

7.0 ALTERNATIVES

7.1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires that an environmental impact report (EIR) describe a range of reasonable alternatives to the project, or its location that could feasibly avoid or lessen any significant environmental impacts while substantially attaining the basic objectives of the project. An EIR should also evaluate the given alternatives' comparative merits. This section sets forth potential alternatives to the proposed project and evaluates them, as required by CEQA.

Key provisions of the *State CEQA Guidelines*¹ pertaining to the alternatives analysis are summarized below:

- The discussion of alternatives shall focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.
- The No Project Alternative shall be evaluated along with its impact. The no-project analysis shall discuss the existing conditions at the time the notice of preparation is published. Additionally, the analysis shall discuss what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.
- The range of alternatives required in an EIR is governed by a "rule of reason"; therefore, the EIR must evaluate only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project.
- For alternative locations, only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR.
- An EIR need not consider an alternative whose effects cannot be reasonably ascertained and whose implementation is remote and speculative.

The range of feasible alternatives is selected and discussed in a manner to foster meaningful public participation and informed decision making. Among the factors that may be taken into account when addressing the feasibility of alternatives are environmental impacts; site suitability; economic viability; availability of infrastructure; general plan consistency; regulatory limitations; jurisdictional boundaries; and whether the applicant could reasonably acquire, control, or otherwise have access to the alternative site.²

¹ California Code of Regulations, Title 14, Division 6, Chapter 3, *California Environmental Quality Act Guidelines*, Section 15126.6.

² California Code of Regulations, Title 14, Division 6, Chapter 3, *California Environmental Quality Act Guidelines*, Section 15126.6(f)(1).

7.2 ALTERNATIVES CONSIDERED

An EIR must briefly describe the rationale for selection and rejection of alternatives. The lead agency may make an initial determination as to which alternatives are feasible—and therefore merit in-depth consideration—and which are infeasible. The alternatives considered include a range of potential projects to meet the applicant’s objectives while eliminating or reducing significant environmental impacts identified in **Sections 6.0**.

Five alternatives to the proposed project were selected for consideration:

- Alternative 1: No Project/No Build Alternative
- Alternative 2: No Project – Development Under Existing General Plan and Zoning
- Alternative 3: Designating the South of Downtown Plan Area Office and Retail (No Residential)
- Alternative 4: Uptown Plan Area to Continue to Develop per Existing Uses
- Alternative 5: Alternative Circulation Improvements

7.3 SUMMARY OF ALTERNATIVES CONSIDERED

7.3.1 Alternative 1: No Project/No Build

The *State CEQA Guidelines* require that the EIR include evaluation of a no-project alternative along with its impact.³ The *State CEQA Guidelines* also state that

*the no project analysis shall discuss the existing conditions at the time the notice of preparation is published ... as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.*⁴

Under the No Project/No Build Alternative, the existing general plan land use designations and zoning would remain the same. There would be no redevelopment of the area.

The majority of the existing buildings in the plan area are one or two stories, with some buildings in Downtown as high as four stories. Considerable portions of the plan area were built more than 50 years ago. The majority of the plan area is extensively built out.

³ California Code of Regulations, Title 14, Division 6, Chapter 3, *California Environmental Quality Act Guidelines*, Section 15126.6(e)(1).

⁴ California Code of Regulations, Title 14, Division 6, Chapter 3, *California Environmental Quality Act Guidelines*, Section 15126.6(e)(2).

The plan area covers the majority of the historic street and block network that was originally plotted in the 1880s. The blocks are rectilinear and measure approximately 300 feet by 300 feet and the street network is interconnected. South of 24th Street, the interconnected network is virtually intact except for where the railroad tracks cut through. There are seven railroad crossings, all of which are located south of 24th Street. The freeway severs the planning area from the Salinas River and from development along Paso Robles Street. There are two freeway crossings—at 13th Street and at 24th Street—connecting the planning area to Paso Robles' east side.

Within the planning area, there are three parks (Robbins Field, City Park, and Pioneer Park), and three elementary schools (Bauer Speck Elementary School, Flamson Middle School, and Georgia Brown Elementary School). Pioneer Park and Robbins Field are isolated from residential and retail uses, and therefore are not used to their full potential. The Salinas River runs north-south along the eastern edge of the planning area.

7.3.2 Alternative 2: Development Under Existing General Plan and Zoning

This alternative would continue development under the existing general plan and zoning. The area consists of nine land use classifications: Community Commercial (CC), Commercial Services (CS), Industrial (IND), Office/Professional (OP), Public Facilities (PF), Parks and Open Space (POS), Residential Multiple Family (RMF), Residential Single Family (RSF), and Other/Not Classified. Land uses within the Uptown portion of the specific plan area generally consist of Parks and Open Space along the Salinas River Corridor, Commercial Services along the northeastern portion of Uptown adjacent to Highway 101, Residential Multiple Family throughout the central portion of Uptown, Public Facilities land by the public schools and at the Event Center, as well as Industrial adjacent to Commercial Services.

Land uses within the Town Centre portion of the specific plan area generally consist of Commercial Services along the Union Pacific Railroad rail line, Community Commercial throughout the central Spring Street Corridor of the specific plan area, Residential Multiple Family uses along the east and west sides of the Spring Street Corridor, and Public Facilities land at the middle school site and in the vicinity of City Hall.

7.3.3 Alternative 3: Designating the South of Downtown Plan Area Office and Retail (No Residential)

This alternative is the same as the proposed project with the following change:

- Residential uses have been removed from the TC-2 zone and replaced with more office and retail uses. Hotel and civic areas remain the same as before.

Figure 7.0-1, Regulating Plan for Alternative 3, shows the land uses and zoning for this alternative. **Table 7.0-1, Summary of Projected Growth for Alternative 3 (South of Downtown Alternative)**, provides development projects for this alternative for the period through 2025 and post-2025.

7.3.4 Alternative 4: Uptown Plan Area to Continue to Develop per Existing Uses

This alternative is of the same as the proposed project with the following changes:

- New office and retail uses are changed to industrial uses; and
- Some residential uses are changed to industrial uses so that potential development occurs roughly as half housing and half industrial.

Figure 7.0-2, Regulating Plan for Alternative 4, shows the land uses and zoning for this alternative. **Table 7.0-2, Summary of Projected Growth for Alternative 4 (Uptown Alternative)**, provides development projects for this alternative for the period through 2025 and post-2025.

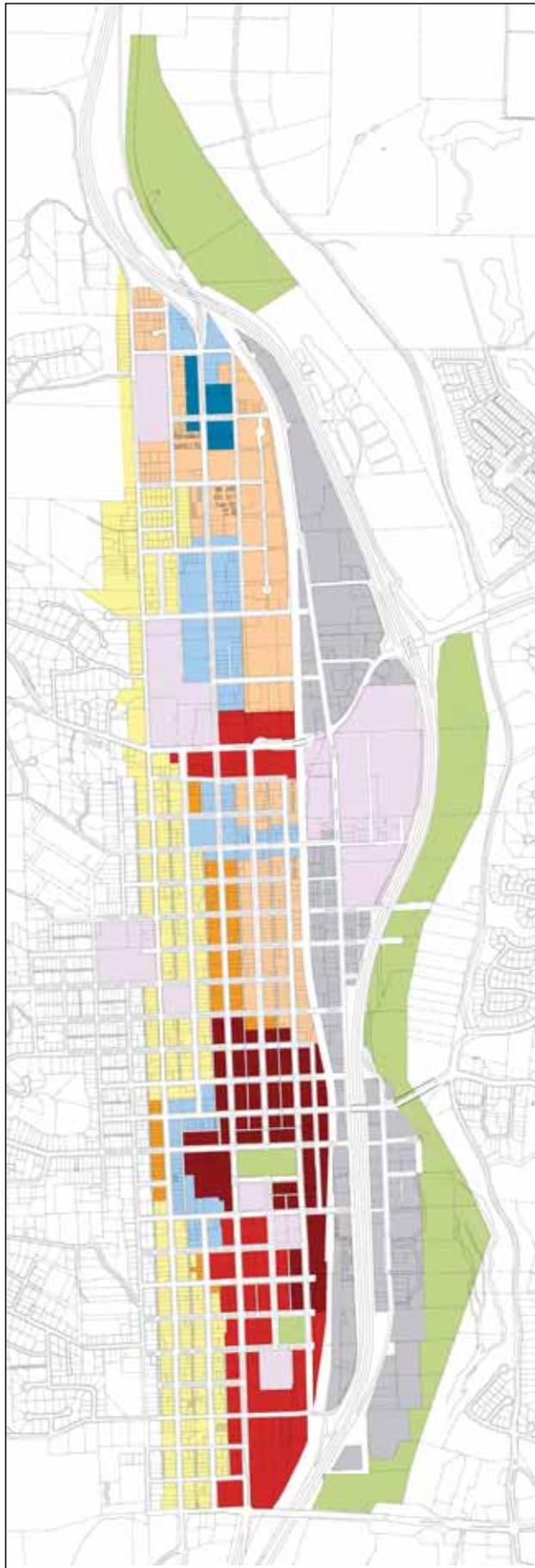
7.3.5 Alternative 5: Alternative Circulation Improvements

This alternative is similar to that of the proposed project with the following change:

- Extension of Park Street north of 24th Street;
- Realignment of Pine Street south of 6th Street;

Development under this alternative would be the same as that of the proposed project.

Figure 7.0-3, Regulating Plan for Alternative 5, shows the land uses and zoning, and the roadway changes for this alternative.



Legend:

Zone Designations

- T-3 Neighborhood (T-3N) Zone
- T-3 Flex (T-3F) Zone
- T-4 Neighborhood (T-4N) Zone
- T-4 Neighborhood Center (T-4NC) Zone
- T-4 Flex (T-4F) Zone
- TC-1 Town Center (TC-1) Zone
- TC-2 Town Center (TC-2) Zone
- RC Riverside Corridor (RC) Zone
- Civic (C) Zone
- Open Space (OS) Zone

NOT TO SCALE

SOURCE: Moule & Polyzoides Architects and Urbanists - June 2010

FIGURE 7.0-1

Regulating Plan for Alternative 3



Legend:

Zone Designations

- T-3 Neighborhood (T-3N) Zone
- T-3 Flex (T-3F) Zone
- T-4 Neighborhood (T-4N) Zone
- T-4 Neighborhood Center (T-4NC) Zone
- T-4 Flex (T-4F) Zone
- TC-1 Town Center (TC-1) Zone
- TC-2 Town Center (TC-2) Zone
- RC Riverside Corridor (RC) Zone
- Civic (C) Zone
- Open Space (OS) Zone



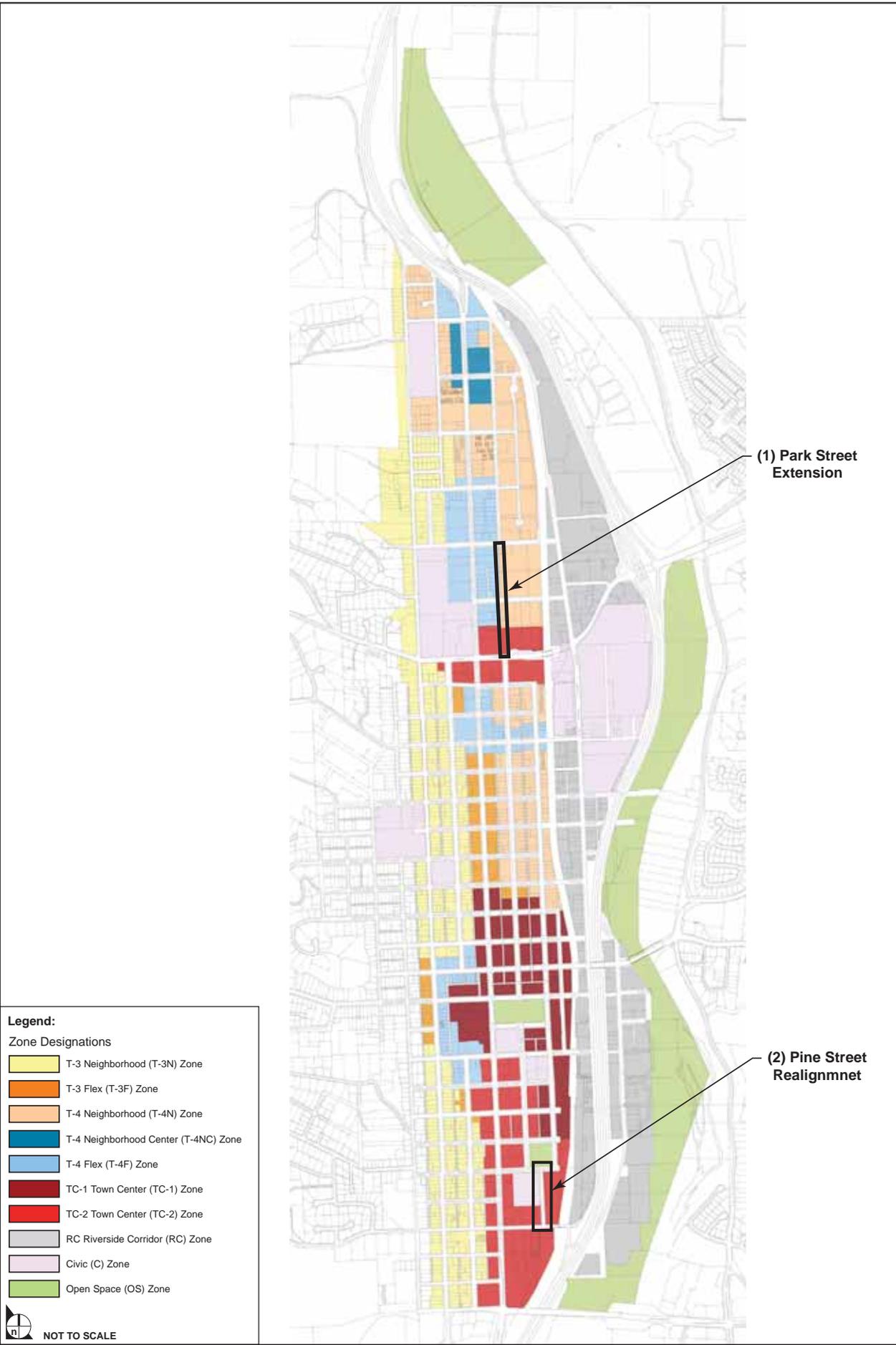
NOT TO SCALE

SOURCE: Moule & Polyzoides Architects and Urbanists - June 2010

FIGURE 7.0-2

Regulating Plan for Alternative 4





Legend:

Zone Designations

- T-3 Neighborhood (T-3N) Zone
- T-3 Flex (T-3F) Zone
- T-4 Neighborhood (T-4N) Zone
- T-4 Neighborhood Center (T-4NC) Zone
- T-4 Flex (T-4F) Zone
- TC-1 Town Center (TC-1) Zone
- TC-2 Town Center (TC-2) Zone
- RC Riverside Corridor (RC) Zone
- Civic (C) Zone
- Open Space (OS) Zone

NOT TO SCALE

SOURCE: Moule & Polyzoides Architects and Urbanists - June 2010

FIGURE 7.0-3

Regulating Plan for Alternative 5

**Table 7.0-1
Summary of Projected Growth for Alternative 3 (South of Downtown Alternative)**

Development Scenario	Lot Information			Use Information						
	Change (acres)	No Change (acres)	Total (acres)	Dwelling Units	Retail/ Other (sf)	Office (sf)	Hotel (rooms)	Total Commercial (sf)	Industrial (sf)	Civic (sf)
Existing Conditions	-	-	729.22	2,235	-	-	-	2,693,700	-	-
Alternative 3 Projected Development through 2025	93.80	635.42	729.22	782	217,413	278,830	334	787,306	164,887	65,988
Alternative 3 Development Project after 2025	62.53	666.69	729.22	522	144,941	185,887	223	524,871	109,994	64,423
Total Projected Alternative 3 Development (pre- and post-2025)	156.33	572.89	729.22	1,304	362,354	464,717	557	1,312,177	274,811	130,411

**Table 7.0-2
Summary of Projected Growth for Alternative 4 (Uptown Alternative)**

Development Scenario	Lot Information			Use Information						
	Change (acres)	No Change (acres)	Total (acres)	Dwelling Units	Retail/ Other (sf)	Office (sf)	Hotel (rooms)	Total Commercial (sf)	Industrial (sf)	Civic (sf)
Existing Conditions	-	-	729.22	2,235	-	-	-	2,693,700	-	-
Alternative 4 Projected Development through 2025	93.80	635.42	729.22	848	101,761	101,761	334	561,718	398,187	65,988
Alternative 4 Development Project after 2025	62.53	666.69	729.22	565	68,585	67,841	223	330,468		64,423
Total Projected Alternative 4 Development (pre- and post-2025)	156.33	572.89	729.22	1,413	171,463	169,602	557	892,186	663,130	130,411

7.4 IMPACTS OF PROJECT ALTERNATIVES

7.4.1 Alternative 1: No Project/No Build

7.4.1.1 Impact Analysis

Aesthetics

Under Alternative 1, no changes to the specific plan area would occur. The current site would remain in its present condition, which would include seven railroad crossings, three parks, three schools, and portions of the Salinas River. No further development would occur. The existing views of the surrounding ridgelines and visual corridors would remain in-situ. Scenic resources such as trees and landforms within the specific plan area would not be removed or altered by grading, as no construction would occur. Under the No Project/No Build Alternative, no new sources of light or glare would be created. Impacts would be less than those of the proposed project.

Air Quality

Under the No Project/No Build Alternative, there would be no additional construction within the specific plan area. No new stationary or mobile emission sources and no new sensitive receptors would be introduced. The site would remain in its current state. As a result of no growth within the specific plan area, this alternative would be below the population projection of the 2001 Clean Air Plan (CAP), and therefore would be consistent with the 2001 CAP. Impacts would be less than the proposed project.

There would be an incremental growth in the number of trips within the specific plan area due to projected growth within the City of Paso Robles. Therefore, there would be an incremental increase in the number of emissions. However, these emissions would not be directly related to the specific plan area. As a result, this alternative would have fewer emissions than that of the proposed project.

Biology

The specific plan area would remain primarily urban with the Salinas River bisecting the site. Under this alternative, plant and wildlife species, as well as other sensitive biological resources, present within the specific plan area would not be exposed to construction or earthmoving activities; therefore, they would not be subject to intrusions and disturbances of habitat, primarily along the Salinas River. As a result, no impacts to biological resources would occur. Therefore, the alternative would be less than that of the proposed project.

Cultural Resources

The specific plan area would remain unchanged under the No Project/No Build Alternative. The three parks, three schools, and the buildings would remain in place. The buildings within the specific plan area built more than 50 years ago would potentially have cultural and/or historical significance. No impacts would occur to historical resources as a result of implementation of this alternative. As the specific plan area would remain in place and no new construction would occur, there would be no earthmoving activities, which would potentially uncover paleontological or archeological resources or unearth human remains. Consequently, impacts under the No Project/No Build Alternative would be less than that of the proposed project.

Geology and Soils

No new development would occur with implementation of the No Project/No Build Alternative. The specific plan area is located approximately 38 miles southwest of the San Andreas Fault, which is historically the most active fault that produces movement within the City. No Alquist-Priolo Earthquake Fault Zones are located within the specific plan area. Therefore, impacts relating to fault rupture would be similar to those of the proposed project.

Existing buildings would be regulated by the City's Municipal Code. The Municipal Code adopted the most recent California Building Code (CBC) standards for seismic ground shaking. All buildings would be required to conform to these standards. Therefore, impacts related to seismic ground shaking would be similar to the proposed project.

Soil and groundwater conditions that present high liquefaction risk within the specific plan area occur along the Salinas River, while the remaining portions of the specific plan area are located on soils that have a moderate liquefaction potential. Therefore, impacts would be similar to the proposed project.

As shown, the specific plan area is primarily covered in soils that have a moderate expansion potential. Soils with low expansive potential are located primarily within the Salinas River and the Riverside Corridor. High-potential expansive soils are located only within the northernmost portion of the Uptown area and are primarily limited to areas proposed as open space. Impacts from expansive soils under the No Project/No Build Alternative would be similar to the proposed project.

The potential for subsidence within the specific plan area is generally moderate. Areas of high potential are scattered throughout the project site; however, they are largely due to site-specific causes. Areas of high landslide potential are limited to a narrow strip of land located along the western edge of the Uptown area and are associated with the increased slope in that area. No areas of very high landslide

potential exist within the specific plan area. Soils in the specific plan area are primarily classified as having moderate susceptibility to erosion. Therefore, potential impacts to the specific plan area would be similar to those of the proposed project.

Hazards and Hazardous Materials

The No Project/No Build Alternative would remain under current conditions and would have no new development or redevelopment. The specific plan area has numerous structures that were built prior to the 1979 asbestos ban; therefore, these structures have the potential for asbestos to be released into the environment as a result of their renovation or demolition. As there would be no new construction or renovation under this alternative, impacts from exposure to asbestos would be less than the proposed project.

Transportation of hazardous materials would continue within the specific plan area with implementation of the No Project/No Build Alternative. The transport of hazardous materials and explosives through the City is regulated by the California Department of Transportation (Caltrans). The San Luis Obispo County's HWMP provides for the proper management of all hazardous waste in the County (General Plan Policy S-1E). Therefore, potential impacts from the creation of significant hazards to the public would be similar to the proposed project.

The transmission of electric and magnetic fields would be similar to the proposed project as there are no high-voltage transmission lines traversing the specific plan area.

The No Project/No Build Alternative would retain the existing layout of the downtown area, the three parks, and the three schools. No new land uses would be introduced. The specific plan area is defined as a low fire hazard. Areas of moderate fire hazard exist along the hills located on the western boundary of the Uptown area and also in scattered pockets within the Salinas River channel due to increased vegetation in that area. Therefore, potential wildland fire impacts would be similar to the proposed project.

Hydrology and Water Quality

No development would occur under the No Project/No Build Alternative. Several areas within the specific plan area are located in a 100-year floodplain. The specific plan area is not in the dam inundation area for any major stream or river in the region. Therefore, impacts related to flooding and inundation would be similar to the proposed project.

The specific plan area uses groundwater as its only source of water. The water supply for the specific plan area meets all water quality standards without the benefit of a water treatment plant.⁵ Impacts related to water quality would be similar to the proposed project.

Stormwater drainage would maintain its current design and capacity. Areas within the specific plan contain poor storm drain and/or stormwater drainage conditions. Therefore, under the No Project/No Build Alternative, potential impacts would be greater than under the proposed project.

Land Use

There would be no impacts to dividing an established community because the community would remain unchanged. All land uses within the specific plan area would remain unchanged and conform to the existing general plan land use map and the existing zoning map; consequently, no impacts would occur with conflicting policies. Impacts would be similar to those of the proposed project.

As mentioned above in **Biological Resources**, there are no habitat conservation plans; natural community conservation plans; nor local, regional, or state habitat conservation plans adopted or approved within the specific plan area. However, the Salinas River and its tributaries have been designated by the National Marine Fisheries Service (NMFS) as critical habitat for steelhead. Implementation of the No Project/No Build Alternative would maintain the existing conditions along the Salinas River and would therefore not impact the river. Consequently, impacts would be fewer than those of the proposed project.

Mineral Resources

Two idle sand and gravel mining operations are located within the boundaries of the specific plan area, the Salinas River Borrow Pit Mine and the North River Road Pit Mine, which have been idle for the past several years. Both mines would remain idle with implementation of the No Project/No Build Alternative. Aggregate resources along the Salinas River would be located within land designated as open space and would remain unaffected. Therefore, potential impacts to mineral resources would be similar to the proposed project.

Noise

Highway 101 and State Route (SR) 46 are both regional routes that provide access to the proposed project area within the City of Paso Robles. Railroad operations would continue as projected. As there would be no new development within the specific plan area, there would be no potential for developing sensitive

⁵ Rincon Consultants, Inc., *City of Paso Robles General Plan Update EIR*, Section 4.6, "Hydrology and Water Quality," (August 2003).

uses within noise contours that would exceed the existing noise levels. No new vibration sources would be introduced into the specific plan area. There would be no permanent increases in ambient noise sources. Therefore, the No Project/No Build Alternative would have fewer impacts to noise than the proposed project.

Population and Housing

The No Project/No Build Alternative would not create new housing within the specific plan area. Consequently, no population increase would occur. This alternative would not substantially displace housing, as the specific plan area would remain in its current state. Therefore, this alternative would have no impacts and, subsequently, it would have less impacts than the proposed project.

Public Services – Fire

The service level standards for the Department of Emergency Services are 0.8 to 1.3 firefighters per 1,000 residents and a response time of 4 minutes or less to 90 percent of calls for service. Fire Station No. 1 is located within the specific plan area, and would most likely respond to the majority of calls originating therein. As discussed above, the current staffing level of 23 firefighters with 6 vacant positions provides approximately 0.8 firefighter per 1,000 residents, which is the minimum staffing level based on the City's service standard. Implementation of the No Project/No Build Alternative would not affect the existing staffing levels of the Department of Emergency Services. Therefore, the alternative would have fewer impacts to service levels than the proposed project.

Public Services – Law Enforcement

The City's policy is to maintain a staffing ratio of 1.4 to 1.6 sworn officers and 0.5 non-sworn personnel per 1,000 residents. As discussed in **Section 6.11, Population and Housing**, the City requires 42 to 48 sworn officers and 15 non-sworn personnel to meet the City's staffing standard. Paso Robles Police Department's (PRPD's) current staffing levels meet the City standard for non-sworn personnel. The City's current staffing level, including part-time sworn officers, provides approximately 1.3 officers per 1,000 residents, falling short of the City standard. An additional two officers would be needed to meet the City standard for sworn law enforcement officers. Therefore, implementation of Alternative 1 would not introduce new development and the associated development impact fees that help to fund new facilities and services. Consequently, Alternative 1 would have a greater impact than the proposed project.

Public Services – Education

Three schools within the specific plan area would remain unchanged and, with implementation of the No Project/No Build Alternative, there would be no additional demand for educational services from additional residential units within the specific plan area. Schools serving the specific plan area are currently meeting demand for classroom space. As there would be no additional demand for educational services, Alternative 1 would have fewer impacts than the proposed project.

Public Services – Parks and Recreation

The City has established a parkland standard of 7 acres per 1,000 residents. Existing parkland within the City provides approximately 3.49 acres of parkland per 1,000 residents. The No Project/No Build Alternative would maintain the existing parkland within the specific plan area. As a result, the parkland ratio would remain at 3.49 acres of parkland per 1,000 residents. The parkland under the proposed project would be 4.49 acres of parkland per 1,000 residents. The No Project/No Build Alternative would not introduce new parkland or include development impact fees, which would be used to meet the City's parkland standard. Consequently, this alternative would have greater impacts to parks and recreation than that of the proposed project.

Public Services – Civic, Museums, and Other Uses

Based on existing facilities, the Paso Robles Library provides 20,487 square feet of library space. Future facility expansions would increase this to a total of 30,687 square feet. The Paso Robles Library currently exceeds the City's performance standard by approximately 5,500 square feet. The No Project/No Build Alternative would not develop residential units would introduce more residents within the specific plan area. As there would be no additional demand on library, civic, and museums, impacts would be fewer under this alternative than the proposed project.

Transportation and Traffic

Currently, within the specific plan area, most intersections and segments are anticipated to operate at acceptable levels with the additional trips from future land uses. The proposed project would introduce additional traffic volumes within the specific plan area. It would also redesign and reconfigure certain streets to improve circulation conditions. As a result, impacts under the No Project/No Build Alternative would be similar to the proposed project.

There are seven railroad crossings within the specific plan area that contain no automobile or pedestrian crossings of the railroad tracks other than at 24th Street. Pedestrian crossings, particularly along Spring

Street, are poorly marked or missing. As a result, the safety hazard for crossing the railroad tracks would remain significant. Therefore, impacts would be greater under the No Project/No Build Alternative than under the proposed project.

Utilities – Water

The City's water supply currently comes from the Paso Robles Groundwater Subbasin and Salinas River underflow. Based on the City's average gross water use of 220 gallons per capita per day (gcpd) development under the proposed specific plan would result in an additional 636 (acre-feet per year) afy of water demand by 2025 and a total of 1,061 afy by the specific plan horizon year. Under the No Project/No Build Alternative, water demand would remain at its current usage and would not increase within the specific plan area. With implementation of the No Project/No Build Alternative, there would be less water demand. Consequently, this alternative would have fewer water impacts than the proposed project.

Utilities – Wastewater

Under implementation of the No Project/No Build Alternative, no new land uses would be introduced into the specific plan area and would therefore not generate additional demand at the wastewater treatment plant (WWTP).

An estimated 0.45 million gallons per day (mgd) of wastewater would be generated by projected development under the specific plan. This amount of wastewater would increase the volume of wastewater treated at the City's WWTP from 2.9 mgd to 3.44 mgd. The permitted capacity of the City's WWTP is 4.9 mgd, which would be adequate to accommodate the total demand for wastewater treatment. Therefore, potential impacts would be fewer under the No Project/No Build Alternative than under the proposed project.

Utilities – Solid Waste

The Paso Robles Landfill has a permitted capacity 6,495,000 cubic yards, with a remaining capacity of 5,327,500 cubic yards as of May 1, 2007. An average of 200 tons of waste is placed in the landfill daily, with a permitted maximum daily tonnage of 450 tons per day (tpd). The landfill is estimated to reach its permitted capacity in 2051. Alternative 1 would continue to contribute to the capacity of the Paso Robles Landfill, however, at a lesser rate than that of the proposed project. Consequently, impacts under this alternative would be less than those of the proposed project.

The City of Paso Robles is in compliance with state requirements for solid waste diversion. Impacts would therefore be similar under Alternative 1 and the proposed project.

Utilities – Energy

Under the No Project/No Build Alternative, the specific plan area would remain unchanged. No new development and therefore no construction and additional transportation-related energy uses would be needed. Operational energy use would remain unchanged. Implementation of the proposed project would introduce an additional 112.3 billion British thermal units (BTUs) of electricity and natural gas per year. Additional energy would be consumed for transportation during both construction and operation of Uptown/Town Centre Specific Plan developments. Therefore, implementation of the No Project/No Build Alternative would have fewer impacts to energy than the proposed project.

7.4.1.2 Summary

The No Project/No Build Alternative would result in fewer impacts for most issues than the proposed project. The No Project/No Build Alternative would be consistent with the 2001 CAP and would, therefore, have a less than significant air quality impact. However, actions associated with stormwater drainage, public services (specifically, law enforcement and parks and recreation), and transportation and traffic would result in impacts that are greater than those of the proposed project. Additionally, under this alternative, the directions and strategies outlined in the *Downtown Specific Plan / Uptown & Town Centre (Uptown/Town Centre Specific Plan)* would not be implemented.

The goals for the Uptown/Town Centre Specific Plan area indicated below would not be achieved.

7.4.1.3 Near-Term Goals (Within Five Years)

Goal 2: Continue to revitalize the historic Downtown.

The No Project/No Build Alternative would not construct or add any new development to the specific plan area. Therefore, this alternative would not meet the goal to continue to revitalize the historic Downtown.

Goal 3: Encourage infill development as a means of accommodating growth, while preserving significant historic resources, enhancing open space areas, reducing vehicle miles traveled and other negative environmental effects, and enhancing livability and quality of life.

As this alternative would not add any new development to the specific plan area, there would be no encouragement for infill development.

Goal 5: Expand employment opportunities for residents in the plan area.

The No Project/No Build Alternative would not add any new development. The specific plan area would remain in its current conditions. With no opportunity to expand development within the specific plan area this alternative would not be able to expand employment opportunities.

Goal 6: Expand retail opportunities in the plan area for both residents and visitors.

As there would be no new development, there would be no new opportunities to expand retail opportunities within the specific plan area.

7.4.1.4 Longer-Term Goals (Six Years and Beyond)

Goal 5: Capitalize on one of the few remaining passenger rail stations between Los Angeles and San Francisco

The No Project/No Build Alternative would not expand the existing train station on the eastern edge of the specific plan area. As a result, there would be no new development around the train station area to encourage more railroad-related land uses.

Goal 6: Transform the City's core into a Mid-State Downtown.

This alternative would not add new development within the specific plan area. As there would be no new development, there would be no opportunity to transform the City's core into a Mid-State Downtown.

7.4.2 Alternative 2: Development Under Existing General Plan and Zoning

7.4.2.1 Impact Analysis

Aesthetics

Future buildout of the specific plan area would continue to comport with existing land use designations and zoning designations. Impacts to views of the site would be similar to those of the proposed project, as would impacts to trees and rock outcroppings. Similar sources of light and glare would be created, with impacts similar to those of the proposed project. All land uses within the specific plan area would conform to the existing development code for architectural standards, lighting standards, landscaping

standards, and signage standards. Therefore, Alternative 4 would have similar impacts to those of the proposed project.

Air Quality

Alternative 2 would continue development within the specific plan area under the existing general plan and zoning. Development under this alternative would provide an equal or lesser amount of future growth within the specific plan area. As described in the proposed project, there would be a significant and unavoidable impact because the population projections of the 2001 CAP would be exceeded by the increase in population from the proposed project. This alternative would also provide for additional growth within the specific plan area. This additional growth would potentially exceed the population projection of the 2001 CAP, and would therefore have similar impacts to the proposed project.

Alternative 2 would result in short-term emissions of greenhouse gases (GHGs) during construction. At buildout, Alternative 2 would result in direct annual emissions of GHGs during operation. The alternative would also result in indirect GHG emissions due to the utility demands (electricity, water, solid waste, and wastewater). GHGs would primarily consist of carbon dioxide (CO₂), nitrous oxide (N₂O), and methane (CH₄). Due to the alternative potentially generating less residents or similar amounts of residents within the specific plan area, there would be a reduction in, or similar amount of, the generation of GHG emissions due to a similar utility demands. Therefore, this alternative would have similar impacts to the proposed project.

Biology

Alternative 2 would continue to develop the remaining areas within the specific plan under the existing general plan and zoning. The specific plan area is almost built out and is an urban area. The Salinas River would be the remaining area that has a significant amount of open space. Under this alternative, development would be subject to special review for standards related to conservation, access, and recreational opportunities along the Salinas River corridor. Standards would be developed to address conservation, access, and recreational opportunities along this corridor. The specific plan area would also be subject to the oak tree preservation ordinance. Therefore, any future development under this alternative would have biological impacts similar to the proposed project.

Cultural Resources

The footprint of develop would continue under the existing general plan and zoning. Alternative 2 would require project-level analysis to determine if identified historical resources would be impacted from the buildout of the existing general plan and zoning. The proposed project identified standard mitigation

measures that would follow the *Secretary of the Interior's Standards* and specifications for preserving identified historical resources. Projects under this alternative would also comply with the Secretary of the Interior's standards and specifications for preserving identified historical resources. This alternative would have similar impacts to historical resources than the proposed project.

The specific plan area is largely built out, so the potential for discovering paleontological resources is low. However, the potential for discovering archeological resources within the specific plan area is moderate to high. Therefore, Alternative 2 would have similar impacts to these resources as the proposed project.

Geology and Soils

The specific plan area is an urban area that is almost completely built out. The buildout of the specific plan area would continue under current land use designations and zones. Any new construction and renovation under this alternative would be similar to the proposed project. Both would need to meet current CBC standards for seismicity, soil expansion, liquefaction, landslides, and erosion impacts. Policies within the proposed specific plan that would minimize geologic hazards would apply to both the proposed project and Alternative 2. Therefore, potential geologic hazards under this alternative would be similar to the proposed project.

Hazards and Hazardous Materials

This alternative would not substantially deviate from the design of the proposed project. Growth within the specific plan would continue under the current land use designations and zoning. As a result, there would be no change to the transport of hazardous materials or the addition of electric and magnetic fields. This alternative would generate less than or similar amounts of residents within the specific plan area which would lead to smaller uses of household hazardous materials (i.e., used paint, pesticides, cleaning products, and other chemicals). Potential impacts would be fewer than the proposed project with smaller uses of household hazardous materials. Future businesses would comply with existing state and local regulations for identifying, disposing, and transporting of hazardous materials. Therefore, Alternative 2 would have similar hazardous waste impacts to the proposed project.

Risk from wildland fires would be similar to the proposed project.

Hydrology and Water Quality

Construction under current zoning and land uses would be subject to potential pollution discharges into the nearby Salinas River. Construction within the specific plan area would comply with National Pollutant Discharge Elimination System (NPDES) permits. However, operational impacts would be based

on a project-level need. The proposed project provides sustainable techniques and designs to maximize water detention and to minimize pollutants from entering into the Salinas River. New development under this alternative would not necessarily be subject to the proposed sustainable practices. Therefore, hydrology and water quality impacts would potentially be greater than the proposed project.

Land Use

Under Alternative 2 the buildout of the specific plan area would continue under the direction of the existing general plan land use designations and zones. As a result, this alternative would not divide an existing community, would comply with the general plan, and would not interfere with any habitat conservation plans or natural community conservation plans. Impacts would therefore be similar to the proposed project.

Mineral Resources

Mineral resources within the specific plan area are located along the Salinas River Preserve. Therefore, this alternative would not influence the use of mineral resources within the specific plan area and would not interfere with locally important mineral resources. Impacts to mineral resources would be similar to the proposed project.

Noise

This alternative would continue development within the specific plan as currently zoned. Based on future traffic projections there would be potential for decreased levels of services within the specific plan area. However, the design measure that would improve service would be to install a traffic signal. As a result, this alternative has the potential to have a similar to or lesser increase in population within the specific plan area. However, the reduction of the vehicle trips would neither be audible (less than 3 dB(A)) nor exceed the City's exterior threshold of 65 dB(A) L_{dn} . Therefore, this alternative would have similar development and similar sources of noises to that of the proposed project. Noise impacts would be similar to the proposed project.

Stationary sources of noise (i.e., rooftop equipment, loading docks, and parking lots) would similar to the proposed project. Construction noise would be similar to the proposed project.

Population and Housing

Development within the specific plan area would generate similar population growth to the proposed project. This growth in population is projected by the general plan and the growth projections by the San

Luis Obispo Council of Governments (SLOCOG). Consequently, the increase in growth within the area would have similar impacts to those of the proposed project.

This alternative would not permanently displace residents within the area. The redevelopment of the Oak Park Housing area would conform to the existing Oak Park Specific Plan, and would therefore be consistent with the proposed project.

Public Services – Fire

This alternative would continue to develop the specific plan area under existing land uses and zones. The additional demand for fire protection and other emergency services generated by new development would incrementally affect the staffing ratio and response time performance of the Department of Emergency Services, requiring additional personnel and equipment, which would be funded by the required payment of City-established development impact fees. Therefore, this alternative would have similar impacts to the proposed project.

Public Services – Law Enforcement

The existing law enforcement ratio for sworn offices is 1.4 officers per 1,000 residents. Two additional sworn officers would be needed to meet and maintain this service ratio. This alternative would generate new development and, consequently, new residents within the area. As a result, this alternative would require additional sworn-personnel to maintain the service ratio. The payment of funds by new development through development impact fees would contribute to the maintenance of the service ratio. As a result, impacts to law enforcement would be similar to the proposed project.

Public Services – Education

As described in **Population and Housing**, Alternative 2 would generate a similar amount of development and potentially a similar amount of new residents. The additional student population generated by new residential development under Alternative 2 would attend PRJUSD schools. The proposed project would generate an additional 1,100 students to the existing student population. The projected student population generated by development under the proposed project would exceed the design capacity of existing school facilities within the PRJUSD. Alternative 2 would generate a similar amount of students to the proposed project and would therefore have similar impacts.

Public Services – Parks and Recreation

The City currently provides 104.5 acres of parkland. The City's stated goal is 7 acres of parkland per 1,000 residents. This alternative would continue development under the existing general plan and zoning.

Implementation of the proposed project would result in the City's ratio of parkland to population in pre-2025 development being 3.78 acres per 1,000 residents. However, with further development post-2025, this ratio would decline slightly to 3.58 acres per 1,000 residents. As described above, development within the specific plan would be similar to the proposed project and would therefore have similar parkland-to-residents ratios. In conclusion, Alternative 2 would have parks and recreational impacts similar to the proposed project.

Public Services – Civic, Museums, and Other Uses

As discussed above, the Paso Robles Library currently exceeds the City's performance standard by approximately 5,500 square feet. As development forecast under the existing general plan and zoning would create the need similar to the proposed project (2,152 square feet of library space), the new residents projected within the specific plan area could be served by existing library facilities without affecting the library's ability to meet City performance standards. Therefore, impacts would be similar to those under the proposed project.

Transportation and Traffic

This alternative would continue development within the specific plan as currently zoned. Based on future traffic projections, there would be potential for decreased levels of service within the specific plan area. However, to improve service, a traffic signal would be installed as a design measure. As a result, this alternative has the potential to have a similar to or lesser increase in population within the specific plan area. This would in turn lead to similar traffic projections and circulation patterns. Consequently, buildout under the existing general plan would have similar impacts to the proposed project.

Alternative 2 would be consistent with the *City of El Paso de Robles General Plan* and would support the use of alternative transportation methods. In addition, Alternative 2 does not include hazardous design features. Adequate parking would be provided within the specific plan area. Therefore, impacts would be similar to the proposed project.

Utilities – Water

The City's average gross water use is 220 gcpd. The proposed specific plan would result in an additional 636 afy of water demand by 2025 and a total of 1,061 afy by the specific plan horizon year. With implementation of Alternative 2, water demand would be similar to the proposed project. Consequently, this alternative would have similar water demand impacts to the proposed project.

Utilities – Wastewater

Implementation of the existing uses within the specific plan area would increase development within the area. Based on the City's wastewater generation rate of 104 gpd, wastewater generation by Alternative 2 would be similar to the proposed project.

An estimated 0.45 mgd of wastewater would be generated by projected development under the proposed specific plan. This amount of wastewater would increase the volume of wastewater treated at the City's WWTP from 2.87 mgd to 3.32 mgd. The permitted capacity of the City's WWTP is 4.9 mgd, which would be adequate to accommodate the total demand for wastewater treatment. Therefore, if development under the current land use plan is similar to the proposed project, there would be anywhere from 1.0 to 1.5 mgd capacity remaining. As a result, impacts would be similar to the proposed project.

Utilities – Solid Waste

The landfill has a permitted capacity 6,495,000 cubic yards, with a remaining capacity of 5,327,500 cubic yards, as of May 1, 2007. An average of 200 tons of waste are placed in the landfill daily, with a permitted maximum daily tonnage of 450 tpd. Due to the similar nature of development within the specific plan area, Alternative 2 would continue to contribute to the capacity of the Pas Robles Landfill, at a similar rate to that of the proposed project.

The City of Paso Robles is in compliance with state requirements for solid waste diversion. Impacts would therefore be similar under Alternative 2 and the proposed project.

Energy

Implementation of Alternative 2 would continue under existing land uses and zones. As described in **Section 6.21, Energy**, the proposed project would introduce an additional 112.3 BTUs of electricity and natural gas per year. If development under this alternative were similar to the proposed project, there would be a similar demand for electricity and natural gas. Both the proposed project and this alternative would be required to comply with Title 24 energy standards, which would require a reduction of 15 percent of energy demand. Therefore, implementation of Alternative 2 would have similar impacts on energy demand as the proposed project.

7.4.2.2 Summary

Build out under the existing general plan and zoning would result in similar impacts for aesthetics, air quality, biology, geology and soils, hazards and hazardous materials, land use planning, mineral resources, noise, population and housing, public services, and utilities. However, hydrology and water

quality impacts would be greater than under the proposed project. Under this alternative, the significant and unavoidable air quality impact would remain significant and unavoidable. Additionally, under this alternative, the directions and strategies outlined in the *Uptown/Town Centre Specific Plan* would not be implemented.

The following goals for the Uptown/Town Centre Specific Plan area would not be achieved:

Near-Term Goals (Within Five Years)

Goal 1: Envision Uptown and the Town Centre as pedestrian-friendly, mixed-use neighborhoods, districts, and corridors.

This alternative would provide the opportunity for development within the specific plan area. However, it would not provide a variety of mixed uses and flex zones (allow multiple land uses). The proposed project would offer a variety of land uses and provide residents and employees the opportunity to live and work in pedestrian-friendly neighborhoods. This alternative would not allow for the flexibility and design to create such neighborhoods.

7.4.3 Alternative 3: Designating the South of Downtown Plan Area Office and Retail (No Residential)

7.4.3.1 Impact Analysis

Aesthetics

Alternative 3 would remove residential uses in the South of Downtown neighborhood and replace the uses with office and retail uses. The proposed zones within the specific plan allow for the flexibility within a zone to develop residential, retail, office, and industrial land uses. Therefore, potential aesthetic impacts would be similar to the proposed project.

Air Quality

Alternative 3 would remove residential uses in the South of Downtown neighborhood and replace the uses with office and retail uses. Alternative 3 would reduce new residential units by 207 pre-2025 and would reduce new residential units by 138 post-2025, for a combined reduction of 345 new residential units. Consequently, Alternative 3 would introduce an additional 2,041 residents pre-2025 development and introduce an additional 1,363 residents post-2025 development, for a combined total of 3,404 residents.

The 2001 Clean Air Plan provides population forecasts through 2015 for cities and unincorporated areas in the County. The population estimates are based on the San Luis Obispo County Planning Department and SLOCOG population estimates for January 1, 1999; local evaluation of historical growth rates; national, state, and local economic forecasts; and the availability of resources to support additional growth. The 2001 Clean Air Plan projected a population for the City of Paso Robles of 25,701 in 2005, 29,220 in 2010, and 32,579 in 2015. By 2009, the City's population grew to 29,949, according to the most recent figures provided by the California Department of Finance.⁶ The *City of Paso Robles General Plan Update EIR* projects a population of 30,700 in 2010 and 33,800 in 2015. The City is therefore currently inconsistent with the population anticipated in the 2001 Clean Air Plan. Consistency with the Clean Air Plan in 2025 cannot be determined at this time since the Clean Air Plan does not provide population forecasts beyond 2015. However, the SLOCAPCD has typically relied on population data from the SLOCOG for planning purposes. The SLOCOG projects a population of 36,445 for the City in 2025.⁷ The *Paso Robles General Plan Update EIR* projects a 2025 population of 40,000 residents. As this alternative would have a population increase greater than the 2001 CAP, significant impacts would remain.

The proposed project would increase the population by 2,582 residents pre-2025 development and would include an increase of 1,723 residents within the specific plan area. Alternative 3 would be 900 fewer residents (540 residents + 360 residents = 900 residents) than the proposed project. Therefore, the proposed project would have fewer impacts than the proposed project in relation to consistency with the 2001 Clean Air Plan.

Alternative 3 would result in short-term emissions of greenhouse gases (GHGs) during construction. At buildout, Alternative 3 would result in direct annual emissions of GHGs during operation. The alternative would also result in indirect GHG emissions due to the utility demands (electricity, water, solid waste, and wastewater). GHGs would primarily consist of carbon dioxide (CO₂), nitrous oxide (N₂O), and methane (CH₄). Due to the alternative generating fewer residents within the specific plan area, there would be a reduction in the generation of GHG emissions due to a reduction in utility demands. Implementation of Alternative 3 would introduce an additional 28.6 billion BTUs of electricity and natural gas per year. Therefore, this alternative would have greater impacts than the proposed project.

⁶ California Department of Finance, "E-5 City/County Population Estimates," <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2009/>.

⁷ San Luis Obispo Council of Governments, Vision 2025: The 2005 Regional Transportation Plan for San Luis Obispo County, (2005) 2-2.

Biology

Alternative 3 would reduce the number of residential units within the South of Downtown neighborhood by 207 pre-2025 and would reduce new residential units by 138 post-2025, for a combined reduction of 345 new residential units. This alternative would replace residential units with office and retail uses within the flex zones in the South of Downtown neighborhood, as seen in **Figure 7.0-1**. This increase would be 144,927 square feet for retail and 80,661 square feet for office land uses. The specific plan area contains a substantial portion that is already built out with the only remaining natural areas located primarily along the Salinas River. Consequently, biological impacts would be similar to the proposed project as there would be no change along the Salinas River Preserve with implementation of this alternative.

Cultural Resources

The footprint of construction and renovation would be similar to the proposed project as the residential land uses would be converted to retail and office land uses within the South of Downtown neighborhood. This would be possible because the flex zones within the proposed project would allow residential, office, retail, and industrial land uses within these zones. This alternative would implement mitigation measures identified by the proposed project to reduce potential historical impacts. Therefore, Alternative 3 would have similar impacts to cultural resources as the proposed project.

Geology and Soils

Alternative 3 would replace the proposed residential land uses within the South of Downtown neighborhood with retail and office land uses. The footprint of this alternative would be similar to the proposed project. Construction and renovation of this alternative would be similar to the proposed project. Both would need to meet current CBC standards for seismicity, soil expansion, liquefaction, landslides, and erosion impacts. As the proposed flex zones within the specific plan area allow for multiple uses, the construction and operational geological impacts would be similar to the proposed project.

Hazards and Hazardous Materials

This alternative would not substantially deviate from the design of the proposed project. There would be a reduction of residential units within the South of Downtown neighborhood; the units would be replaced with retail and office land uses. There would be no change to the transport of hazardous materials or to electric and magnetic fields. This alternative would generate fewer residents within the specific plan area, which would lead to reduced use of household hazardous materials (i.e., used paint,

pesticides, cleaning products, and other chemicals). Potential impacts would be fewer than the proposed project with the reduced use of household hazardous materials. However, the use of office cleaning materials would increase when compared with the proposed project. Therefore, Alternative 3 would have similar hazardous waste impacts to the proposed project.

Risk from wildland fires would be similar to the proposed project.

Hydrology and Water Quality

Impacts to hydrology and water quality would be similar to the proposed project due to the use of the flexible zones within the South of Downtown neighborhood.

Land Use

Under Alternative 3, residential units within the South of Downtown neighborhood would be replaced with office and retail uses. This would occur within the flex zones proposed by the project. Alternative 3 does not propose development projects that could have the potential to divide an established community, such as highways that would extend through existing residential neighborhoods. Impacts would be similar to the proposed project. The proposed retail and office uses would be consistent with the flex zones because the zones allow for a variety of land uses, which would include office and retail uses. Impacts would be similar to the proposed project. The specific plan area is not located within a habitat conservation plan or natural community conservation plan and would have impacts similar to the proposed project.

Mineral Resources

This alternative would be similar to the proposed project except the residential land uses within the South of Downtown neighborhood would be replaced with office and retail land uses. Mineral resources within the specific plan are located along the Salinas River Preserve. Therefore, this alternative would not influence the use of mineral resources within the specific plan area. Impacts to mineral resources would be similar to the proposed project.

Noise

Alternative 3 would replace the proposed residential units within the South of Downtown neighborhood with retail and commercial land uses. There would be a reduction of 207 new residential units pre-2025 development and a reduction of 138 new residential units post- 2025. As seen in **Table 7.0-1**, the retail and office square footage would increase approximately 144,927 square feet and 80,661 square feet pre-2025 development, respectively. Retail and office square footage would increase 96,619 square feet

and 53,773 square feet post-2025 development, respectively. The increase in the square footage of office and retail land uses would introduce additional vehicle trips within the South of Downtown neighborhood and additional vehicle noise. However, the introduction of the vehicle trips would neither be audible (less than 3 dB(A)) nor exceed the City's exterior threshold of 65 dB(A) L_{dn} . Noise impacts would be similar to the proposed project.

This alternative would locate office and retail land uses greater than 200 feet from the railroad tracks. Therefore, potential attenuation measures would not be needed for this alternative and would have fewer impacts than the proposed project.

Stationary sources of noise (i.e., rooftop equipment, loading docks and parking lots) would be similar to the proposed project. Construction noise would be similar to the proposed project.

Population and Housing

Alternative 3 would replace the proposed residential land uses in the South of Downtown neighborhood with additional office and retail uses. As seen in **Table 7.0-1**, this alternative would generate 782 new residential units pre-2025 and would generate 522 new residential units post-2025, for a combined 1,304 new residential units within the South of Downtown neighborhood. The proposed project would generate 989 new residential units pre-2025 and 660 new residential units post-2025, for 1,649 new residential units within the South of Downtown neighborhood in the specific plan area. Alternative 3 would reduce new residential units by 207 pre-2025 and would reduce new residential units by 138 post-2025, for a combined reduction of 345 new residential units.

Consequently, Alternative 3 would introduce an additional 2,041 residents pre-2025 development and introduce an additional 1,363 residents post-2025 development for a combined total of 3,404 residents. The proposed project would increase the population 2,582 residents pre-2025 development and would include an increase of 1,723 residents within the specific plan area.

Furthermore, Alternative 3 would reduce the population within the specific plan area by 540 residents pre-2025 development and would reduce the population by 360 residents post-2025. The total population that would be reduced under Alternative 3 would be 900 fewer residents (540 residents + 360 residents = 900 residents) than the proposed project. As a result, Alternative 3 would have fewer impacts than the proposed project.

Alternative 3 would not result in a loss of housing or the displacement of residents, and would have similar impacts to the proposed project.

Public Services – Fire

As described above, Alternative 3 would increase the resident population by 2,041 residents pre-2025 development and would increase the population by 1,363 residents post-2025 development within the specific plan area. The total additional population added to the specific plan area would be 3,404 residents, which would be a reduction of 900 residents compared to the proposed project (4,304 residents). In order to maintain an acceptable service level, this alternative would need a two to four firefighters for pre-2025 development and two to three firefighters for post-2025 development. Thus, implementation of Alternative 3 could ultimately require an additional four to seven firefighters to maintain an acceptable staffing ratio. The proposed project would need an additional six to seven firefighters to maintain an acceptable staffing ratio. Under this alternative, the specific plan area would need two to four fewer firefighters to maintain service level standards. Consequently, Alternative 3 would have fewer impacts than the proposed project.

There would be an increase in the amount of retail/other, office, and commercial square feet within the specific plan area under Alternative 3. The additional increase in these land uses would be required to contribute to the development impact fees for fire protection services. Therefore, impacts would be similar to the proposed project.

Public Services – Law Enforcement

As described in **Population and Housing**, above, Alternative 3 would generate 2,041 additional residents pre-2025 and 1,363 additional residents post-2025, for a combined 3,404 additional residents within the specific plan area. In order to meet the service standard ratio for law enforcement, this alternative would require an additional five sworn officers (three sworn officers from population of alternative plus two sworn officers needed to meet existing standards) and one non-sworn officer for pre-2025 development conditions. Post-2025 development conditions would require an additional two sworn officers and one non-sworn officer for this alternative. Therefore, this alternative would require seven additional sworn officers and two non-sworn officers to maintain service ratio of 1.4 sworn officers per 1,000 residents. As there are 19 existing non-sworn officers for the specific plan area, there would be no need for additional non-sworn officers. Impacts for this alternative would be less than the proposed project.

As there would be an increase in the amount of commercial square feet, the development impact fee would increase over that of the proposed project. However, the loss of residential units would also detract from the contribution to the development impact fees for law enforcement. Consequently, Alternative 3 would have similar impacts to the proposed project.

Public Services – Education

As described in **Population and Housing**, Alternative 3 would generate 782 additional residential dwelling units pre-2025 and 522 additional residential dwelling units post-2025 for a combined 1,304 additional residential dwelling units within the specific plan area. This would be a decrease of 345 residential dwelling units when compared to the proposed project (1,649 - 1,304 = 345).

Since, as mentioned above, the amounts of each housing type are not known, the multiple-family student generation rate was used in order to provide a conservative analysis. **Table 7.0-3, Alternative 3 Student Generation** shows the breakdown of generated students pre-2025 and post-2025.

**Table 7.0-3
Alternative 3 Student Generation**

	Generation			Total
	Rate	Thru 2025	After2025	
Residential Units	-	782	522	1,304
Elementary School Students	0.2727	214	143	357
Middle School Students	0.2424	190	127	317
High School Students	0.1515	119	80	199
Total	-	523	350	873

The additional student population generated by new residential development under Alternative 3 would attend PRJUSD schools. Alternative 3 would generate 873 additional students to the existing student population. The proposed project would generate an additional 1,100 students to the existing student population. Therefore, Alternative 3 would generate 227 fewer students than the proposed project.

Table 7.0-4, 2009–2010 School Enrollments Plus Alternative 3 Student Generation, shows the potential enrollments at schools serving the specific plan area with the additional students generated by Alternative 3. The distribution of students within the attendance boundaries of Georgia Brown Elementary School and Bauer/Speck Elementary School is not known. Therefore, 50 percent of elementary school students have been distributed to each school.

As shown in **Table 7.0-4**, the projected student population generated by development under Alternative 3 would exceed the design capacity of existing school facilities within the PRJUSD, except for Paso Robles High School. In addition, Alternative 3 would generate fewer students than the proposed project. Therefore, educational impacts under Alternative 3 would be less than the proposed project.

**Table 7.0-4
2009–2010 School Enrollments Plus Alternative 3 Student Generation**

School	Capacity	2009–2010 Enrollment	Specific Plan Students thru 2025	Total Enrollment thru 2025	Specific Plan Students after 2025	Total Enrollment after 2025
Georgia Brown Elementary School	545	536	107	643	71	714
Bauer/Speck Elementary School	594	508	107	615	72	687
George H. Flamson Middle School	744	702	190	892	127	1,019
Paso Robles High School	2,262	2,036	119	2,155	80	2,235

Public Services – Parks and Recreation

The City currently provides 104.5 acres of parkland. The City's stated goal is 7 acres of parkland per 1,000 residents. This alternative would be similar to the proposed project except residential uses have been removed and replaced with more office and retail uses within the South of Downtown neighborhood. The proposed project would include an additional 18.03 acres of parkland within the specific plan area. Under this alternative, the pre-2025 development is projected to add 782 dwelling units (an additional 2,041 residents). When the existing population (29,949 residents) is added to the pre-2025 population, there would be a total of 31,990 residents. Development pre-2025 would have a parkland ratio of 3.83 acres per 1,000 residents.⁸ The addition of the post-2025 population (an additional 1,363 residents) is combined with the existing plus pre-2025 development population, and would total 33,353 residents. Therefore, the Alternative 3 parkland ratio would be 3.7 acres of parkland per 1,000 residents.

Implementation of the proposed project would result in the City's ratio of parkland to population in pre-2025 development as 3.78 acres per 1,000 residents. However, with further development post-2025, this ratio would decline slightly to 3.58 acres per 1,000 residents. In conclusion, Alternative 3 would have a slightly better parkland-to-population ratio than the proposed project and, therefore, fewer impacts.

⁸ 31,990 residents divide by 1,000 = 31.990 residents per 1,000. Then divide 122.53 acres of parkland by the 31.990 residents per 1,000 = 3.83 acres per 1,000 residents.

Public Services – Civic, Museums, and Other Uses

As discussed above, the Paso Robles Library currently exceeds the City's performance standard by approximately 5,500 square feet. As development forecast under the proposed project would create the need for only 2,152 square feet of library space, the new residents projected under the proposed specific plan could be served by existing library facilities without affecting the library's ability to meet City performance standards. Alternative 3 would reduce the residential units within the South of Downtown neighborhood by 345 residential units, which would generate an additional 2,041 residents pre-2025 development and 1,363 additional residents post-2025. Alternative 3 would require approximately 1,702 additional square feet of library space. The existing facilities would be adequate to meet the projected need of Alternative 3. The need for library services for both the proposed project and Alternative 3 would adequately be met by the existing size of the libraries. Therefore, impacts would be similar to those under the proposed project.

Transportation and Traffic

Under Alternative 3, the specific plan area would be similar to the proposed project except for the South of Downtown neighborhood. The South of Downtown neighborhood would replace the proposed residential units with retail and office land uses. This would potentially increase the number of vehicle trips to and within the specific plan area. Currently, within the specific plan area, most intersections and segments are anticipated to operate at acceptable levels with the additional trips from future land uses.

Under the 2025 scenario for the proposed project, the Spring Street segment between Niblick Road and 4th Street will experience LOS F volumes until a new connection is constructed to divert trips to Riverside Avenue and Vine Street, or until more trips entering the Downtown area utilize the Paso Robles Street and 24th Street interchanges. The intersection of Riverside Avenue and 10th Street would experience LOS F during the PM peak hour. However, installation of a traffic signal would improve the level of service at this intersection to B in the AM peak hour and C in the PM peak hour.

Under the 2035 scenario, the Riverside Avenue/10th Street intersection is expected to experience reduced level of service from LOS C to LOS E in the AM peak hour. As described above, installation of a traffic signal would improve the level of service at this intersection to B in the AM peak hour and C in the PM peak hour.

Alternative 3 would be consistent with the *City of El Paso de Robles General Plan* and would support the use of alternative transportation methods. In addition, Alternative 3 does not include hazardous design features. Adequate parking would be provided within the specific plan area. Therefore, impacts would be similar to the proposed project.

Utilities – Water

Under this alternative, the water demand is projected on the City's average gross water use of 220 gcpd. The additional residents pre-2025 development residents (2,041) would generate approximately 449,020 gcpd, or 503 afy.⁹ The post-2025 development population (1,363) would generate approximately 336 afy.¹⁰ This alternative would generate 839 afy of water demand post-2025. Based on the City's average gross water use of 220 gallons per capita per day (gcpd) development under the proposed specific plan would result in an additional 636 afy of water demand by 2025 and a total of 1,061 afy by the specific plan horizon year. With implementation of Alternative 3 there would be less water demand by approximately 133 afy pre-2025 and approximately 222 afy post-2025 development. Consequently, this alternative would have fewer water impacts than the proposed project.

Utilities – Wastewater

Implementation of the South of Downtown alternative, residential uses would be removed and replaced with more office and retail uses, see **Table 7.0-1**.

Alternative 3 includes the construction of infrastructure upgrades to convey wastewater generated by new development. Based on the City's wastewater generation rate of 104 gpd, **Table 7.0-5, Alternative 3 Wastewater Generation**, provides wastewater generation for the development forecast to occur under the Alternative 3.

**Table 7.0-5
Alternative 3 Wastewater Generation**

	Units	Population	Generation Rate (gpd)	Wastewater Generation (mgd)
Development before 2025	782	2,041		0.21
Development after 2025	522	1,363	104	0.14
Total	1,304	3,404		0.35

Alternative 3 would generate 0.21 mgd pre-2025 and 0.14 mgd post-2025, for a total of 0.35 mgd.

⁹ 220 gcpd × 2,041 residents = 449,020 gpd × 365 days per year = 163,892,300 gallons per year / 325,851 gallons per acre-foot = 503 afy

¹⁰ 220 gcpd × 1,363 residents = 299,860 gpd × 365 days per year = 109,448,900 gallons per year / 325,851 gallons per acre-foot = 336 afy

An estimated 0.45 million gallons per day (mgd) of wastewater would be generated by projected development under the proposed specific plan. This amount of wastewater would increase the volume of wastewater treated at the City's wastewater treatment plant (WWTP) from 2.87 mgd to 3.32 mgd. The permitted capacity of the City's WWTP is 4.9 mgd, which would be adequate to accommodate the total demand for wastewater treatment. Therefore, Alternative 3 would generate 0.10 mgd less than the proposed project. As a result, impacts would be fewer than the proposed project.

Utilities – Solid Waste

The landfill has a permitted capacity 6,495,000 cubic yards, with a remaining capacity of 5,327,500 cubic yards as of May 1, 2007. An average of 200 tons of waste is placed in the landfill daily, with a permitted maximum daily tonnage of 450 tpd. The Paso Robles Landfill is estimated to reach its permitted capacity in 2051. Alternative 3 would continue to contribute to the capacity of the Pas Robles Landfill, however, at a greater rate than that of the proposed project.

Table 7.0-6, Alternative 3 Solid Waste Disposal Rates, provides projected waste disposal for residential and commercial development forecast to occur under the proposed specific plan based on the average residential disposal rate of 0.41 tons per year (tpy) per capita and the average commercial disposal rate of 1.24 tpy per employee.

**Table 7.0-6
Alternative 3 Solid Waste Disposal Rates**

	Residential Units	Residents/ Employees	Population	Waste Generation per Capita	Projected Waste Generation (tpy)
Residential					
Residential Before 2025	782	2.61 per	2,401		984.41
Residential After 2025	552	residential	1,363	0.41 tpy	558.83
Total Residential	1,334	unit	3,404		1,395.64
Commercial					
Commercial Before 2025	787,306 sf		1,574.61		1,952.52
Commercial After 2025	524,871 sf	1 employee per 500 sf	1,049.74	1.24 tpy	1,301.68
Total Commercial	1,312,177 sf		2,624.35		3,254.20
				Total Before 2025	2,936.93
				Total After 2025	1,860.51
				Total	4,797.44

As shown in **Table 7.0-6**, the projected total waste disposal of development under Alternative 2 would be 2,936.93 tpy by 2025, 1,860.51 tpy for development projected to occur after 2025, and a total of 4,797.44 tpy. The proposed project would generate 2,451.97 tpy by 2025, 1,655.69 tpy for development projected to occur after 2025, and a total of 4,087.16 tpy. Therefore, Alternative 3 would generate 710.28 tpy of waste disposal than the proposed project. Consequently, impacts under this alternative would be greater than those of the proposed project.

The City of Paso Robles is in compliance with state requirements for solid waste diversion. Impacts would therefore be similar under Alternative 3 and the proposed project.

Utilities – Energy

As seen in **Table 7.0-7, Projected Growth in the Specific Plan Area Year 2025 Electrical and Natural Gas Usage**, implementation of Alternative 3 would introduce an additional 140.9 BTUs of electricity and natural gas per year. Implementation of the proposed project would introduce an additional 112.3 BTUs of electricity and natural gas per year. Additional energy would be consumed for transportation during both construction and operation of both Alternative 3 and the proposed project. Therefore, implementation of the South of Downtown alternative would have greater impacts to energy than the proposed project.

7.4.3.2 Summary

The South of Downtown Alternative would result in similar impacts for aesthetics, biology, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use, noise, public services – civic and museums, and transportation and traffic. The following impacts would be less than those of the proposed project: air quality; population and housing; public services – law enforcement, education, parks and recreation; and utilities – water and wastewater. Utilities – solid waste and energy were impact areas greater than the proposed project. Additionally, under this alternative, the directions and strategies outlined in the *Uptown/Town Centre Specific Plan* would not be implemented.

**Table 7.0-7
Projected Growth in the Specific Plan Area Year 2025
Electrical and Natural Gas Usage**

Land Use	Size	Generation Rate ¹	Energy Usage per Year ⁵	BTUs per Year ⁶
Electricity				
Residential	782 du	5,626.5 kWh/du/year	4,399,923 kWh	15,016,937,200
Commercial ²	1,235,594 sf	13.55 kWh/sf/year	16,742,299 kWh	57,141,466,490
Office	278,830 sf	12.95 kWh/sf/year	3,610,849 kWh	12,323,827,640
Total Electrical	-	-	24,753,071 kWh	84,482,231,330
Natural Gas				
Residential ⁴	782 du	6,665 cf/du/year	5,212,030 cf	5,357,966,840
Commercial ²	1,235,594 sf	34.8 cf/sf/year	42,998,671 cf	44,202,633,790
Office	278,830 sf	24 cf/sf/year	6,691,920 cf	6,879,293,760
Total Natural Gas	-	-	54,902,621 cf	56,439,894,390
Total Specific Plan Projected Growth BTUs				140,922,125,720

Note:

sf = square feet; du = dwelling unit; cf = cubic feet

¹ *South Coast Air Quality Management District (SCAQMD), CEQA Air Quality Handbook, Table A9-11-A, 1993.*

² *Includes retail, civic, industrial and commercial land uses. Utilizes "retail" land use from SCAQMD, CEQA Air Quality Handbook, Table A9-11-A, 1993.*

³ *Based on 300 square feet per room.*

⁴ *For a conservative estimate, utilizes "single family unit" land use from SCAQMD, CEQA Air Quality Handbook, Table A9-11-A, 1993.*

⁵ *There are 1,028 BTUs per cubic foot*

⁶ *There are 3,413 BTUs per kWh*

Source: Impact Sciences, Inc., 2009.

The following goals for the Uptown/Town Centre Specific Plan area would not be achieved:

7.4.3.3 Near-Term Goals (Within Five Years)

Goal 3: Encourage infill development as a means of accommodating growth, while preserving significant historic resources, enhancing open space areas, reducing vehicle miles traveled and other negative environmental effects, and enhancing livability and quality of life.

The South of Downtown alternative would replace proposed residential units within this neighborhood with retail and office land uses. This would minimize the potential for accommodating future residential growth within the specific plan area. This alternative would also increase the amount of vehicle miles traveled within the specific plan area, as there would be additional retail and office uses. Therefore, this

alternative would not completely achieve this goal due to the additional vehicle trips and the smaller amount of projected growth within the total specific plan area.

Goal 4: Strive to maintain a balanced, pedestrian-oriented community, where the majority of residents can live, work, and shop.

The increase in the amount of retail and office square feet under this alternative would limit the opportunity for residents to live within the South of Downtown neighborhood and, subsequently, the entire specific plan area. There would potentially be an increase in the number of trips within the specific plan area. This would increase the potential for use of automobiles, thus limiting the potential for the specific plan area to become a more balanced, pedestrian-oriented community.

7.4.4 Alternative 4: Uptown Plan Area to Continue to Develop per Existing Uses

7.4.4.1 Impact Analysis

Aesthetics

Alternative 4 would continue to develop the Uptown Plan area under existing land uses. Proposed office and retail uses under the proposed project would be changed to industrial land uses. As a result, development under Alternative 4 would roughly occur as half residential and half industrial within the Uptown Plan area, with the remaining specific plan area as the proposed project. All land uses within the Uptown Plan area would conform to the proposed development code of the proposed specific plan, including architectural standards, lighting standards, landscaping standards, and signage standards. As a result, the residential and industrial development would not obstruct the viewing corridors within the specific plan area and the ridgelines outside of the specific plan area. Therefore, Alternative 4 would have similar impacts to the proposed project.

Air Quality

Alternative 4 would replace the office and retail uses with industrial uses. The Uptown alternative would reduce new residential units, thereby distributing the proposed uses to 50 percent residential and industrial. The residential units would be reduced by 141 pre-2025 and would reduce new residential units by 95 post-2025, for a combined reduction of 236 new residential units. Consequently, Alternative 4 would introduce an additional 2,214 residents pre-2025 development and introduce an additional 1,475 residents post-2025 development, for a combined total of 3,689 residents.

The 2001 Clean Air Plan provides population forecasts through 2015 for cities and unincorporated areas in the County. By 2009, the City's population grew to 29,949, according to the most recent figures

provided by the California Department of Finance.¹¹ The *City of Paso Robles General Plan Update EIR* projects a population of 30,700 in 2010 and 33,800 in 2015. The City is therefore currently inconsistent with the population anticipated in the 2001 Clean Air Plan. Consistency with the Clean Air Plan in 2025 cannot be determined at this time since the Clean Air Plan does not provide population forecasts beyond 2015. The SLOCOG projects a population of 36,445 for the City in 2025.¹² The *Paso Robles General Plan Update EIR* projects a 2025 population of 40,000 residents. As this alternative would have a population increase greater than the 2001 CAP, significant impacts would remain.

Alternative 4 would result in short-term emissions of greenhouse gases (GHGs) during construction. At buildout, Alternative 4 would result in direct annual emissions of GHGs during operation. The alternative would also result in indirect GHG emissions due to the utility demands (electricity, water, solid waste, and wastewater). GHGs would primarily consist of carbon dioxide (CO₂), nitrous oxide (N₂O), and methane (CH₄). Due to the alternative generating fewer residents within the specific plan area, there would be a reduction in the generation of GHG emissions due to a reduction in utility demands. However, as described below in **Energy**, Alternative 4 would generate an additional 18.8 billion BTUs than the proposed project. Therefore, this alternative would have greater impacts than the proposed project.

Biology

Alternative 4 would reduce the number of residential units within the Uptown Plan area. This alternative would replace office and retail uses with industrial uses, as seen in **Figure 7.0-2**. The alternative would increase industrial uses by 223,300 square feet pre-2025 development, for a total of 388,249 square feet for industrial uses. The specific plan area contains a substantial portion that is already built out with the only remaining natural areas located primarily along the Salinas River. Potential impacts to oak trees within the Uptown Plan area would comply with the oak tree preservation ordinance. Consequently, biological impacts would be similar to the proposed project, as there would be no change with implementation of this alternative along the Salinas River Preserve and there would be similar impacts to oak trees.

Cultural Resources

The footprint of construction and renovation would be similar to the proposed project except the retail and office land uses would be replaced with industrial land uses and some residential uses would change

¹¹ California Department of Finance, "E-5 City/County Population Estimates," <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2009/>.

¹² San Luis Obispo Council of Governments, Vision 2025: The 2005 Regional Transportation Plan for San Luis Obispo County, (2005) 2-2.

to industrial uses within the Uptown Plan area. Alternative 4 would potentially replace additional identified historic buildings with industrial land uses than that of the proposed project. Project-level analysis would have to be completed to determine if this alternative would have potential impacts to historical resources. Furthermore, development of this alternative would have to comply with the Secretary of the Interior's standards and specifications for preserving identified historical resources. Consequently, this alternative would have similar impacts to historical resources than the proposed project.

The Uptown Plan area is largely built out; therefore, the potential for discovering paleontological resources is low. However, the potential for discovering archeological resources would be similar to the proposed project. Therefore, Alternative 4 would have similar impacts to these resources as the proposed project.

Geology and Soils

The specific plan area is an urban area that is almost completely built out. The Uptown Plan area has small areas of vacant land. Construction and renovation of this alternative would be similar to the proposed project. Both would need to meet current CBC standards for seismicity, soil expansion, liquefaction, landslides, and erosion impacts. The Uptown alternative would have to comply with Hillside Development District. Policies within the proposed specific plan that would minimize geologic hazards would apply to both the proposed project and Alternative 4. Therefore, potential geologic hazards under this alternative would be similar to the proposed project.

Hazards and Hazardous Materials

This alternative would not substantially deviate from the design of the proposed project. There would be a reduction of residential units within the Uptown Plan area and the retail and office land uses would be replaced with industrial land uses. There would be no change to the transport of hazardous materials or to electric and magnetic fields. This alternative would generate fewer residents within the specific plan area, which would lead to smaller uses of household hazardous materials (i.e., used paint, pesticides, cleaning products, and other chemicals). Potential impacts would be fewer than the proposed project with smaller uses of household hazardous materials. However, there is the potential for industrial land uses routinely using, transporting, or disposing of hazardous materials. The future industrial users would comply with existing state and local regulations for identifying, disposing, and transporting of hazardous materials. Therefore, Alternative 4 would have similar hazardous waste impacts to the proposed project.

Risk from wildland fires would be similar to the proposed project.

Hydrology and Water Quality

Impacts to hydrology and water quality would be similar to the proposed project due to the use of the flexible zones within the Uptown Plan area. The implementation of residential and industrial uses would comply with National Pollutant Discharge Elimination System (NPDES) permits. Policies within the proposed specific plan would minimize potential water pollution and would increase the stormwater drainage system within the specific plan area. Therefore, hydrology and water quality impacts would be similar to the proposed project.

Land Use

Under Alternative 4, the Uptown Plan area would be modified to replace proposed office and retail uses with industrial uses, essentially producing a 50 percent division of residential units and industrial uses. The residential land uses would be located along the western boundary of the Uptown Plan area. The one- and two-story single-family houses would maintain large, landscaped front yard setbacks along tree-lined streets. Civic land uses would provide a buffer between residential and industrial land uses along the northwestern and southwestern portions of the Uptown Plan area (see **Figure 7.0-2**). The remaining area east of the civic land uses would be designated for the Riverside Corridor (RC) zone. The RC zone is applied to areas currently occupied by a variety of building types and uses, including large-footprint industrial buildings; smaller-scale commercial, industrial, and hospitality buildings; and single-family houses. The intent of the RC zone is to create a vibrant, flexible, multi-use environment that better defines the street edge. However, the implementation of the RC zone would conflict with the proposed residential land uses within the Oak Park Housing overlay. This would potentially divide an established community and would have impacts greater than the proposed project.

The specific plan area is not located within a habitat conservation plan or natural community conservation plan and would have impacts similar to the proposed project.

Mineral Resources

This alternative would be similar to the proposed project except the office and retail land uses would be replaced with industrial land uses. Mineral resources within the specific plan are located along the Salinas River Preserve. Therefore, this alternative would not influence the use of mineral resources within the specific plan area and would not interfere with locally important mineral resources. Impacts to mineral resources would be similar to the proposed project.

Noise

Alternative 4 would replace the proposed retail and office uses within the Uptown Plan area with industrial land uses. Some residential uses would be changed to industrial uses, which would roughly have a 50 percent distribution of industrial and residential land uses within the Uptown Plan area. There would be a reduction of 141 new residential units pre-2025 development and a reduction of 95 new residential units post-2025. As seen in **Table 7.0-2**, the retail and office square footage would decrease approximately 34,991 square feet and 32,142 square feet pre-2025 development, respectively. Retail and office square footage would decrease 22,583 square feet and 21,427 square feet post-2025 development, respectively. The decrease in the square footage of office and retail land uses would reduce additional vehicle trips within the Uptown Plan area and, subsequently, additional vehicle noise. The industrial land use trip generation is on average less than trip generation of retail and office uses. However, the reduction of the vehicle trips would neither be audible (less than 3 dB(A)) nor exceed the City's exterior threshold of 65 dB(A) L_{dn} . Noise impacts would be similar to the proposed project.

Stationary sources of noise (i.e., rooftop equipment, loading docks and parking lots) would be similar to the proposed project. Construction noise would be similar to the proposed project.

Population and Housing

Alternative 4 would replace the proposed retail and office land uses in the Uptown Plan neighborhood with additional industrial uses. This neighborhood would have development roughly 50 percent residential and 50 percent industrial. As seen in **Table 7.0-2**, this alternative would generate 848 new residential units pre-2025 and would generate 565 new residential units post-2025, for a combined 1,413 new residential units under Alternative 4. The proposed project would generate 989 new residential units pre-2025 and 660 new residential units post-2025, for 1,649 new residential units within the specific plan area. Alternative 4 would reduce new residential units by 141 pre-2025 and would reduce new residential units by 95 post-2025, for a combined reduction of 236 new residential units.

Consequently, Alternative 4 would introduce an additional 2,214 residents pre-2025 development and introduce an additional 1,475 residents post-2025 development, for a combined total of 3,689 residents. The proposed project would increase the population 2,582 residents pre-2025 development and would include an increase of 1,723 residents within the specific plan area, for an addition of 4,304 new residents.

Furthermore, Alternative 4 would reduce the population within the specific plan area by 368 residents pre-2025 development and would reduce the population by 248 residents post-2025. The total population that would be reduced under Alternative 4 would be 616 fewer residents (368 residents + 248 residents

= 616 residents) than the proposed project. As a result, Alternative 4 would have fewer impacts than the proposed project.

Alternative 4 would result in a loss of substantial housing or the displacement of residents within the Uptown Plan area, specifically the Oak Park Housing area, and would have greater impacts than the proposed project.

Public Services – Fire

As described above, Alternative 4 would increase the resident population 2,214 residents pre-2025 development and would increase the population 1,475 residents post-2025 development within the specific plan area. The total additional population added to the specific plan area would be 3,689 residents, which would be a reduction of 616 residents compared to the proposed project (4,304 residents). In order to maintain an acceptable service level, this alternative would need an additional two to four firefighters for pre-2025 development and two to three firefighters for post-2025 development. Thus, implementation of Alternative 4 could ultimately require an additional four to seven firefighters to maintain an acceptable staffing ratio. The proposed project would need an additional six to seven firefighters to maintain an acceptable staffing ratio. Under this alternative, the specific plan area would need two to four fewer firefighters to maintain service level standards. Consequently, Alternative 4 would have fewer impacts than the proposed project.

There would be an increase in the amount of industrial square feet within the specific plan area under Alternative 4. The increase in this land use would be required to contribute to the development impact fees (DIF) for fire protection services. Therefore, impacts would be similar to the proposed project.

Public Services – Law Enforcement

As described in **Population and Housing**, Alternative 4 would generate 2,214 additional residents pre-2025 and 1,475 additional residents post-2025, for a combined 3,689 additional residents within the specific plan area. In order to meet the service standard ratio for law enforcement, this alternative would require an additional three sworn officers plus two sworn officers to meet existing standards and one non-sworn officer for pre-2025 development conditions. Post-2025 development conditions would require an additional two sworn officers and one non-sworn officer for this alternative. Therefore, this alternative would require seven additional sworn officers and two non-sworn officers to maintain service ratio of 1.4 sworn officers per 1,000 residents. As there are 19 existing non-sworn officers for the specific plan area, there would be no need for additional non-sworn officers. Impacts for this alternative would be less than the proposed project.

As there would be future development within Alternative 4, there would be a contribution of development impact fees. Consequently, Alternative 4 would have similar impacts to the proposed project.

Public Services – Education

As described in **Population and Housing**, Alternative 4 would generate 848 additional residential dwelling units pre-2025 and 95 additional residential dwelling units post-2025, for a combined 1,413 additional residential dwelling units within the specific plan area. This would be a decrease of 236 residential dwelling units when compared to the proposed project (1,649 - 1,413 = 236).

Due to the amount of each housing type not being available, the multiple-family student generation rate was used in order to provide a conservative analysis. **Table 7.0-8, Alternative 4 Student Generation**, provides a breakdown of projected students by the alternative.

**Table 7.0-8
Alternative 4 Student Generation**

	Generation Rate	Thru 2025	After2025	Total
Residential Units	-	848	565	1,413
Elementary School Students	0.2727	232	154	386
Middle School Students	0.2424	206	137	343
High School Students	0.1515	129	86	215
Total	-	567	377	944

The additional student population generated by new residential development under Alternative 4 would attend PRJUSD schools. Alternative 4 would generate 944 additional students to the existing student population. The proposed project would generate an additional 1,100 students to the existing student population. Therefore, Alternative 4 would generate 156 fewer students than the proposed project.

Table 7.0-9, 2009–2010 School Enrollments Plus Alternative 4 Student Generation, shows the potential enrollments at schools serving the specific plan area with the additional students generated by Alternative 4. The distribution of students within the attendance boundaries of Georgia Brown Elementary School and Bauer/Speck Elementary School is not known. Therefore, 50 percent of elementary school students have been distributed to each school.

**Table 7.0-9
2009–2010 School Enrollments Plus Alternative 4 Student Generation**

School	Capacity	2009–2010 Enrollment	Specific Plan Students thru 2025	Total Enrollment thru 2025	Specific Plan Students after 2025	Total Enrollment after 2025
Georgia Brown Elementary School	545	536	116	652	77	729
Bauer/Speck Elementary School	594	508	116	624	77	701
George H. Flamson Middle School	744	702	206	908	137	1,029
Paso Robles High School	2,262	2,036	129	2,165	86	2,241

As shown in **Table 7.0-9**, the projected student population generated by development under Alternative 4 would exceed the design capacity of existing school facilities within the PRJUSD, except for Paso Robles High School. In addition, Alternative 4 would generate fewer students than the proposed project. Therefore, educational impacts under Alternative 4 would be less than the proposed project.

Public Services – Parks and Recreation

The City currently provides 104.5 acres of parkland. The City's stated goal is 7 acres of parkland per 1,000 residents. This alternative would be similar to the proposed project except proposed retail and office uses have been removed and replaced with additional industrial uses within the Uptown neighborhood. The proposed project would include an additional 18.03 acres of parkland within the specific plan area. Under this alternative, the pre-2025 development is projected to add 848 dwelling units (an additional 2,214 residents). When the existing population (29,949 residents) is added to the pre-2025 population, there would be a total of 32,163 residents. Development pre-2025 would have a parkland ratio of 3.81 acres per 1,000 residents.¹³ The addition of the post-2025 population (an additional 1,475 residents) is combined with the existing plus pre-2025 development population, totaling 33,638 residents. Therefore, the Alternative 4 parkland ratio would be 3.64 acres of parkland per 1,000 residents.

¹³ 32,163 residents divided by 1,000 = 32.163 residents per 1,000. Then divide 122.53 acres of parkland by the 32.163 residents per 1,000 = 3.81 acres per 1,000 residents.

Implementation of the proposed project would result in the City's ratio of parkland to population in pre-2025 development being 3.78 acres per 1,000 residents. However, with further development post-2025, this ratio would decline slightly to 3.58 acres per 1,000 residents. In conclusion, Alternative 4 would have a slightly better parkland-to-population ratio than the proposed project and, therefore, fewer impacts.

Public Services – Civic, Museums, and Other Uses

As discussed above, the Paso Robles Library currently exceeds the City's performance standard by approximately 5,500 square feet. As development forecast under the proposed project would create the need for only 2,152 square feet of library space, the new residents projected under the proposed specific plan could be served by existing library facilities without affecting the library's ability to meet City performance standards.

Alternative 4 would generate an additional 2,214 residents pre-2025 development and 1,475 additional residents post-2025. Alternative 4 would require approximately 1,845 additional square feet of library space. The need for library services for both the proposed project and Alternative 4 would adequately be met by the existing size of the libraries. Therefore, impacts would be similar to those under the proposed project.

Transportation and Traffic

Under Alternative 4, the specific plan area would be similar to the proposed project except for the Uptown Plan neighborhood. The Uptown Plan neighborhood would replace the proposed retail and office units with industrial land uses, roughly developing 50 percent new residential and industrial uses within this neighborhood. This would potentially increase the number of vehicle trips to and within the specific plan area, and two areas would have a decrease in the level of service within the specific plan area. Implementation of traffic signals would increase the level of service for those areas. These areas are located outside of the Uptown Plan area.

The Uptown Plan area would change some residential land uses to industrial land uses. As described in Highway Traffic Manual, it can be concluded that industrial land uses, on average, generate similar trip rates as residential land uses. Generally, office and retail land uses generate more average trips than industrial land uses. As a result, the conversion of new retail and office land uses within the Uptown Plan area to industrial land uses would have a potential decrease in the number of ingress and egress trips within and to the specific plan area. This alternative would have fewer impacts than the proposed project.

Alternative 4 would be consistent with the *City of El Paso de Robles General Plan* and would support the use of alternative transportation methods. In addition, Alternative 4 does not include hazardous design

features. Adequate parking would be provided within the specific plan area. Therefore, impacts would be similar to the proposed project.

Utilities – Water

The City's average gross water use is 220 gcpd. The pre-2025 development of the Uptown Plan area under existing conditions would generate an additional 2,214 residents. This would generate approximately 487,080 gcpd, or 546 afy.¹⁴ The post-2025 development population (1,475) would generate approximately 364 afy.¹⁵ This alternative would generate 910 afy of water demand post-2025 development. The proposed specific plan would result in an additional 636 afy of water demand by 2025 and a total of 1,061 afy by the specific plan horizon year. With implementation of Alternative 4, there would be a reduction of approximately 90 afy of water pre-2025 and a reduction of approximately 151 afy of water post-2025 development. Consequently, this alternative would have fewer water impacts than the proposed project.

Utilities – Wastewater

Implementation of the existing uses within the Uptown Plan area alternative would increase the square footage for industrial land uses within the specific plan area and decrease residential units, see **Table 7.0-2**.

Alternative 4 includes the construction of infrastructure upgrades to convey wastewater generated by new development. Based on the City's wastewater generation rate of 104 gpd, **Table 7.0-10, Alternative 4 Wastewater Generation**, provides wastewater generation for the development forecast to occur under the Alternative 4. Alternative 4 would generate 0.23 mgd pre-2025 and 0.15 mgd post-2025, for a total of 0.38 mgd.

¹⁴ $220 \text{ gcpd} \times 2,041 \text{ residents} = 487,080 \text{ gpd} \times 365 \text{ days per year} = 177,784,200 \text{ gallons per year} / 325,851 \text{ gallons per acre-foot} = 546 \text{ afy}$

¹⁵ $220 \text{ gcpd} \times 1,475 \text{ residents} = 324,500 \text{ gpd} \times 365 \text{ days per year} = 118,442,500 \text{ gallons per year} / 325,851 \text{ gallons per acre-foot} = 364 \text{ afy}$

**Table 7.0-10
Alternative 4 Wastewater Generation**

	Units	Population	Generation Rate (gpd)	Wastewater Generation (mgd)
Development before 2025	848	2,214		0.23
Development after 2025	565	1,475	104	0.15
Total	1,413	3,689		0.38

An estimated 0.45 mgd of wastewater would be generated by projected development under the proposed specific plan. This amount of wastewater would increase the volume of wastewater treated at the City's wastewater treatment plant (WWTP) from 2.87 mgd to 3.32 mgd. The permitted capacity of the City's WWTP is 4.9 mgd, which would be adequate to accommodate the total demand for wastewater treatment. Therefore, Alternative 4 would generate 0.07 mgd less than the proposed project. As a result, impacts would be fewer than the proposed project.

Utilities - Solid Waste

The landfill has a permitted capacity 6,495,000 cubic yards, with a remaining capacity of 5,327,500 cubic yards, as of May 1, 2007. An average of 200 tons of waste is placed in the landfill daily, with a permitted maximum daily tonnage of 450 tpd. Alternative 4 would continue to contribute to the capacity of the Pas Robles Landfill, however, at a smaller rate than that of the proposed project.

Table 7.0-11, Alternative 4 Solid Waste Disposal Rates, provides projected waste disposal for residential and commercial development forecast to occur under the proposed specific plan based on the average residential disposal rate of 0.41 tpy per capita and the average commercial disposal rate of 1.24 tpy per employee.

**Table 7.0-11
Alternative 4 Solid Waste Disposal Rates**

	Residential Units	Residents/ Employees	Population	Waste Generation per Capita	Projected Waste Generation (tpy)
Residential					
Residential Before 2025	848	2.61 per	2,214		907.74
Residential After 2025	565	residential	1,475	0.41 tpy	604.75
Total Residential	1,413	unit	3,689		1,512.49

	Residential Units	Residents/ Employees	Population	Waste Generation per Capita	Projected Waste Generation (tpy)
Commercial					
Commercial Before 2025	561,718 sf		1,124		1,393.76
Commercial After 2025	330,468 sf	1 employee per 500 sf	661	1.24 tpy	819.64
Total Commercial	892,186 sf		1,785		2,213.40
				Total Before 2025	2,301.50
				Total After 2025	1,424.39
				Total	3,725.89

As shown in **Table 7.0-11**, the projected total waste disposal of development under Alternative 4 would be 2,301.50 tpy by 2025, 819.64 tpy for development projected to occur after 2025, and a total of 3,725.89 tpy. The proposed project would generate 2,451.97 tpy by 2025, 1,655.69 tpy for development projected to occur after 2025, and a total of 4,087.16 tpy. Therefore, Alternative 4 would generate 361.27 tpy of waste disposal less than the proposed project. Consequently, impacts under this alternative would be less than the proposed project.

The City of Paso Robles is in compliance with state requirements for solid waste diversion. Impacts would therefore be similar under Alternative 4 and the proposed project.

Energy

Implementation of Alternative 4 would replace new retail and office uses with industrial uses. As a result, the Uptown Plan area would provide roughly 50 percent residential and industrial uses. **Table 7.0-12, Projected Growth in the Specific Plan Area Year 2025 Electrical and Natural Gas Usage**, estimates Alternative 4's energy demand.

Implementation of Alternative 4 would introduce an additional 131.1 BTUs of electricity and natural gas per year. Implementation of the proposed project would introduce an additional 112.3 BTUs of electricity and natural gas per year. Additional energy would be consumed for transportation during both construction and operation of both Alternative 4 and the proposed project. Therefore, implementation of the Uptown Plan area alternative would have greater impacts to energy than the proposed project.

Table 7.0-12
Projected Growth in the Specific Plan Area Year 2025
Electrical and Natural Gas Usage

Land Use	Size	Generation Rate ¹	Energy Usage per Year ⁵	BTUs per Year ⁶
Electricity				
Residential	848 du	5,626.5 kWh/du/year	4,771,272 kWh	16,284,351,340
Commercial ²	1,127,654 sf	13.55 kWh/sf/year	15,279,712 kWh	52,149,657,060
Office	169,602 sf	12.95 kWh/sf/year	2,196,346 kWh	12,323,827,640
Total Electrical	-	-	22,247,330 kWh	80,757,836,040
Natural Gas				
Residential ⁴	848 du	6,665 cf/du/year	5,651,920 cf	5,810,173,760
Commercial ²	1,127,654 sf	34.8 cf/sf/year	39,242,359 cf	40,341,145,050
Office	169,602 sf	24 cf/sf/year	4,070,448 cf	4,184,420,544
Total Natural Gas	-	-	54,902,621 cf	50,335,739,354
Total Specific Plan Projected Growth BTUs				131,093,575,394

Note:

sf = square feet; du = dwelling unit; cf = cubic feet

¹ *South Coast Air Quality Management District (SCAQMD), CEQA Air Quality Handbook, Table A9-11-A, 1993.*

² *Includes retail, civic, industrial and commercial land uses. Utilizes "retail" land use from SCAQMD, CEQA Air Quality Handbook, Table A9-11-A, 1993.*

³ *Based on 300 square feet per room.*

⁴ *For a conservative estimate, utilizes "single family unit" land use from SCAQMD, CEQA Air Quality Handbook, Table A9-11-A, 1993.*

⁵ *There are 1,028 BTUs per cubic foot*

⁶ *There are 3,413 BTUs per kWh*

Source: Impact Sciences, Inc., 2009.

7.4.4.2 Summary

The Uptown alternative would result in similar impacts for aesthetics, biology, geology and soils, hydrology and water quality, mineral resources, noise, and public services – civic and museums. The following impacts would be less than the proposed project: public services – fire protection, law enforcement, education, parks and recreation; transportation and traffic; and utilities – water, wastewater, and solid waste. The only potential sources of impacts greater than the proposed project were determined to be air quality, cultural resources, land use, population and housing, and utilities – energy. Additionally, under this alternative, the directions and strategies outlined in the *Uptown/Town Centre Specific Plan* would not be implemented.

The following goals for the Uptown/Town Centre Specific Plan area would not be achieved:

7.4.4.3 Near-Term Goals (Within Five Years)

Goal 1: Envision Uptown and the Town Centre as pedestrian-friendly, mixed-use neighborhoods, districts, and corridors.

The Uptown alternative would designate the plan area as 50 percent residential and 50 percent industrial. The breakdown of land uses within the Uptown Plan area would not provide for a diverse, mixed-use community. It would continue traditional planning which would separate live/work areas within urban areas. As a result, the northern portion of the specific plan area would be considered less pedestrian-friendly and not a mixed-use neighborhood or district.

Goal 3: Encourage infill development as a means of accommodating growth, while preserving significant historic resources, enhancing open space areas, reducing vehicle miles traveled and other negative environmental effects, and enhancing livability and quality of life.

The Uptown alternative would designate the plan area as 50 percent residential and 50 percent industrial. The additional industrial growth within the Uptown Plan area would displace the existing Oak Park Housing area and potential historic resources. There would be less infill development that would allow a means for accommodating additional growth within the Uptown Plan area. However, this alternative would potentially reduce the number of vehicle trips within and to the specific plan area.

Goal 6: Expand retail opportunities in the plan area for both residents and visitors.

The Uptown alternative would replace proposed retail and office uses with industrial uses within the Uptown Plan area. As a result, there would be no opportunity to expand retail uses for the residents and visitors within the specific plan area.

7.4.5 Alternative 5: Alternative Circulation Improvements

7.4.5.1 Impact Analysis

Aesthetics

Alternative 5 would realign or extend two streets within the specific plan area. As described above in **subsection 7.3.5**, this alternative would be identical to the proposed project minus the circulation improvements. Consequently, Alternative 5 would have similar aesthetic impacts to the proposed project.

Air Quality

This alternative would have the same pre-2025 development and post-2025 development as the proposed project. Alternative 5 would include one street extension and one street alignment within the specific plan area. Alternative 5 would potentially have additional construction emissions related to the development of the specific plan area. These additional construction emissions would be temporary and short term. However, as the construction emissions are not substantial and could be mitigated, construction impacts would be similar to the proposed project.

Operational emissions would be similar to the proposed project. The realignment of Pine Street south of 6th Street and the extension of Park Street north of 24th Street would potentially relieve CO hotspots at areas that would have a LOS D or lower. The proposed project offers mitigation measures and policies within the specific plan that would alleviate potential impacts. Potential impacts would be similar to the proposed project.

Biology

The specific plan area is almost completely built out. Implementation of the Circulation Improvements alternative would extend Park Street in the Uptown Plan area and realign Pine Street in the South of Downtown area. Potential impacts to sensitive species, wetlands, and conflict with habitat conservation plans would be similar to the proposed project. Potential impacts to oak trees would be required to comply with the oak tree preservation ordinance. Therefore, potential impacts would be similar to the proposed project.

Cultural Resources

Construction, realignment, and the extension of the identified streets would be required, on a project-level analysis, to determine if potential historic impacts would be affected. As the area of the street improvements is already built out, the likelihood that archeological paleontological resources and human remains would be discovered would be similar to the proposed project. Therefore, potential cultural resource impacts under this alternative would be similar to the proposed project.

Geology and Soils

Implementation of this alternative would be similar to the proposed project except for the circulation improvements. As a result, construction and operational impacts related to geology and soils would conform to existing standards. Therefore, geological impacts under this alternative would be similar to the proposed project.

Hazards and Hazardous Materials

This alternative would not create additional increases in the routine use, transport, or disposal of hazardous materials than the proposed project. Construction-related impacts would be mitigated through implementation of the proposed specific plan policies. Operational impacts would be mitigated through implementation of the hazard mitigation plan policies and compliance with CPUC policies for railroad crossings. As a result, potential hazardous impacts would be similar to the proposed project.

Hydrology and Water Quality

Implementation of Alternative 5 would have similar impacts to the proposed project because pre-2025 and post-2025 development would be equal to the proposed project. The circulation improvements would comply with the proposed policies and the specific plan, and would not substantially impact drainage improvements within the specific plan. Consequently, hydrology and water quality impacts would be similar to the proposed project.

Land Use

Construction and operation of Alternative 5 would be similar to the proposed project for the pedestrian crossings. The realignment of Pine Street south of 6th Street would not divide an established community, as there are no established buildings on either side of the proposed realignment. The extension of Park Street north of 24th Street would not divide an established community because the extension would bisect commercial land uses. As this alternative would be equal to the proposed project for development of the specific plan area, impacts under this alternative would be similar to the proposed project.

Mineral Resources

Impacts would be similar to the proposed project, as Alternative 5 would include circulation improvements within the specific plan area.

Noise

Construction and operation of the Circulation Improvements alternative would be similar to the proposed project. However, potential construction noise impacts would increase within the South of Downtown neighborhood, and the Uptown Plan area. All circulation improvements would be located near or within commercial-related land use zones. Therefore, construction noise impacts would be similar, with implementation of the proposed mitigation measures, to the proposed project.

Potential operational noise impacts would be due to traffic volumes. Implementation of these circulation improvements would potentially disperse traffic volumes within these areas and provide better circulation patterns. As a result, potential noise impacts would be similar to the proposed project.

Population and Housing

This alternative would not increase population, either directly or indirectly, above the amount projected to occur under the proposed project. The circulation improvements would not necessitate additional residential units, as the improvements would not displace substantial housing. Therefore, potential impacts would be similar to the proposed project.

Public Services – Fire

This alternative would be equal to the proposed project except for the additional circulation improvements. As there would be no new population or commercial/industrial land uses, there would be no additional need for fire protection. Therefore, fire protection impacts would be similar to the proposed project.

Public Services – Law Enforcement

This alternative would be similar to the development of the proposed project except for the additional circulation improvements. As there would be no new population or commercial/industrial land uses, there would be no additional need for additional law enforcement. Therefore, potential law enforcement impacts would be similar to the proposed project.

Public Services – Education

This alternative would have construction and pre-2025 and post-2025 development equal to the proposed project. The Circulation Improvements alternative would include pedestrian crossings, the extension of Park Street, and the realignment of Pine Street. As there would be no additional population, and thus the potential for additional students, impacts would be similar to the proposed project.

Public Services – Parks and Recreation

This alternative would have construction and pre-2025 and post-2025 development equal to the proposed project. The Circulation Improvements alternative would include the extension of Park Street and the realignment of Pine Street. As there would be no additional population there would be no additional impact on parks, impacts would be similar to the proposed project.

Public Services – Civic, Museums, and Other Uses

As described above, this alternative would develop and construct the specific plan area similar to the proposed project with the exception of the additional circulation improvements. The additional circulation improvements would not increase the resident population and subsequently the demand on the libraries, museums, and other civic uses. Impacts would be similar to the proposed project.

Transportation and Traffic

This alternative would generate similar average daily trips and level-of-service areas within the specific plan. Development of the specific plan area would be similar for both pre-2025 and post-2025 development, with the exception that this alternative would extend Park Street north of 24th Street, realign Pine Street south of 6th Street, include a pedestrian railroad crossing south of 10th Street, and a pedestrian crossing at 12th Street across Highway 101.

The proposed project would experience a LOS F during the PM peak hour at the intersection of Riverside Avenue and 10th Street. However, installation of a traffic signal would improve the level of service at this intersection to B in the AM peak hour and C in the PM peak hour. Under the 2035 scenario, the Riverside Avenue/10th Street intersection is expected to experience reduced level of service from LOS C to LOS E in the AM peak hour. As described above, installation of a traffic signal would improve the level of service at this intersection to B in the AM peak hour and C in the PM peak hour. This would reduce impacts traffic impacts. Therefore, this alternative would have similar traffic circulation patterns and level of service.

Implementation of this alternative would improve the circulation pattern south of 6th Street, as the realignment of Pine Street would provide for straight line circulation, as opposed to a zig-zag pattern from Pine Street to 4th Street. The proposed extension of Park Street would provide the Uptown Plan area with more circulation possibilities and a more uniform circulation pattern. In addition, the extension of Park Street would provide vehicles the opportunity to use a more efficient travel path. As a result, the surrounding roadways would potentially see a decrease in the overall amount of vehicle travel. Impacts would be less than the proposed project.

Utilities – Water

The circulation improvements under Alternative 5 would not generate additional water demand for the specific plan area. As development under this alternative is similar to the proposed project, impacts would be similar to the proposed project.

Utilities – Wastewater

Alternative 5 would develop the specific plan area the same as the proposed project except for the additional circulation improvements. The circulation improvements would not generate additional wastewater demand or require the construction of new wastewater facilities. As a result, this alternative would be similar to the proposed project.

Utilities – Solid Waste

The realignment and extension of the identified roadway improvements would potentially generate additional construction and demolition debris (C&D) within the specific plan area. In addition, the pedestrian crossing at Highway 101 would require additional resources for completion. This would provide an additional amount of C&D debris. As the remaining of the specific plan area would be equal to development as the proposed project, the additional circulation improvements would conform to state and local regulations for solid waste. This alternative would generate additional C&D debris than the proposed project. This additional C&D debris would recycle at least 63 percent (the City's current diversion rate) and would therefore not have a substantial increase for waste generated within the specific plan area. As a result, this alternative would have greater impacts than the proposed project.

Utilities - Energy

The Circulation Improvements Alternative would develop the specific plan area similar to that of the proposed project. As there would be no changes, except for the identified circulation improvements, to the specific plan area, energy impacts under Alternative 5 would be similar to the proposed project.

7.4.5.2 Summary

The Circulation Improvements Alternative would result in similar impacts for all impact areas except for traffic and transportation and utilities – solid waste. Traffic and transportation impacts would be less than under the proposed project due to improved alignment of circulation within the specific plan area. Impacts greater than those under the proposed project would include the resource area of utilities – solid waste. This alternative is similar to the proposed project except for the extension of Park Street north of 24th Street and the realignment of Pine Street south of 6th Street. Consequently, the directions and strategies outlined in the *Uptown/Town Centre Specific Plan* would be fully implemented. However, the Paso Robles City Council has concluded as a matter of policy that Park Street will not be extended north of 24th Street. This alternative is therefore infeasible.

7.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Table 7.0-13, Summary Comparison of Alternatives, provides a comparative analysis of the environmental impacts of the project and alternatives. These alternatives were identified to avoid or minimize the significant or adverse impacts identified for the project.

Per the *State CEQA Guidelines*, the purpose of evaluating alternatives to the project is to determine whether any different project designs or locations could feasibly attain most of the basic project objectives while eliminating or reducing adverse environmental impacts.¹⁶

As determined by the proposed project there would only be one significant and unavoidable impact generated by the proposed specific plan. The proposed specific plan would exceed the generated population developed under the 2001 Clean Air Plan (CAP) produced by the San Luis Obispo County Air Quality Control District (SLOCAQCD). If a project's contribution to the existing population exceeds that of the CAP, then the project would contribute significant emissions to the air basin. As determined in the EIR for the general plan update for the City of El Paso de Robles, the population projections would also exceed the 2001 CAP population numbers. The general plan EIR determined that this was a significant and unavoidable impact (Class I). However, as determined by the SLOCOG, population projections were updated in 2005 that were larger than the 2001 CAP. Therefore, the CAP would need to be updated to reflect the most current information.

The *State CEQA Guidelines* require that an environmentally superior alternative be identified among the selected alternatives (excluding the No Project/No Build Alternative).¹⁷ If the No Project/No Build Alternative is determined to be the environmentally superior alternative, an environmentally superior alternative must also be identified among the remaining alternatives. As described above, there is only one significant and unavoidable impact (Class I) that would be generated by the proposed project. The only alternative that would reduce the significant and unavoidable impact would be the No Project/No Build Alternative. As stated by CEQA, another alternative would have to be selected in order to be determined to be environmentally superior. However, the four remaining alternatives selected only determine incrementally different impacts to those resource areas. Therefore, they shall be used for comparison purposes only to the proposed project.

As previously noted, neither the proposed project nor the alternatives have any significant impacts, except for exceeding the population growth estimate in the CAP, which cannot be mitigated. The

¹⁶ California Code of Regulations, Title 14, Division 6, Chapter 3, *California Environmental Quality Act Guidelines*, Section 15126.6.

¹⁷ California Public Resources Code, Title 14, Division 6, Chapter 3, *California Environmental Quality Act Guidelines*, Section 15126.6(e)(2).

alternatives presented herein either reduce already less than significant adverse impacts, or present options to make the project more consistent with the City policies outlined in the general plan.

**Table 7.0-13
Summary Comparison of Alternatives**

Environmental Issue	Proposed Project Impact (After Mitigation)	Alternative 1:	Alternative 2:	Alternative 3:	Alternative 4:	Alternative 5:
		No Project/No Build Alternative	No Project - Development Under Existing General Plan	Designating the South of Downtown Plan Area Office and Retail	Uptown Plan Area to Continue to Develop per Existing Uses	Alternative Circulation Improvements
Aesthetics	Class III	Less than	Similar	Similar	Similar	Similar
Air Quality	Class I/II/III	Less than	Similar	Greater than	Greater than	Similar
Biology	Class II/III/IV	Less than	Similar	Similar	Similar	Similar
Cultural Resources	Class II	Less than	Similar	Similar	Similar	Similar
Geology/Soils	Class III	Similar	Similar	Similar	Similar	Similar
Hazards and Hazardous Materials	Class III	Similar	Similar	Similar	Similar	Similar
Hydrology and Water Quality	Class III/IV	Greater than	Greater than	Similar	Similar	Similar
Land Use	Class III	Less than	Similar	Similar	Greater than	Similar
Mineral Resources	Class III	Similar	Similar	Similar	Similar	Similar
Noise	Class II/III	Less than	Similar	Similar	Similar	Similar
Population/Housing	Class III	Less than	Similar	Less than	Greater than	Similar
Public Services – Fire	Class III	Less than	Similar	Less than	Less than	Similar
Public Services – Law Enforcement	Class III	Greater than	Similar	Less than	Less than	Similar
Public Services – Education	Class III	Less than	Similar	Less than	Less than	Similar

Environmental Issue	Proposed Project Impact (After Mitigation)	Alternative 1: No Project/No Build Alternative	Alternative 2: No Project - Development Under Existing General Plan	Alternative 3: Designating the South of Downtown Plan Area Office and Retail	Alternative 4: Uptown Plan Area to Continue to Develop per Existing Uses	Alternative 5: Alternative Circulation Improvements
Public Services – Parks/Recreations	Class III	Greater than	Similar	Less than	Less than	Similar
Public Services – Civic/Museums	Class III	Less than	Similar	Similar	Similar	Similar
Transportation & Traffic	Class II/III/IV	Greater than	Similar	Similar	Less than	Less than
Utilities – Water	Class III	Less than	Similar	Less than	Less than	Similar
Utilities – Wastewater	Class III/IV	Less than	Similar	Less than	Less than	Similar
Utilities – Solid Waste	Class III	Less than	Similar	Greater than	Less than	Greater than
Utilities - Energy	Class III	Less than	Similar	Greater than	Greater than	Similar