 rating for property within 1,000 feet of a fire hydrant and a class 9 rating for all other property.

The Paso Robles Police Department (PRPD) provides law enforcement services for the City. According to PRPD, the department is adequately staffed (approximately 40 officers) to serve the entire population of Paso Robles at a ratio of 1.4 to 1.6 officers per 1,000 residents.

The Paso Robles Joint Unified School District (PRJUSD) serves grades K-12, and is the only public school system with facilities within the City. In addition to the PRJUSD, there are several private/parochial schools that serve the City's residents. All sites currently operate on a September-through-June schedule. The current student enrollment in the PRJUSD is approximately 7,000 students. The average increase in student population/enrollment is approximately 2% per year (Paso Robles Joint Unified School District, Business Services Department. *Long-Range Facility Master Plan K-12, 1999-2023*).

The City administers water production, storage and conveyance services, including wells and reservoirs, through its own municipal system, known as the City of Paso Robles Water Division, which serves all users within the



City limits. The City derives its water from two sources, the Salinas River Alluvial flow and the Paso Robles Groundwater Basin, which is a regional aquifer. In the Paso Robles area, the two sources are replenished primarily from uncontrolled runoff originating from several major and minor stream tributaries of the Salinas River, from wastewater treatment plant discharge of effluent into the Salinas River, and to a lesser extent, direct infiltration from precipitation and irrigation.

The City relies on groundwater for 100 percent of its water supply. Groundwater from the Paso Robles Ground Water Basin and from Salinas River underflow is currently the sole supply of water to the City. City wells furnish nearly all of the water supply for urban use, and a limited number of private wells serve agricultural uses within the city limits. The City has annual rights to eight cubic feet per second from the wells situated adjacent to the Salinas River. Water stored in reservoirs is used to provide water to the City during peak demand periods. Storage also serves as an emergency source of water for firefighting and periods when pumping facilities are out of service. The City has three reservoirs.

Concurrent with the preparation of this Local Hazard Mitigation Plan, the County of San Luis Obispo prepared a draft updated Paso Robles Groundwater Basin Study. This document should be consulted for the most current information on groundwater supply and will be used in the next update to this Local Hazard Mitigation Plan.

There is the potential for water from Lake Nacimiento to be used for the City. It is assumed that groundwater (underflow and basin groundwater) would remain as the sole source of supply until 2010, when 9,345 Acre Feet per Year (AFY) of water supply would be needed. Lake Nacimiento water would supply 4,000 AFY and the remaining 5,345 AFY of this demand would be satisfied through the City's Salinas River underflow supply and basin wells. By 2010 when Nacimiento water becomes available, excess groundwater production capacity would exist (*San Luis Obispo Local Agency Formation Commission*).

The City is in the process of managing the water shortage problem caused by the earthquake damage to one of their four million gallon storage tanks. A water conservation program that calls for a 25 percent reduction in water use by residents is being implemented. The water system is being closely monitored and high water users are being targeted for conservation measures.

The City has recently upgraded specific water system infrastructure components throughout the City. The City has substantially improved the water system network, boosters, and storage throughout the City. The downtown area 4" main lines have been upgraded with a minimum of 8" lines on numerous streets to increase fire flow capabilities. Water distribution mains have also been installed throughout the eastern portions of the City.

The City owns and operates wastewater collection and disposal services for residential, commercial, and industrial facilities within the City's limits, the airport area, and the Templeton Community Services District (TCSD). The sewage collection system consists of approximately 102 miles of public sewer mains ranging in size from 4 inches to 27 inches in diameter. In addition, the City maintains 13 lift stations, ranging in capacity from 100 to 4,900 gallons per minute (gpm). The City's Public Works Department operates and maintains the City's wastewater treatment plant, where all City wastewater is pumped into the plant and treated by the secondary trickling filtration method. Ultimately, the treated wastewater effluent is discharged into the Salinas River, and dried solids are used at the City Landfill as vegetative cover.

The major transportation routes (considered to be "critical infrastructure") through the City are US Route 101 (extends north/south) and Highway 46 (extends east/west). Spring Street runs parallel to US Route 101 and is considered the main downtown corridor. Niblick Road and Creston Road are east of US Route 101, and these two major corridors provide transportation through the eastern residential and commercial areas of the City. The Union Pacific Railroad also traverses through the City (parallel to US Route 101), and the City harbors its own airport, in the northeast corner of the City boundary.



5.7 PLANNING AND DEVELOPMENT

Table 5-6 gives a general summary of the City's vulnerability to loss in terms of the critical facilities, residential parcels and nonresidential parcels. The values for the parcels were determined by averaging improvement values throughout the City. Parcels that didn't have an assigned improvement value were calculated by estimating the value per square foot (\$10.99) for each land use category (commercial, residential, etc.). This average value (per square foot) was then used for the parcels without an assigned improvement value. Figure 5-8 shows the General Plan Land Use Map for the City. Expected future development is shown in Figure 5-10 and described in Table 5-7.

Of the facilities described in Table 5-6 some are unreinforced masonry structures. Unreinforced masonry buildings can be a serious threat to residents during an earthquake, as they tend to collapse or portions of the buildings tend to break free of the rest of the building. The remaining unreinforced masonry structures within the City are shown on Figure 5-9. A list of commercial unreinforced masonry buildings has been attached as Appendix F.

**TABLE 5-6
BUILDINGS BY TYPE AND ESTIMATED IMPROVEMENT VALUE, 2004
CITY OF PASO ROBLES**

Critical Facilities			Residential Parcels			Nonresidential Parcels		
No.	Avg. Value of all facilities (\$ million)	Total Value of individual facilities (\$ million)	No.	Avg. Value of parcels (\$ million)	Total Value of individual parcels (\$ million)	No.	Avg. Value of parcels (\$ million)	Total Value of individual parcels (\$ million)
36	6.7	241.6	8,831	1.0	8,977.6	1,120	0.4	438.7

Source: City of Paso Robles, 2004.



**TABLE 5-7
FUTURE DEVELOPMENT AREAS**

Development Area	Description of Potential/Planned Buildout
C1	<p>This is the Chandler Ranch area, for which a Specific Plan is currently being prepared. The 837-acre site contains various land use designations, although it is predominantly designated RS- Residential Suburban (1 du/2.5 ac), with other areas designated RSF-2 (Residential Single Family). The land is designated by the Natural Resources Conservation Service Farmland Mapping and Monitoring Program (FMMP) as Grazing Land (approximately 350 acres), Farmland of Local Importance (approximately 350 acres), and Farmland of Local Potential (approximately 100 acres). The site is currently used as rangeland, with oak woodlands.</p> <p>Depending upon what is ultimately approved via a Specific Plan for the site, Area C1 has the potential to result in the loss of the above-stated acres of agricultural-related land.</p>
C2	<p>This area is known as the Hanson property and comprises 11.0 acres. It is currently designated RSF with an existing build out potential of 33 units. The proposed General Plan Update would redesignate this area as RSF-4 on the two level acres adjacent to S. River Road, and RSF-6 on the remainder of the site, resulting in a build out potential of 47 units.</p>
C3	<p>Area C3 is comprised of 5.5 acres on the east side of River Road, north of Niblick Road near the river. It is currently designated RSF with a buildout potential of 20 units. With the proposed project, it would be designated RMF-12 with a buildout potential of 50 units.</p>
C4	<p>This area is referred to as Subarea D, Borkey Area Specific Plan off Highway 46 East. It is comprised of 13.07 acres currently designated RSF-1 with a buildout potential of 12 units. With the proposed project, it would be designated RMF-12 with a buildout potential of 122 units.</p>
C5	<p>This would redesignate the existing RMF-H site that is currently 12 acres in size and undeveloped to RMF-20, thereby increasing the buildout potential from 16 units per acre to 20 units per acre.</p>
C6	<p>This is the Mixed-Use Overlay, which would apply to areas designated for Community Commercial (CC) or Commercial Service (CS) use in the portion of downtown bounded by 24th Street, Vine Street, 1st Street, and Riverside Street. With this overlay district, vacant lands in the Downtown area with these commercial designations could be developed with multi-family residential uses, and multi-family residential units could be established on second stories above existing commercial or office uses. Approximately 319 additional housing units could be created within this area, assuming 20% of the Overlay area is used for residential, at 75% of the potential maximum density of 20 du/acre.</p>
C7	<p>In Area C-7, the project would create a Salinas River (SR) Overlay for properties along the Salinas River in the river corridor. Standards would be developed to address conservation, access and recreation. This action of the proposed project would serve to reduce potential land use conflicts between the recreational uses and conservation goals of the river, and the adjacent urban uses.</p>
C8	<p>This area would allow second units in RSF 1-4 designations, resulting in an additional 305 units, using the assumption that 5% of all such designated parcels in the City would utilize this provision.</p>
C9	<p>This planning area is for the Purple Belt Policy. The proposed General Plan would not, at this time, establish the boundaries of the belt, but would establish a policy to study and determine the boundaries of a purple belt and a process through which the City could purchase of development rights in the purple belt area. The General Plan Update includes Policy LU-1E, (Emphasis of Urban Edge), which states, "Arrange land uses, evaluate development design, and protect resources to emphasize a distinct urban edge between the City and surrounding rural areas, open space and agriculture." This policy is intended to create a distinct urban edge, which could result in an inadequate buffer between agricultural uses and urban uses.</p>



**TABLE 5-7 (CONTINUED)
FUTURE DEVELOPMENT AREAS**

Development Area	Description of Potential/Planned Buildout
C10	This would, on a citywide basis, change RSF to RSF-4, thereby making the RSF designation consistent with the terms used for RSF-1, RSF-2 and RSF-3.
C11	This would, on a citywide basis, create the RSF-6 land use designation to accommodate single-family residences up to 6 units per acre (4,000 sf lots similar to Sierra Bonita, etc).
C12	This would be a Senior Housing Overlay that would provide for senior housing subject to specific design and construction standards. The Overlay would be applied to the area south of Highway 101, west of the Railroad, north of 24th Street, and east of Oak Street.
C13	This would be an Employee Housing Overlay that would be applied citywide that would allow the opportunity for employers to provide workforce housing onsite. To date, the City has a commitment for such housing totaling 45 units.
C14	This is the Sherwood Acres North site, consisting of 12.5 acres designated RSF, with a buildout potential of 38 units. With the proposed project, it would be designated RMF-8 with a buildout potential of 75 units.
C15	This area is no longer a component of the proposed General Plan Update.
C16	This area is the Mixed-Use Overlay for the area designated RC/NC, located south of Niblick Road. This overlay would result in a total of 110 housing units.
C17	This area is referred to as the Pankey property, which is 5.0 acres in size and designated OP, with a buildout potential of no residential units, although office would be able to be constructed. With the proposed project, this site would be designated RMF-20 with a buildout potential of 75 units. This would provide a transition from the RSF properties fronting Rolling Hills Road and the RMF properties fronting Creston Road, west of the subject properties.
C18	This would be a Historical and Architectural Preservation Overlay District on the Westside.
C19	This area comprises 9.5 acres north of Meadowlark, and is currently designated RSF-2 with a buildout potential of 14 units. The existing land use is rural, and this area is directly north of Planning Areas E1 and E2. With the proposed project, Area C-19 would be designated RMF-3 with a buildout potential of 21 units.

Source: City of Paso Robles General Plan, *Land Use Element*, 2003