

5/18/99
DATE: ~~4/27/99~~ AGENDA ITEM # 2
() APPROVED () DENIED
() CONTINUED TO _____

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR *Bob*
SUBJECT: GENERAL PLAN AMENDMENT 2-99 AND REZONE 98006 (CABRILLO ECONOMIC DEVELOPMENT CORP.) (PART 1 OF A 3 PART GENERAL PLAN AMENDMENT)
DATE: MAY 18, 1999

Needs: To consider a proposal, filed by Cabrillo Economic Development Corp., to change the General Plan Land Use Category and Zoning for a 5 acre site composed of 4 lots located on the northwest corner of Creston and Rolling Hills Roads. (Please note that this application has also been noticed as GPA 98004.)

- Facts:
1. The existing General Plan Land Use Category (designation) for all 5 acres is Office Professional (OP); the existing zoning is CP,PD (Neighborhood Commercial) for the easternmost 4 acres and R-1 (Single Family Residential) for the westernmost acre. Maps showing the site, the existing General Plan and existing Zoning are attached with the Initial Study.
 2. The applicant is Cabrillo Economic Development Corp., a non-profit organization based on Ventura County. The request is for a General Plan Land Use Category of Residential, Multiple Family, High (RMF-H, which allows densities up to 16 dwelling unit per acre) for 4 of the 5 acres and retention of the existing Office Professional (OP) Land Use Category for one acre to be located along the Creston Road frontage of the subject property. The application includes a request that R-4(PD) zoning be applied to the 4 acres of RMF-H land and that the one acre of OP land be rezoned to OP.
 3. The property is currently owned by James (Kimo) Pankey; the applicant reportedly has an option to purchase the property.
 4. The applicant intends to develop 61 apartment units for exclusive residency by low income senior citizens (62 years of age or older) on the 4 acres proposed to be zoned R-4,PD. Neither the applicants nor the property owner have expressed any plans to develop the one acre of land to be zoned OP.
 5. At its meeting of April 27, 1999, the Planning Commission, on a 3-1 vote, recommended that the City Council approve the subject General Plan Amendment and Rezone applications.

RIMC CODE
DATE: May 18, 1999
FILE PLAN/GEN CAT: Current Planning/Rezoning
SUBJECT: GPA 98004, Rezone 98006 (Cabrillo Economic Development Corp)
LOCATION: Development Services File Room
RETENTION: 3 Years
OTHER: ED\GPA-RZ\CABRILLO\CC Report 051899

6. Attached with the Initial Study are a project description with more details about the proposal and a conceptual site plan that shows one-story buildings. Information about land use on surrounding properties is included in the Initial Study.
7. The proposed General Plan Amendment and Rezone applications are subject to the California Environmental Quality Act (CEQA). An Initial Study has been conducted (copy attached) that addresses the potential environmental impact of these applications.
8. Since the applicant is a non-profit organization, if it restricts occupancy of the units to low income persons (and keep rents within state-defined limits), it is eligible for a "welfare exemption" from property tax payments under Section 214(g) of the State Revenue and Taxation Code. To offset the City's loss of property tax revenue, the applicant has twice * indicated in writing that they intend to make "Payments in Lieu of Taxes" to the City, in a manner similar to the Paso Robles Housing Authority.
9. Attached are four letters, two in support of the applications from Robert Culbertson Shirley MacIntyre Bird of HOTLINE, and two in opposition from J. Oravec Cutter and Richard and Leanna Lara.

Analysis and
Conclusion:

Environmental Issues: The attached Initial Study identifies two potential environmental issues with the proposed application: land use and noise. The Initial Study discusses traffic impacts but concludes that there will be no significant traffic impacts as the proposed land uses will generate half the amount of traffic that would be expected under the present General Plan.

The land use impacts associated with the introduction of multi-family residential use in an area with existing single family uses on three sides are potentially significant. However, impacts may be reduced to a level of non-significance if the applicant and current property owner agree to recordation of a restriction limiting occupancy of the site to senior citizens. Such a restriction would have to be recorded prior to second reading of an ordinance to rezone the property to R-4,PD.

The noise impacts from traffic can be mitigated if a masonry wall is constructed between the office and apartment portions of the site. Such a mitigation measure is best applied at the time of review of a development plan for either office or apartment use.

The applicant and current property owner have signed an agreement to record a restriction limiting occupancy of the site to senior citizens. With such an agreement, a Negative Declaration can be approved for the project.

Housing: The Housing Element of the General Plan contains quantified objectives for provision of affordable housing and indicates a need for affordable housing for seniors. The proposed project would contribute to the realization of those objectives. There is presently a shortage of affordable rental units in the City, which has resulted in very low vacancy rates. Low vacancy rates tend to cause rents to increase, further exacerbating the shortage of affordable units. The proposed project would help relieve some of the demand for affordable units.

* Once in a letter to the City Council dated December 8, 1998, which is on file in the Community Development Department, and again in the April 7, 1999 letter, which is attached to this report.

Fiscal Issues: If a senior apartment project is built, operated by a non-profit organization, and occupancy is limited to low income persons, the project would be eligible for a property tax exemption for an indefinite period of time. The resulting loss of property tax revenues would seriously impact the City's ability to provide public services to the project. The applicant has twice made a written offer to provide "payments in lieu of taxes" (PILOT). The City Attorney is preparing a binding commitment to secure this pledge. Such an agreement will be transmitted to the Council under separate cover prior to the City Council's meeting of May 18.

Policy

Reference: California Environmental Quality Act (CEQA); California Government Code Section 65358; General Plan Land Use Element; Zoning Code

Fiscal

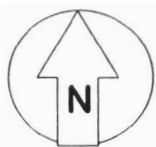
Impact: Potential adverse fiscal impacts on the City if a future development is eligible for a property tax exemption and "payment in lieu of taxes" is not made.

Options: After consideration of all public testimony, that the City Council consider the following options:

- a. (1) Adopt a Negative Declaration for the General Plan Amendment and Rezone applications, subject to recordation of a deed restriction, to be approved by the City Attorney, to limit occupancy of the property to seniors (62 years of age or older) prior to second reading of an ordinance to rezone the property.
- (2) Adopt the attached Resolution approving General Plan Amendment 2-99;
- (3) Introduce for first reading the attached ordinance to approve Rezone 98006, and withhold second reading and adoption of the rezone ordinance until recordation of a restriction limiting occupancy of the property to senior housing has been completed.
- b. Deny the proposed General Plan Amendment and Rezone applications.
- c. Amend, modify or reject the foregoing options.

Attachments:

1. Location Map
2. Draft Resolution approving a Negative Declaration (with attached Initial Study) for General Plan Amendment 2-99 and Rezone 98006
3. Draft Resolution approving the General Plan Amendment 2-99
4. Draft Ordinance approving Rezone 98006
5. Letters from Robert Culbertson, Shirley McIntyre Bird, J. Oravecz Cutter, and Richard and Leanna Lara
6. Newspaper and Mail Notice Affidavits



GPA 2-99, PART 1 & REZONE 98006
 (CABRILLO ECONOMIC DEVELOPMENT CORP.)

LOCATION MAP

RESOLUTION NO: 99-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING A NEGATIVE DECLARATION FOR
GENERAL PLAN AMENDMENT 2-99, PART 1 AND REZONE 98006
(CABRILLO ECONOMIC DEVELOPMENT CORP.)

WHEREAS, Cabrillo Economic Development Corp. has filed the following applications:

General Plan Amendment 2-99, Part 1, to change the land use category on 4 acres of a 5 acre site located on the northwest corner of Creston and Rolling Hills Roads from Office Professional (OP) to Residential, Multiple Family, High (RMF-H);

- Rezone 98006 to rezone 4 of the 5 acres of the site from R-1 and CP,PD to R-4,PD and to rezone the one acre remaining in the OP land use category to OP; and

WHEREAS, an Initial Study was prepared for this project (on file in the Community Development Department), which concludes that the project must be revised as follows in order to avoid significant environmental impacts:

Record a restriction to limit occupancy of the property to senior citizens (at least one member of each household to be age 62 or older) prior to second reading of an ordinance to rezone the property to R-4,PD;

WHEREAS, the applicant and current property owner have signed an agreement to implement the above mitigation measure, a copy of this agreement is attached to this resolution as Exhibit "A"; and

WHEREAS, Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, public hearings were conducted by the Planning Commission on November 24, 1998 and April 27, 1999, and by the City Council on May 18, 1999 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination for the proposed code amendment; and

WHEREAS, based on the information contained in the Initial Study prepared for this code amendment and testimony received as a result of the public notice, and subject to implementation of the mitigation measures listed in Exhibit "A", the City Council finds no substantial evidence that the project would have a significant impact on the environment;

NOW, THEREFORE, BE IT RESOLVED, that based on the City's independent judgment, the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration for General Plan Amendment 2-99, Part 1 and Rezone 98006 in accordance with the California Environmental Quality Act subject to implementation of the mitigation measure listed in Exhibit "A".

PASSED AND ADOPTED THIS 18th day of May, 1999 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DUANE J. PICANCO, MAYOR

ATTEST:

MADELYN PAASCH, CITY CLERK

ED\GPA-RZ\CABRILLO\NEG DEC RESO

EXHIBIT A

CITY OF EL PASO DE ROBLES
MITIGATION AGREEMENT FOR PROPOSED NEGATIVE DECLARATION

Lead Agency: City of El Paso de Robles
Director of Community Development
1000 Spring Street
Paso Robles, CA 93446

Contact Person: Ed Gallagher

File No.:General Plan Amendment 2-99, Part 1 and Rezone 98006

Applicant:.....Cabrillo Economic Development Corp.

Property Owner:.....James Pankey

Project Description: ...to change the land use category on 4 acres of a 5 acre site from Office Professional (OP) to Residential, Multiple Family, High (RMF-H) and to rezone 4 of the 5 acres of the site from R-1 and CP,PD to R-4,PD and to rezone the one acre of remaining OP land use category to OP zoning.

Location:Northwest corner of Creston and Rolling Hills Roads

MITIGATION AGREEMENT:

As the applicant and property owner, we hereby agree to the following mitigation measure, as identified in the related Initial Study (Resolution 99-___), which is necessary in order to avoid or reduce any adverse environmental effects to a point where clearly no significant adverse effects would occur as a result of the projects approval. I also understand that additional mitigation measures may be required following the review of the "Proposed Negative Declaration" by the public and by the applicable advisory and final decision-making bodies.

1. We agree to record a restriction limiting occupancy of the site to senior citizens (at least one member of each household to be age 62 or older), that such restriction shall be recorded prior to City Council giving second reading and approval of an ordinance to rezone 4 of the 5 acres of the site to R-4,PD, and that the form and content of said restriction shall be approved by the City Attorney prior to recordation.

FUTURE INDEPENDENT CEQA REVIEW:

As the applicant and property owner, we understand and hereby agree that in addition to the mitigation measures identified in Resolution 99-___, the City reserves the right to further

review future development plans within the Project for CEQA compliance independently of Resolution 99-____.

This agreement shall be binding on the applicant/owner and on any successors in interest.

IN WITNESS WHEREOF, the Community Development Director or his assign, representing the City of El Paso de Robles, and the applicant/owner or his legal representative have executed this agreement on the _____ day of _____, 1999.

APPLICANT: CABRILLO ECONOMIC DEVELOPMENT CORP.
11011 Azahar Street
Saticoy, CA 93004

By: _____

Chairman, Board of Directors

By: _____

RODNEY FERNANDEZ
Executive Director

OWNER: James Pankey
P.O. Box 200
Shandon, CA 93461

CITY OF EL PASO DE ROBLES

By: _____

ED GALLAGHER
Housing Programs Manager

**ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
CITY OF PASO ROBLES
PLANNING DIVISION**

- 1. PROJECT TITLE:** GPA 2-99, Part 1 and Rezone 98006
- Concurrent Entitlements:** None
- 2. LEAD AGENCY:** City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
- Contact:** Ed Gallagher, Housing Programs Manager
Phone: (805) 237-3970
- 3. PROJECT LOCATION:** Northwest corner of Creston and Rolling Hills Roads
(See attached location map.)
- 4. PROJECT PROPONENT:** Cabrillo Economic Development Corp.
- Contact Person:** Jennifer Bigelow (consultant for the applicant)
Phone: (805) 685-1949
- 5. GENERAL PLAN DESIGNATION:** Office Professional (OP)
- 6. ZONING:** CP,PD (Neighborhood Commercial)

7. PROJECT DESCRIPTION:

Cabrillo Economic Development Corp. has applied to change the land use category and zoning on a 5 * acre site composed of 4 parcels located on the northwest corner of Creston and Rolling Hills Roads. A location map is attached.

* The site has about 5.3 gross acres. However, it appears that about 0.2 acres will need to be dedicated for the widening of Creston Road, regardless of land use designation. Analysis of impacts in this initial study will be based on a 5 acre site.

The present land use category for the site is Office Professional (OP); the present zoning is CP,PD (Neighborhood Commercial) for all but the westernmost 1.22 acre parcel, which is zoned R-1. The applicants propose to change the land use category to Residential, Multiple Family, High (RMF-H), which would allow densities up to 16 dwelling units per acre, for 4 of the 5 acres and retain the existing OP land use category on one acre along the Creston Road frontage. The proposed zoning for the RMF-H portion of the site is R-4,PD; OP zoning is proposed for the one acre of land to remain in OP land use. Copies of the existing General Plan and Zoning Maps are attached.

The applicant has submitted a conceptual site plan (attached) for a 61 unit apartment project for exclusive occupancy by senior citizens. Also attached is a copy of the applicant's letter dated April 7, 1999 describing the project and the executive summary for a market study for the proposed senior housing.

8. ENVIRONMENTAL SETTING:

Three of the four parcels making up the project site are vacant; the westernmost parcel has an existing single family house. The site is relatively flat (2-7% slope). There is one mature oak tree on the eastern edge of the site, apparently in the right-of-way for Rolling Hills Road. There are three other mature trees on the site: a sycamore, a eucalyptus and a palm tree.

Surrounding Properties (General Plan; Zoning; Land Use)

- North: Residential, Single Family (RSF and RSF-1); R-1 and R-1,B-4; existing single family residential development on lots ranging in size from 1/3 acre to one acre.
- South: Residential, Single Family (RSF); R-1; existing single family residential development on 6,000 sq ft lots and LDS Church
- East : Community Commercial (CC); C-1,PD; Williams Plaza (retail commercial)
- West: Office Professional (OP); R-1; existing single family residential development on one acre lots.

9. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED): none

10. PERSONS PARTICIPATING IN THE PREPARATION OF THE INITIAL STUDY:

Ed Gallagher, Housing Programs Manager
Ditas Esperanza, City Engineer

11. RELATED ENVIRONMENTAL DOCUMENTATION: none

12. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR PROJECT:

This document analyses the environmental effects of the change of land use category from Office Professional (OP) to Residential, Multiple Family-High (RMF-H) for four acres. If the requested changes to the Land Use and Zoning Maps are approved, subsequent environmental analysis would be necessary for the detailed development plans.

The discussion of certain impacts will compare the impacts of the following alternative/optional land use scenarios:

- The requested project: 4 acres of RMF-H use and 1 acre of OP use;
- 5 acres of RMF-H use;
- 5 acres of OP use (under existing General Plan and Zoning).

Additionally, the option of restricting occupancy of RMF-H use to senior citizens will be discussed.

Since the RMF-H designation allows up to 16 units per acre, this analysis will discuss the effects of both 61 units (the applicant's proposal) and 80 units.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|---------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------|
| <input checked="" type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Energy & Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

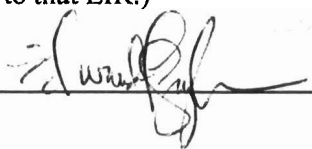
I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a significant effect(s) on the environment, but one or more effects (1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) have been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or is "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effect(s) that remain to be addressed.

I find that although the proposed project could have a significant effect(s) on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. (See item #11 above, for a specific reference to that EIR.)

Signature 

Ed Gallagher

Printed Name

4/13/99

Date

Housing Programs Manager

Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. “Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided at the end of the checklist. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix I of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the needs and requirements of the City of Paso Robles.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers’ information, a list of applicable standard conditions identified in the discussions has been provided as an attachment to this document.)

SAMPLE QUESTION:

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Would the proposal result in or expose people to potential impacts involving:</i>				
<i>Landslides or Mud flows? (Sources: 1, 6)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The attached source list explains that 1 is the Paso Robles General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).</i>				

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------------------------------	--------------------------------------	--------------------------------------------------------------------	------------------------------------	-----------

I. LAND USE AND PLANNING. Would the Proposal:

- | | | | | |
|-----------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with general plan designation or zoning? (Source: Paso Robles Zoning Code.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is a proposal to change the general plan and zoning designations for the property.

- | | | | | |
|---------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c) Be incompatible with existing land use in the vicinity? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion: See attached "Discussion of Major Environmental Issues".

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The nearest land designated for agricultural use is about one mile distant from the site.

- | | | | | |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

II. POPULATION AND HOUSING. Would the proposal:

- | | | | | |
|---------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Using 2.7 persons per dwelling unit (1998 population estimate from the State Department of Finance), the addition of 61-80 residential units to the housing supply could result in a population increase of 165 - 216 over the current expected City build-out population of 32,600. Policy OA-6 of the Land Use Element calls for the City to manage and direct growth not to exceed a resident population of 35,000 in the year 2010. The added population, therefore would not be significant.

If approved, the proposed project could be considered to have "growth-inducing" effects in which the owners of neighboring properties could be expected to apply to have their properties redesignated for RMF-H land use. A "worst-case scenario" for growth-inducing effects would likely be limited to the following 12 lots: 4 OP-designated lots east of the site (north of Creston Road to Orchard Road); the 4 OP-designated lots north of the site (on the west side of Rolling Hills Road); and the 4 RSF-designated lots north of the OP-designated lots (also on the west side of Rolling Hills Road). There are 11 existing single family residential units on these lots. The total area of these 12 lots is 7.7 acres. At 16 units per acre and 2.7 persons per unit, if all of those were to be changed to RMF-H land use, and discounting population in the 11 existing units, a secondary population increase of 302 could occur. Again, this amount of population increase would not be significant.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------------------------------	--------------------------------	--------------------------------------------------------	------------------------------	-----------

b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?

Discussion:

c) Displace existing housing, especially affordable housing?

Discussion: One existing house would be removed, but 61-80 units could be built. The effect is insignificant.

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

a) Fault rupture?

Discussion: This portion of San Luis Obispo County (generally the Paso Robles area) is located at the far southerly end of the Salinas Valley which also extends up into Monterey County. There are two known fault zones on either side of this valley. The San Marco-Rinconada Fault system runs on the west side of the valley. The San Andreas Fault is on the east side of the valley and runs through the community of Parkfield east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Soils reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standardly applied conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant.

b) Seismic ground shaking?

Discussion: See the response to Section III(a). Based on that response, the potential for exposure of persons or property to seismic hazards is not considered significant.

c) Seismic ground failure, including liquefaction?

Discussion: The City's General Plan contains public safety policies that would require special attention to projects with potential for liquefaction. Also, see the response to Section III(a). Based on the above discussion, the potential for exposure of persons or property to seismic hazards, including liquefaction is not considered significant.

d) Seiche, tsunami, or volcanic hazard?

Discussion: The project site is not located in an area identified at risk for seiche, tsunami, or volcanic hazards.

e) Landslides or Mud flows?

Discussion: The slopes on site are too shallow for this to be a concern.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? Discussion: See the discussion in Section III(e). In addition to standard erosion control measures being part of a future development, all grading would be subject to standard conditions of approval ensuring that soils conditions are suitable for the proposed structures and improvements. As such, no significant impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Subsidence of the land? Discussion: See the discussion in Sections III (e) and (f) above. No significant adverse impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expansive soils? Discussion: See the discussion in Sections III (e) and (f) above. No significant adverse impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Unique geologic or physical features? Discussion: There are not unique geologic or physical features on site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IV. WATER. Would the proposal result in:

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Source: 9) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding? (Source: 9) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen, turbidity)? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in currents, or the course or direction of water movement? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (Source: 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
g) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion:				
h) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

V. AIR QUALITY. Would the proposal:

- a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Source: 10)

Discussion: The San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions which would cause local and state standards to be exceeded. The potential for future project development to create adverse air quality impacts falls generally into two categories: Short term and Long term impacts.

Short term impacts are associated with the grading and development portion of a project where earth work generates dust, but the impact ends when construction is complete. Long term impacts are related to the ongoing operational characteristics of a project and are generally related to vehicular trip generation and the level of offensiveness of the onsite activity being developed.

See discussion of Transportation impacts in Section Via, below. The average daily traffic generated by residential uses, especially for senior housing, will be lower than that generated by expected development under the existing OP designation. This is further mitigated by the presence of an existing bus shelter on Creston Road, about 700 feet east of the site.

- b) Expose sensitive receptors to pollutants? (Source: 10)

Discussion:

- c) Alter air movement, moisture, or temperature? (Source: 10)

Discussion:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create objectionable odors? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- | | | | | |
|---------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See attached "Discussion of Major Environmental Issues".

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Inadequate emergency access or inadequate access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|-------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Insufficient parking capacity on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|-------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Hazards or barriers for pedestrians or bicyclists? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Rail, waterborne or air traffic impacts? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is devoid of any vegetative cover or wetlands that would form a habitat. It is surrounded by existing urban uses.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Locally designated species (e.g., heritage trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There is one mature oak tree, which is apparently in the right-of-way for Rolling Hills Road. The City's Oak Tree Preservation Ordinance would require an effort to preserve this oak as a condition of new development, regardless of land use designation or zoning.				
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See discussion under Section VIIa, above.				
d) Wetland habitat (e.g., marsh, riparian and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See discussion under Section VIIa, above.				
e) Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See discussion under Section VIIa, above.				

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

a) Conflict with adopted energy conservation plans? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
b) Use non-renewable resource in a wasteful and inefficient manner? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

IX. HAZARDS. Would the proposal involve:

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
b) Possible interference with an emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------------------------------	--------------------------------	--------------------------------------------------------	------------------------------	-----------

- c) The creation of any health hazard or potential hazards?

Discussion:

- d) Increased fire hazard in areas with flammable brush, grass, or trees?

Discussion:

X. NOISE. Would the proposal result in:

- a) Increases in existing noise levels?

Discussion:

- b) Exposure of people to severe noise levels?

Discussion: See attached "Discussion of Major Environmental Issues".

XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- a) Fire protection? (Source: 1,9)

Discussion:

- b) Police Protection? (Source: 1,9)

Discussion:

- c) Schools?

Discussion: Proposition 1A, which passed on November 3, 1998 limits school impact mitigation to existing school fees, even for general plan amendments and rezones.

- d) Maintenance of public facilities, including roads?

Discussion:

- e) Other governmental services? (Source: 1,9)

Discussion:

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--------------------------------------------------------	------------------------------	-----------

XII.UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Power or natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Southern California Gas Company provides service to the Paso Robles area. The project is not anticipated to interfere with gas services or create an unmet demand.

- | | | | | |
|---------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Communication systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The Pacific Bell Company provides service to the Paso Robles and County areas. The project is not anticipated to interfere with phone/communication services.

- | | | | | |
|-----------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Local or regional water treatment or distribution facilities?
(Source: 1,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|-----------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Sewer or septic tanks? (Source: 1,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|----------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Storm water drainage? (Source: 1,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|----------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Solid waste disposal? (Source: 1,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|----------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Local or regional water supplies? (Source: 1,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

XIII.AESTHETICS. Would the proposal:

- | | | | | |
|---------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Affect a scenic vista or scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Creston Road is designated by the General Plan as a scenic corridor (Land Use Element Policy ENV-12). Regardless of land use designation, new development will need to be designed to present a positive visual effect along this corridor.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------------------------------	--------------------------------------	--------------------------------------------------------------------	------------------------------------	-----------

- | | | | | |
|---------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: In addition to Creston Road, new development, regardless of land use designation, will need to be designed to provide high quality "four-sided" architectural treatment to ensure that development is compatible with surrounding residential development.

- | | | | | |
|---------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Create light or glare? (Source: 1, 2, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

XIV.CULTURAL RESOURCES. Would the proposal:

- | | | | | |
|---------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Disturb paleontological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Disturb archaeological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The Paso Robles area has been classified as territory occupied by the Migueleno Salinan and the Obispeno Chumash Native California populations. Past community populations have been evidenced at several sites within the Paso Robles area and unincorporated portions of the surrounding County.

Regardless of land use designation, new development will be required to have an archaeological study prepared prior to issuance of a grading permit.

- | | | | | |
|---------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Affect historical resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|----------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have the potential to cause a physical change which would affect unique ethnic cultural values? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

XV.RECREATION. Would the proposal:

- | | | | | |
|---------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The Zoning Code requires provision of on-site recreational amenities for development of multi-family residential housing. This requirement helps offset demand for public park and recreation facilities.

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--------------------------------------------------------	------------------------------	-----------

- b) Affect existing recreational opportunities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

XVI.MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

- b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

- c) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion: See discussion under Section IIa (Housing).

- d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

EARLIER ANALYSIS AND BACKGROUND MATERIALS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	1977 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Sewer Master Plan	Same as above
8	City of Paso Robles Housing Element	Same as above
9	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
10	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
11	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
12	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446

Summary of Mitigation Measures

Description of Impact

Land Use Impact: juxtaposition of RMF-H use (at 16 units per acre) next to RSF use (at 1-3 units per acre)

Mitigation Measure

Restrict occupancy of the site to seniors via recordation of a deed restriction prior to second reading of an ordinance to rezone the property to R-4,PD.

**DISCUSSION OF MAJOR ENVIRONMENTAL ISSUES
GPA 2-99, PART 1 AND REZONE 98006
(CABRILLO ECONOMIC DEVELOPMENT CORP.)**

LAND USE

History of Land Use Designation for the Site/Existing OP Designation

The site's current CP,PD (Neighborhood Commercial) zoning has been in place for 20 years or more. The site was once proposed for development of a Lucky Supermarket. However, a referendum rezoned the Williams Plaza site across Rolling Hills Road to C-1 and the Lucky Center was never pursued.

The site was designated for Office Professional (OP) use as part of the 1991 Land Use Element Update. This decision was made to provide for additional office space on the City's East Side, where most of its growth is occurring.

The site is located on an arterial street and across the street from a commercial retail center. Such a location is generally considered not viable for development of single family residential unless the site is large and deep enough so that single family residential can be enclosed within a walled subdivision. Offices would be a reasonable use in such a location. Additionally, offices could act as a buffer between single family residential and noise from traffic and commercial activity.

Proposal (4 acres of RMF-H plus 1 acre of OP)

Placement of multi-family residential along arterial streets can serve as noise buffers and transitional uses. However, residents of single family housing tend to regard the introduction of adjacent multi-family housing as an intrusion to the relative amount of privacy and quiet in existing single family neighborhoods.

The applicants propose to develop housing restricted to occupancy by seniors. Generally, multi-family senior housing is regarded as posing substantially less land use conflicts to nearby single family housing than multi-family housing with unrestricted occupancy.

5 acres of Senior RMF-H

If the entire 5 acres were to be used for senior housing, up to 80 units could be developed for market rate housing. If occupancy of 20% (or more) of the units were to be restricted to low income seniors, Government Code Section 65915 provides that the developers would be entitled to a 25% density bonus, which would allow up to 100 units to be built. Should 100 units be built on the 5 acres, at 20 units per acre it is likely that such a project would have to be 2 stories, instead of the single story project that the applicant has indicated it wants to build. It should be noted that two story construction is permitted in all zones.

The ability to apply for up to 100 units does not mean that a project of that size would be built. Market conditions often dictate the design and style of a proposal. As an example, with an RMF-H designation and a 25% density bonus, the applicant could apply to build 80 units on the 4 acres. However, according to the applicant's letter, only 61 units are being proposed.

TRAFFIC

According to the 1991 General Plan Update Environmental Impact Report, the Level of Service on Creston Road, east of River Road is presently "D" and, unless mitigated by widening and intersection improvements, is expected to denigrate to Level of Service "E" by the year 2010. The Circulation Element of the General Plan sets Level of Service "C" as the standard to be met. A Statement of Overriding Considerations has, however, been adopted by the City Council, recognizing the potential for increased congestion until all General Plan mitigation measures are implemented.

Regardless of land use type assigned to the site, standard conditions of development would require the following as the site's contribution to mitigation of existing and projected traffic impacts:

- dedication of land for the widening of Creston Road;
- construction of street improvements (curb, gutter, sidewalk, paving and street lights);
- payment of signalization fees in relation to the amount of average daily trips (ADT) generated by the land use.

According to the Institute of Traffic Engineers' (ITE) Manual, the estimated number of for the types of land uses discussed above would be as shown below.

Land Use Proposal	Land Use Type	ADT Rate	Estimated ADT
80 unrestricted apartment units	Low-Rise Apartments	6.6/unit	528
61 senior apartment units	Retirement Community	3.3/unit	201
100 senior apartment units	Retirement Community	3.3/unit	330
8,710 sq ft * of office space	General Office (less than 100,000 sq ft)	17.7/sq ft	154
43,560 sq ft ** of office space	General Office (less than 100,000 sq ft)	17.7/sq ft	771

* Given current parking requirements, only 20% of land designated for offices is expected to be developed. 1 acre would yield 8,710 sq ft, of office space.

** Given current parking requirements, only 20% of land designated for offices is expected to be developed. 5 acres would yield 43,560 sq ft, of office space.

Using the above estimates of ADT, the expected amount of traffic for each option would be as follows:

Existing OP designation on 5 acres	771
Proposed Project (4 acres of RMF-H, restricted to seniors) plus 1 acre of OP	355
5 acres of RMF-H, occupancy restricted to seniors (100 units with density bonus)	330
5 acres of RMF-H, unrestricted occupancy (80 units, no density bonus).....	528

Therefore, the proposed General Plan Amendment and Rezone, with the one acre of OP use, would generate less than half of the traffic expected under the existing OP land use designation.

Any traffic impacts that might occur as a function of the design of the site (e.g., from locations of driveways and turning movements onto and off of the site) would be addressed as part of the environmental review for a future application for a development plan.

NOISE

The Noise Element defines residential uses as being “noise-sensitive” and establishes 65 dBA L_{DN} as the maximum acceptable noise level for outdoor activity areas. Table 2-1 of the Noise Element indicates that the future location (upon build-out of the City in accordance with the General Plan) of the 65 dBA noise contour will be 176 feet north of the centerline of Creston Road, or about 126 feet into the site (after dedication of additional right-of-way for Creston Road).

The applicants hired Donald Asquith, a qualified noise consultant, to prepare an analysis (copy attached) of future noise on the site. This noise analysis concludes that the 65 dBA contour will be about 169 feet north of the future centerline, or about 119 feet into the site (after dedication of right-of-way).

An office site along Creston Road with an area of one acre would have a depth of about 100 feet. This means that the southern 19 feet (or so) of the proposed senior housing development would have noise levels at or above 65 dBA. Those noise levels could be mitigated to less than 65 dBA by a combination of noise wall and office building(s) acting as a noise barrier. A noise wall (e.g. decorative masonry wall) could be placed on the future property line between the office and residential uses.

The Noise Element defines offices as being “noise-sensitive” land uses. However, offices do not have outdoor activity areas and standard building practices required to comply with State energy standards can mitigate traffic noise to a point of non-significance.

CONCLUSION

The land use impacts associated with the introduction of multi-family residential use in an area with existing single family uses on three sides are potentially significant. Such impacts may be reduced to a level of non-significance if the applicant and current property owner agree to recordation of a restriction limiting occupancy of the site to senior citizens. Such a restriction would have to be recorded prior to second reading of an ordinance to rezone the property to R-4,PD.

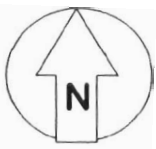
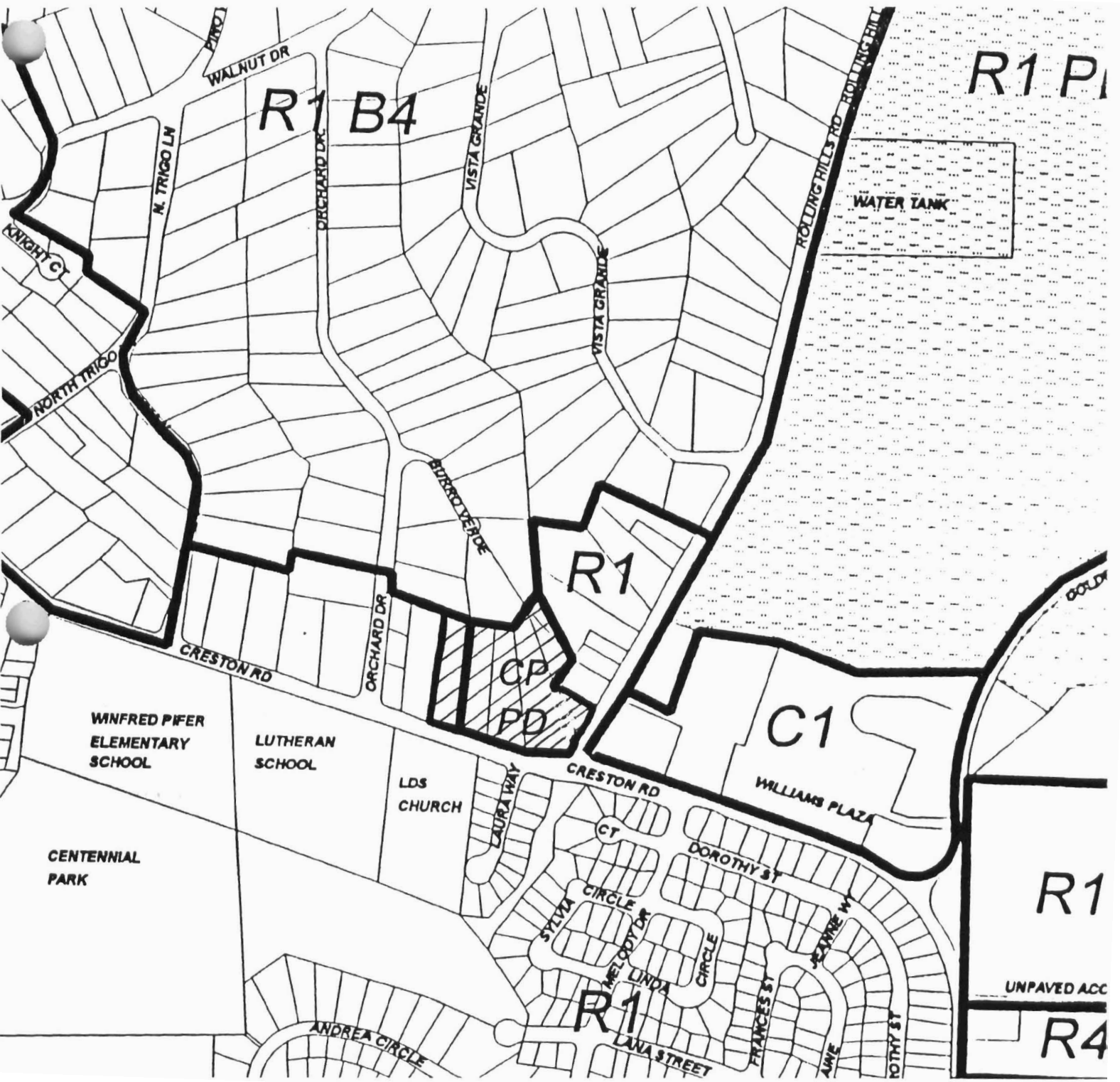
During the November 24, 1998 hearing, concerns were expressed by neighbors and Planning Commissioners that seniors be defined as persons at least 62 years of age or older, rather than as 55 years or older. Therefore, it is recommended that 62 years be established as the minimum age.

According to the traffic generation figures listed in the ITE Manual, the proposed project should generate half of the traffic that could be expected with development of the entire 5 acre site under the present land use designation of Office Professional. Any traffic impacts that might occur as a function of the design of the site (e.g., from turning movements onto and off of the site) would be addressed with a future application for a development plan.

The noise impacts from traffic can be mitigated by construction of an office building and a noise wall between the office and residential portions of the site.

If the City Council agrees that the potential land use impacts are significant unless occupancy of the site is limited to seniors, a Negative Declaration can only be approved if the applicant and current property owner sign an agreement to record such a deed restriction prior to Council action to approve a Negative Declaration. (It is also recommended that second reading of an ordinance to rezone 4 acres of the site to R-4,PD be withheld until such a deed restriction is actually recorded.)

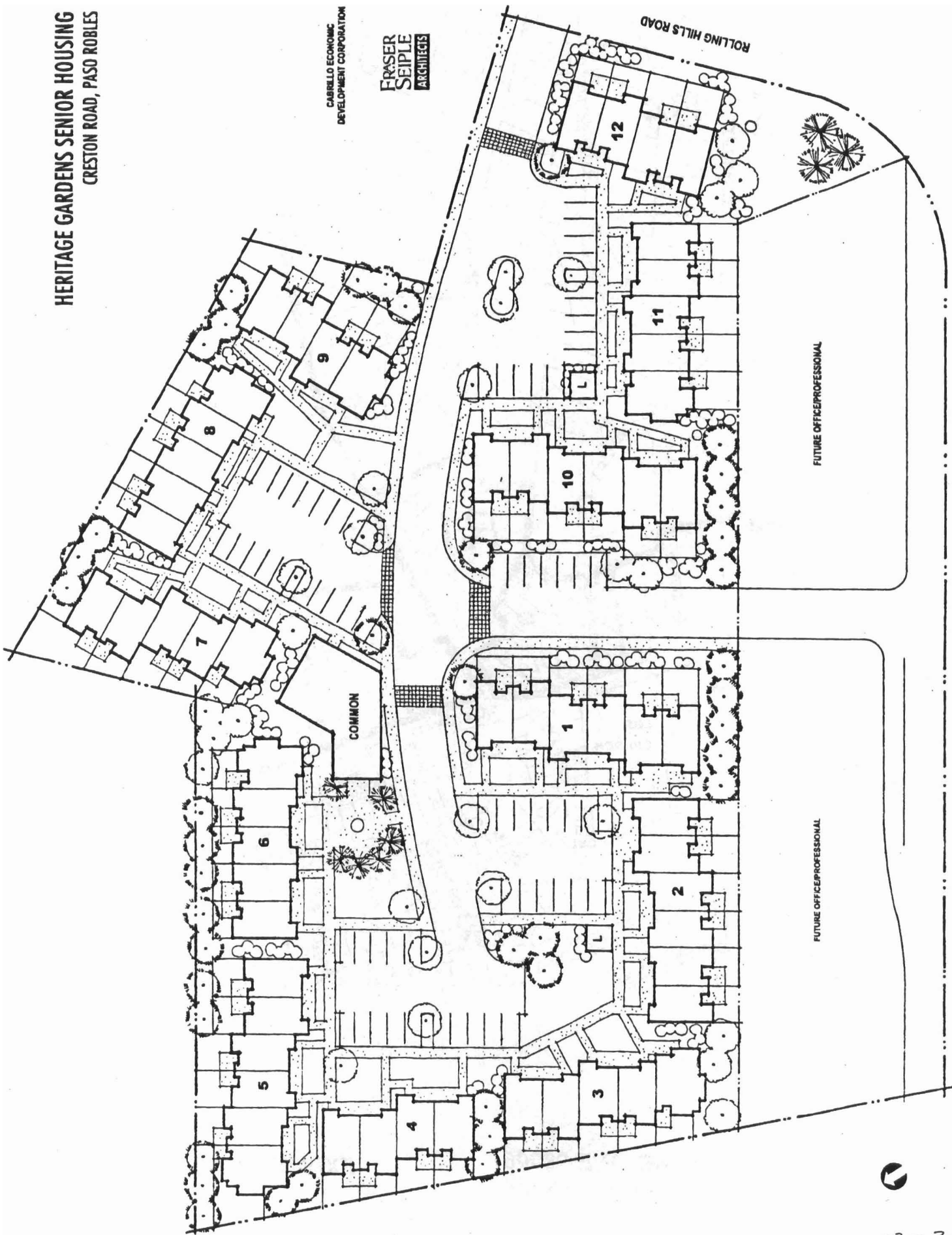
Without such an agreement, the project would either have to be denied or an Environmental Impact Report would have to be prepared as CEQA provides that "Statements of Overriding Considerations" cannot be adopted with a Negative Declaration..



HERITAGE GARDENS SENIOR HOUSING
CRESTON ROAD, PASO ROBLES

CABELLO ECONOMIC
DEVELOPMENT CORPORATION

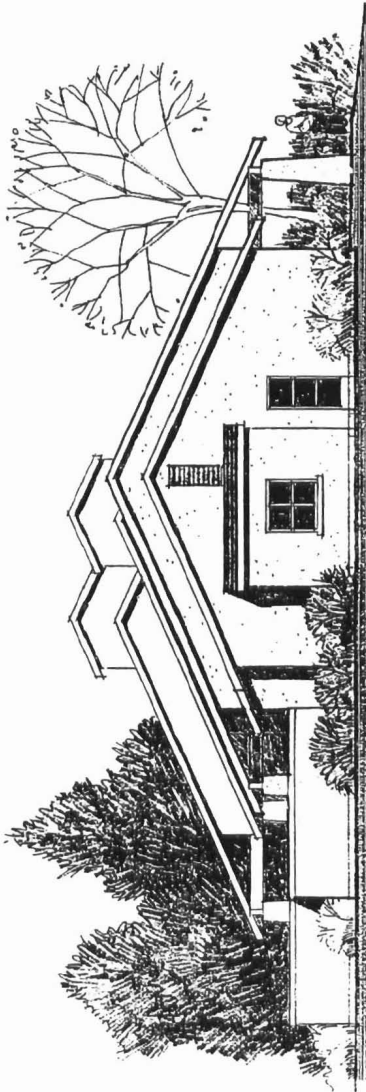
FRASER
SEIPLE
ARCHITECTS



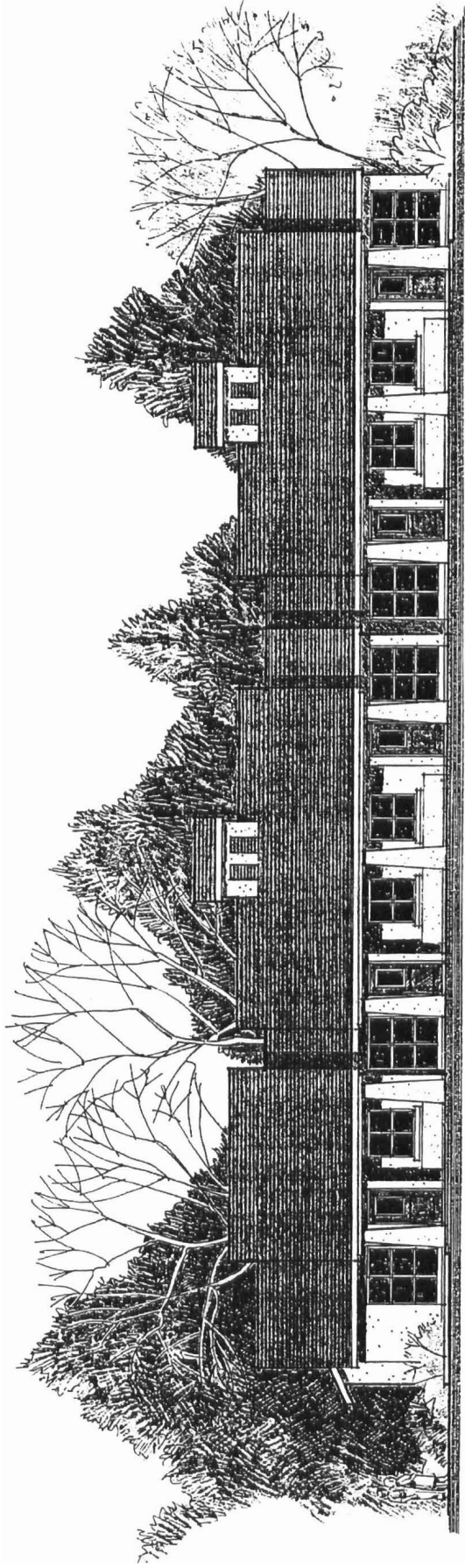
CRESTON ROAD



HERITAGE GARDENS SENIOR HOUSING
CRESTON ROAD, PASO ROBLES



ELEVATION CHARACTER STUDY



April 7, 1999

Planning Commissioners
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

RECEIVED

APR 08 1999

COMMUNITY DEVELOPMENT

Re: Application for General Plan Amendment and Rezoning
Senior Rental Housing Project located at Creston Road at Rolling Hills Road

Dear Commissioners:

Cabrillo Economic Development Corporation (CEDC) is pleased to resubmit its application requesting a General Plan Amendment and Rezoning for a five acre parcel located at Creston Road and Rollings Hills Road in Paso Robles. The requested Rezoning and General Plan Amendment will enable us to develop Heritage Gardens, an attractive, high quality 61 unit rental housing project that will provide affordable housing for senior citizens living in the community.

We would like take this opportunity to: 1) share with you some of the changes we have made to the project in response to concerns raised by neighbors and the Commissioners; 2) inform you about the results of our neighborhood outreach; 3) clarify some of the issues that were raised about the project; and, 4) highlight the benefits this proposed senior housing will bring both to the neighborhood and City of Paso Robles.

Project Changes

Attached are new color renderings of the site plan as well as an elevation character study of the one-story buildings. As you can discern, we have revised the senior housing plan in the following ways:

- The building lay-out and parking have been revised to create a more clustered, courtyard feel to the project design, as well as providing easier access for the residents.
- Ingress and egress points onto the property have been moved and minimize traffic impacts on the Rolling Hills Road intersection.
- The common area facility is now located in the center of the project.
- Generous landscaping has been added to create a quiet, park-like residential feeling and provide a visual buffer to neighboring properties.

Neighborhood Outreach

Over the past two months we have conducted neighborhood outreach to inform the neighbors about the project and hear their concerns. We have walked the neighborhood door-to-door, personally speaking with many of the neighbors and distributing information about the project as well as copies of the new site plan. We are also holding an 'Open House' at Centennial Park on April 24th where the staff of Cabrillo Economic Development Corporation will be available to talk with neighbors about the proposed senior housing.

Response from the neighbors about Heritage Gardens has been very favorable. The majority of neighbors we met were supportive when they heard what we have planned for the property. Meeting with the neighbors and talking with them about the project has dispelled many concerns that were based on lack of information about what was being planned for the site. We would also report that there is some opposition to the project from a few families living on Orchard Road. However, in meeting with them, we learned that their opposition is not specific to our particular project, but is rather an expression of general concern about growth and traffic in the Creston Road area. We would like to reiterate that the majority of neighborhood residents we met did not have any problem with the proposed senior housing.

Clarifying Project Impacts

We would like to clarify some issues about the project that were discussed at the last Planning Commission meeting.

- According to the staff report, the project *has no significant environmental impacts* on the neighborhood and will receive a Negative Declaration.
- We have agreed that the property will be *deed restricted for use as senior housing*. Therefore the housing cannot be converted to multi-family use.
- Heritage Gardens will provide greatly needed rental housing for seniors who are at least *62 years or older* and who are living on modest or fixed incomes.
- *Local preference* in renting the units will be given to seniors from the community.
- The sponsor has agreed that the project will make "*in-lieu*" *property tax* payments to the City of Paso Robles so that the city will incur no loss of income.
- Neighbors have expressed concern about traffic impacts from the project. It is important to point out that Heritage Gardens will have *lower traffic impacts* (average daily trips) than the current office/professional zoning. It will also contribute more fees for traffic mitigation.

- Heritage Gardens will be a *low-density occupancy project*, as 55 of the proposed 61 units are one bedroom and will be generally occupied by one person.

Community and Neighborhood Benefits


Heritage Gardens has many positive attributes and will provide benefits both to the surrounding neighborhood and community at large.

- Heritage Gardens will reduce potential traffic impacts to the neighborhood that would be generated from development of the site as professional offices by 54%. *(Please see the attached Comparison of Senior Housing vs. Existing Zoning sheet that documents the reduction in average daily trips of automobiles).*
- The project will contribute over 200% more dollars for local traffic mitigation than the current zoning. \$137,400 in fees for bridge widening and signalization will be generated versus \$44,160 under the current zoning.
- Heritage Gardens will be attractive, high quality housing that will maintain and enhance neighborhood property values. The project's one-story design and generous landscaping will blend in well with the surrounding neighborhood.
- Heritage Gardens will provide greatly needed rental housing in Paso Robles that is affordable to senior citizens living on modest or fixed incomes. The project will help the City of Paso Robles fulfill its Housing Element goals for additional affordable and senior housing.

We want to thank you for the opportunity of coming to the Planning Commission to reconsider the rezoning and General Plan Amendment for the Heritage Gardens senior housing. We feel that Heritage Gardens is the best option for this 5 acre parcel on Creston Road. We know that you will carefully consider our request and will make a decision based on sound planning principles and the best interests of the neighborhood and community. We are available to provide any additional information you may request and to answer any questions you may have about Heritage Gardens.

We look forward to meeting with you on April 27, 1999.

Sincerely,



Rodney Fernandez
Executive Director
Cabrillo Economic Development Corporation

Comparison of Senior Housing vs. Existing Zoning

A. Heritage Gardens will result in a 54% reduction in local traffic impacts due to development of the site:

Current Office/Professional zoning* = 771 average daily trips of cars (ADT)

Heritage Gardens Project** = 355 average daily trips***
= 416 fewer car trips = 54% reduction in traffic impacts

B. The project will contribute more dollars for mitigating local traffic impacts than the current zoning:

- \$137,400 = Heritage Gardens contribution for Nieblick Bridge and signalization fees.
- \$44,160 = Office/professional development contribution to bridge/signal fees.
- 200% more in traffic mitigation fees from our project

C. The Bottom Line:

Heritage Gardens = Less traffic impacts + more \$ for traffic improvements.

*Based on 10,000 sq. ft. of office/professional development.

**Based on 61 units of senior citizen housing and 1 acre of office/professional.

Paso Robles Heritage Gardens Senior Citizen Housing Project

What is the Heritage Gardens Senior Citizen Housing Project?

- *Heritage Gardens is designed as a 61 unit affordable independent living rental project for senior citizens located on 4 acres of land at the corner of Creston Road and Rolling Hills Road in the City of Paso Robles.*
- *The housing will be single-story with a mix of one-bedroom and two-bedroom units. One bedroom units will be 632 sq. ft. and two-bedroom units will be 826 sq. ft. The units will include front porches and private back patios, individual air conditioning units, as well as design features (such as bathroom fixtures, cupboard height, etc.) that will take into consideration the special needs of senior citizens. The architecture of the housing will be attractively designed to blend in with the style of the neighborhood.*
- *The project will include a multi-purpose community building that will house a community room, kitchen, library/reading room, exercise room, game room, on-site offices for both management and a tenant committee, storage, outdoor BBQ area with a verandah, and open space. The project will contain lighted walking paths and recreation and sitting areas for senior citizens. The project will have an on-site manager.*
- *Heritage Gardens will be affordable to seniors living on modest retirement or social security incomes. The rents will be approximately \$316 per month for a one-bedroom unit and \$380 per month for a two-bedroom unit. Because the project will be owned and managed by a non-profit organization, the rents will only increase modestly over time.*

Where is the site located? Why was it selected for senior housing?

- *The property is a vacant five acre site composed of four contiguous parcels located along Creston Road where it meets Rolling Hills Road. The property faces south, has gentle slopes and contains several large trees which will be integrated into the design of the project.*
- *The site is well suited for the proposed rental housing project for independent living senior citizens. It has a suburban setting in the eastern portion of the city and is close to parks and churches. It is located next to Williams Plaza which provides close by shopping opportunities, including variety of retail stores and fast-food restaurants, as well as a bank and athletic club. A bus stop is located within one-half block of the site.*

Who is the project sponsor?

- *The project sponsor and developer for the proposed senior citizen rental housing project is Cabrillo Economic Development Corporation (CEDC), a private, non-profit, community development corporation located in Saticoy, Ventura. CEDC will develop, construct, own and manage the project.*
- *CEDC's mission is to provide affordable housing and to develop community facilities and other economic development activities that serve people living and working in the community who have modest incomes. CEDC has been recognized at the state and national level for its successful development track record and its innovation in mixing affordable housing, economic development ventures, community facilities and social services.*
- *Since 1981, it has completed a total of 715 housing units in ten major developments. CEDC currently manages 240 units of rental housing owned either by the agency or partnerships in which it is the managing general partner, including a 150 unit senior citizen project in Santa Paula.*

Who will be able to live at Heritage Gardens?

- *Heritage Gardens will be available to Senior citizens who are at least 62 years or older. A limited number of units (up to a maximum of six) may be available to handicapped adults who have no age restrictions.*
- *Heritage Gardens is designed to be affordable to seniors who are living on modest or fixed incomes. There will be maximum income limits in order to be eligible for an apartment unit. At this time, the project is targeted to seniors with maximum incomes of approximately \$12,920 per year for one person and \$14,800 for two persons.*

How can we be assured that the project will serve local residents?

- *In renting the units, local preference will be given first to senior citizens from the Paso Robles community.*

Why do we need Senior Citizen housing in Paso Robles?

- *There is a limited supply of affordable rental housing for senior citizens in Paso Robles who are living on modest retirement or social security incomes. Information and service groups such as Senior Hotline and Senior Connection get calls daily from seniors who are looking for affordable housing.*

- *There are only three housing projects with a total of 84 units in Paso Robles that provide subsidized rental housing for senior citizens. (Los Robles Terrace, Hacienda Del Norte, and Riverview Apartments). All of these projects are full and have waiting lists with waits of over a year or more to obtain a unit. There is a clear demand for additional independent living with subsidized rents for senior citizens, particularly in the 62-75 year old age group.*
- *The City of Paso Robles Housing Element states, "With 531 elderly very low income households and only 84 subsidized units specifically for the elderly, there is a clear potential need for more affordable housing designed for the elderly".*

How can we guarantee that Heritage Gardens will remain affordable senior housing?

- *As part of the conditions of the zoning change, Cabrillo Economic Development Corporation, the project sponsor, has agreed to record a deed restriction on the land which will limit the use of the property for senior citizen housing. This means that legally the project cannot be converted to other uses, such as multi-family housing.*

Will Heritage Gardens pay property taxes?

- *CEDC has stated its intention that the project will make "in-lieu" property tax payments to the City of Paso Robles. Under California State Law the project would be eligible for a "welfare exemption" from property tax payments because the project sponsor is a non-profit organization and the occupancy of the project will be restricted to low-income senior citizens. However, CEDC understands the City's concern about loss of property tax income, which is estimated at between \$6-9,000 per year, and has agreed to make equivalent "in-lieu" tax payments.*

Why is a General Plan Amendment and Rezoning needed?

- *The zoning of the project's five acre site is currently not in conformance with the City's General Plan. It is zoned neighborhood commercial, while the General Plan designation is office professional (OP). We want to amend the General Plan and rezone four acres of the property to Residential Multi-Family H (RMF-H).*
- *The rezoning and General Plan Amendment will enable us to develop 61 units of affordable senior citizen housing on four acres of the site, while retaining one acre along Creston Road in the office professional zoning for future development of professional offices that will serve both the project and adjacent neighborhood residents. Alternatively, the site could be available for building a new Senior Center for the City of Paso Robles.*

How will the project impact the neighborhood?

- Paso Robles City staff review of the proposed rezoning for the Heritage Gardens project reports that the project will have *no significant environmental impacts on the neighborhood* and will receive a Negative Declaration.
- The sponsor has addressed neighborhood traffic concerns by designing a project that has *lower traffic impacts and average daily trips (ADT) than allowed under the current zoning*.
- The 61 units of senior housing, composed of 55 one-bedroom units and 6 two-bedroom units, will have a *low use impact on the surrounding neighborhood*.
- *The project sponsor has agreed to record a restriction limiting the occupancy of the site to senior citizens, thus mitigating any land use impacts associated with multi-family residential use in an area with existing single family uses.*

The design of the project, including one story buildings, generous landscaping buffering and view corridors will be attractive and unobtrusive and will retain a 'viewshed' for neighbors above. CEDC is committed to working with the neighbors to refine the project design and select an architectural style that blends in well with the neighborhood.

- *Senior citizens make good neighbors. The proposed senior citizen housing project is the best alternative for the property.*

What about traffic ? What are we doing to relieve traffic impacts on Creston Road?

- *We have designed a project that will reduce traffic impacts from development of the property by 54%. If the property were developed under the current Office/Professional zoning, it would generate an estimated 771 average daily trips (ADT) of cars. However, our proposed residential use for 61 units of senior citizen housing and one acre of office/professional use will generate only 355 average daily trips (ADT) of cars. This is a 54% reduction in potential traffic.*
- *The developer/sponsor has agreed to a 21' set-back all along the frontage of the property to accommodate the future widening of Creston Road.*
- *The project will contribute approximately \$133,600 in bridge development fees towards the Nieblich Bridge project, and approximately \$3,800 for signalization.*
- *Heritage Gardens will have minimal traffic impacts on Creston Road, compared to other development options. Senior citizens are retired, do not have to drive during rush hours or peak traffic times, and have less impact on local traffic.*

Will the project affect neighborhood property values?

- *Heritage Gardens will be attractive, high quality housing that will maintain and enhance neighborhood property values.* Because the project will be financed using private corporate investors, the project sponsor must adhere to the highest quality design and construction standards.

The project will have on-site property management at all times. The project's operating budget provides for on-going landscaping, maintenance and repair to ensure that the project maintains its value and attractiveness.

- *A recent national study demonstrated that affordable senior citizen housing does not detract from neighborhood property values. In fact, in many cases it can enhance neighborhood property values.*

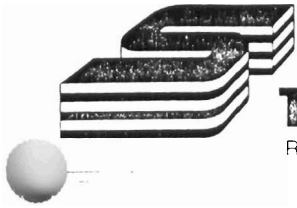
What will happen to the extra acre of land along Creston Road?

- One acre along Creston Road will be retained in Office/Professional zoning and would be available for future development of offices that will serve both the project and adjacent neighborhood residents.

Alternatively, CEDC is aware that the City of Paso Robles is looking for a site to relocate the existing Senior Citizen Center. Should the Heritage Gardens project go forward, CEDC is willing to donate the one acre of land along Creston Road, at no cost to the City, for use in development of a new Senior Citizen Center.

• What are the benefits of the project to the neighborhood and community?

- *The project will provide attractive, high quality housing that will enhance neighborhood property values.*
- *Heritage Gardens will reduce potential traffic impacts to the neighborhood that would be generated from development of the site as professional offices by 54%.*
- *Affordable rental housing of any kind is greatly needed in Paso Robles because the housing market is currently very tight. Senior citizens are the most vulnerable to rising rents. Heritage Gardens will fill a community need for affordable rental housing.*
- *Heritage Gardens will provide 61 units of quality rental housing that will be affordable to local senior citizens. The project will provide 55 one-bedroom units and 6 two-bedroom units, the unit sizes most preferred by seniors. In addition to the housing units, the project will provide a multi-purpose community building with a full range of services for senior citizens*



The Siracusa Company

REAL ESTATE MARKET RESEARCH & DATA INFORMATION SERVICES

September 23, 1998

Mr. Rodney Fernandez
Executive Director
Cabrillo Economic Development Corporation
11011 Azahar Street
Saticoy, CA 93004

Subject: Market Study for Proposed Low Income Senior Rental Housing; Paso Robles, CA

Dear Mr. Fernandez:

Pursuant to our proposal agreement of August 10, 1998, I am pleased to present this Executive Report containing our study findings and conclusions for the proposed low income senior rental housing project in Paso Robles, California.

There are only 84 units of very low income senior rental housing in Paso Robles and only 103 units in all of North San Luis Obispo County. No new units have been built in the 1990's. The existing projects have zero vacancies and there is very little turnover as well. There are waiting lists of various lengths from six months to one year. Finally, the quality of low income senior housing and other low income housing affordable to seniors but not age restricted is relatively poor and quite spartan in some cases.

According to 1990 census data, adjusted for population growth, there is a possible need in the city of Paso Robles for up to 600 low income subsidized rental units for seniors (vs the supply of only 84). This suggests that a rental unit were available for every senior who meets the very low income criteria. Even taking a quarter of this figure suggests a definite need for additional subsidized rental housing for very low income seniors.

Currently, a 110-unit low income senior rental housing project is planned for construction in Templeton beginning in November of this year. No other proposed senior rental projects are on the horizon in North San Luis Obispo County.

In our opinion, the subject site is very well located for a senior rental housing project. It has good exposure, nearby bus transportation and is opposite a major shopping center. It is also close to parks and churches.

Balancing the potential demand versus existing supply and taking into consideration the low rent structure for the proposed project (\$316.00 per month for a one bedroom apartment and

\$381.00 for a two bedroom apartment), it is our opinion that a complex of 60 units would be the largest size project to develop at this time. To further insure the absorption of this project, we recommend that a portion of the units (10 to 15) be designed for handicapped tenants of all ages.

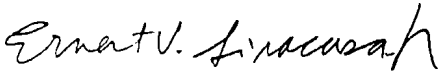
We believe that absorption would be hampered by developing a project which required higher rental amounts than referenced above, including the rents yielded by alternative 4% bond CHAFA backup financing.

Regarding the three design concepts for the project, we believe that Conceptual Alternative 3 consisting of single story buildings spread over the entire property is the preferred building type.

We have very much enjoyed working with you on this assignment. If you have any questions, please do not hesitate to call.

Very truly yours,

THE SIRACUSA COMPANY



Ernest V. Siracusa, Jr., CRE
President

EVS:ca

EG

RECEIVED

NOV 2 1998

DONALD O. ASQUITH, PhD
Consultant in Environmental Noise
362 Travis Drive
Los Osos, California 93402
805/528-2187

COMMUNITY DEVELOPMENT

October 29, 1998

Agora Group
7284 Fordham Place
Goleta, CA 93117

Subject: Noise Investigation for Creston Road Senior Housing Project, Paso Robles

Attention: Ms. Jennifer Bigelow

Dear Ms. Bigelow:

At your request, I have conducted an analysis of future traffic noise at the site of the proposed senior housing project on Creston Road in Paso Robles. Terminology used in this report and the capabilities of the instrumentation are discussed in Attachment A.

1. Noise Measurements

Measurements of noise generated by traffic on Creston Road were made during the late afternoon of October 26, 1998 at a point near the center of the southerly boundary of the proposed residential area and 50 feet from the center of traffic on the existing roadway, which is 28 feet from the edge of the existing pavement. Noise levels and traffic volumes during three 5-minute measurements were as follows:

<u>Period of Measurement</u>	<u>Noise Levels (dBA)</u>		<u>Traffic Volume</u>		
	<u>Max</u>	<u>Min</u>	<u>Number</u>	<u>Vehicles/Hr</u>	
4:03-4:08 pm	65.3	73.0	49.1	102	1,224
4:13-4:18 pm	64.8	73.1	49.2	92	1,104
4:19-4:24 pm	63.8	70.8	47.8	88	1,056
Average:	64.6				1,128

Of the values presented above, only the average noise levels are used in the analysis. The maximum and minimum values are recorded by the meter and are included for informational purposes only.

2. Design Future Traffic Volume and Noise Levels

The future noise levels for most of the problematic highways in the county are provided in Appendix D of the City's Noise Element, and the traffic volumes from which these levels were estimated are provided in Appendix A of the Technical Reference Document. For Creston Road

2-45

(Segments 295 & 296), the existing average daily traffic (ADT) is given as 13,400 and the future ADT at buildout of the General Plan is 73,700, an increase of 550% on a 4-lane configuration. Assuming the peak-hour volumes are 10% of ADT (also assumed in the noise model), the future peak-hour volume would be 7,370 veh./hour. The average traffic during the three measurements was 1,128 veh./hour, and the adjustment of the average measured noise level to the future noise level is +8.15 dB, for a future noise level at the measurement station, 50 feet from road centerline, of 72.8 dBA. Assuming the standard rate of attenuation of noise levels of -4.5 dB per distance doubling, the distance to the 70 dB level would be 77 feet which indicates that the value from the Noise Element Appendix of 82 feet from road centerline is slightly conservative which it is intended to be.

In addition to adjusting the existing noise levels to the future noise levels with buildout of the General Plan, it is also necessary to adjust the distances to certain noise levels to the future alignment of a 4-laned Creston Road. Based on information provided by the City's Engineering Department, the future centerline of Creston Road will be approximately 4 feet north of the existing centerline, and widening will require the dedication of approximately 21 feet along the southerly property boundary. The distances to future noise levels based on the expected traffic at General Plan buildout as measured from the future road centerline and the existing property boundary are estimated as follows:


<u>Noise Level, Ldn (dBA)</u>	<u>Distance as Measured from (feet):</u>	
	<u>Future Centerline</u>	<u>Existing Property Line</u>
70	77	53
65	169	145

3. Mitigation Measures

Outdoor Activity Areas: Based on discussions with the applicant's architect, noise barriers that would be acceptable from an aesthetic and economic standpoint would be limited to those having an effective noise reduction of approximately 5 dB. This consideration limits areas suitable for residential use to those outside the 70 dBA contour which eliminates the southerly 53 feet of the property as being suitable for outdoor activity areas even with the use of noise barriers. It may be possible to accommodate this limitation without the loss of residential units by shifting the commercial use to the area fronting on Creston Road.

Indoor Spaces: Noise in interior spaces is required to be reduced to 45 dBA (Ldn) under both City and State standards. This will not be a significant problem if residential units are limited to areas outside the 70 dBA contour. One of the standard mitigation packages could be employed, or specific measures may be specified by the project architect to achieve the required reductions depending on the final locations of the units.

Should you have any questions on these mitigation measures, please call me at 528-2187.

Sincerely,

 Donald O. Asquith

cc: Bruce Frazer

ATTACHMENT A

INSTRUMENTATION AND TERMINOLOGY FOR NOISE INVESTIGATIONS

INSTRUMENTATION

The subject noise investigation has been conducted using a Bruel and Kjaer (B & K) Model 2230 precision integrating sound level meter calibrated externally at the beginning and end of each period of measurement using a B & K Model 4230 acoustic calibrator. In combination, these instruments yield sound level measurements accurate to within 0.1 decibel (dB). The Model 2230 fulfills standards of relevant sections of IEC (International Electrotechnical Commission) 651 and ANSI (American National Standard) S1.4.1971 for Type 1 (precision) integrating sound level meters.

The microprocessor of the Model 2230 computes and stores/displays the following measurements:

The sound pressure level (SPL) is updated once each second on the digital display at a resolution of 0.1 dB, and 64 times per second on the analog display at a resolution of 2 dB. The mechanism of averaging levels during the display interval may be "fast" or "slow". The setting is normally "fast", as this is required for Leq and SEL discussed below.

The sound equivalent level (Leq) is the average sound pressure level for the period of measurement based on equal energy. The meter internally computes a new Leq from the SPL (RMS) and updates the digital display once each second. The measurement period is limited only by battery life which is approximately 8 hours. This parameter is used primarily to describe environmental noise.

The sound exposure level (SEL) is the constant level which if maintained for one second would have the same acoustic energy as the total noise for the period of measurement. This parameter is used primarily in determining the noise exposure in unusually noisy working environments or for measuring specific events such as an individual aircraft flyover or a train passage.

The maximum (Max.) and minimum (Min.) sound pressure levels during the period of measurement are updated once each second from the RMS average sound pressure level. For periods of measurement in the range of 1 to 10 minutes, these values are reasonable approximations of the sound pressure level exceeded 1% of the time and 99% of the time, respectively.

All of the above can be measured using frequency weightings of the "A" or "C" scales in accordance with IEC 651, or a "linear" (20 Hz to 20 kHz) or "all pass" (10 Hz to 50 kHz) filter settings. The "A" scale is weighted to most closely approximate the response of an average human ear, and is the setting most used in conducting measurements of environmental noise.

TERMINOLOGY

Noise, as used herein, is defined as unwanted sound. However, because the instruments that detect the small changes in atmospheric pressure that are perceived as sound cannot distinguish between that which is wanted (e.g., birds singing, waves on a beach, etc.) and that which is not (e.g., traffic noise), measurements of "noise" are more accurately described as measurements of sound pressure.

Changes in sound pressure normally experienced in the human environment extend across a very large range. The sound pressures in an average room are in the range 1,000 times the sound pressure at the threshold of hearing, and the sound pressure of a large truck is about 100,000 times that threshold. Because of this large range, it is convenient to describe sound in terms of its energy level with respect to that of the threshold of hearing. This method of description is called the decibel scale (dB). In mathematical terms, the sound pressure level, $SPL = 10 \text{ Log } (p/p_0)^2 \text{ dB}$, where p_0 is the sound pressure at the threshold of hearing (20 microPascals). In practical terms, it is adequate to note that the decibel scale is logarithmic (like the Richter scale for earthquakes), that it conveniently compresses the numbers involved from a range of 20-200,000,000 to a range of 0-130, and that it is oriented to human response in that an increase of about 10 dB is normally perceived as a doubling of the sound level.

In recent years, various methods and "scales" have been devised to describe noise in the human environment. These methods have had two basic objectives: 1) to represent a physical condition that is constantly changing over a wide range of values by a single numerical descriptor; and 2), to adjust that descriptor in a way that most reasonably reflects the degree of annoyance of the varying noise levels.

1. Statistical Descriptors

Statistical descriptors most often used to describe variations in noise level include:

- L₉₀ The level exceeded 90% of the time during a specified period, usually 1 hour, 24 hours, or during the day or the night. In some instances, this value may be considered the background level.
- L₅₀ The level exceeded 50% of the time during a specified period as noted above. This value has sometimes been considered the average or median noise level.
- L₁₀ The level exceeded 10% of the time during a specified period as noted above. For traffic noise, this value has been considered the peak period level.
- L₁ The level exceeded 1% of the time during a specified period as noted above. This value may be considered the peak noise level.

The most significant drawback to the use of these descriptors, particularly L₅₀ as representing an average, is that they do not take into account the logarithmic nature of the decibel scale and the relatively higher energy content of higher decibel levels. That is, the average energy content of 50 dB and 60 dB for equal periods of time is not 55 dB, but rather 57.4 dB (i.e., the log of the average of the antilogs).

A parameter that more accurately describes average noise is the Equivalent Continuous Sound Level (Leq), which is the continuous sound level having the same energy content as the varying level for the period of measurement. Prior to the availability of microprocessors at reasonable cost, the hand-computation of Leq from a series of individual measurements was a tedious task. However, meters are now available that internally compute Leq, continuously as with the Model 2230 discussed above, or for a specified period usually one minute. Because of this technical advance, measurements of Leq for various periods of time have become the basic parameter in evaluating environmental noise.

2. Weighted Noise Levels

Because the same level of noise is more annoying to people if it occurs at night, scales have been devised that weight nighttime noise at a higher level than daytime noise. The scales most commonly in use are:

CNEL Community Noise Equivalent Level weights evening noise (7 p.m. to 10 p.m.) by a factor of 5, and nighttime levels (10 p.m. to 7 a.m.) by a factor of 10. Mathematically, evening levels are increased by 5 dB, and nighttime levels are increased by 10 dB in computing a 24-hour geometric average.

Ldn Day-Night Equivalent Level is similar to CNEL but it does not include a weighting factor for evening noise levels.

Of the above, CNEL came into use first, and it is the standard in regulating noise levels in the vicinity of airports. Ldn is a simplification of CNEL, and is more commonly used in regulating land use where traffic noise is a potential problem. These levels apply for a minimum period of 24 hours, but may be applied for periods as long as one year. The difference may be significant where noise levels are near regulatory limits, and where there are seasonal or weekly variations in a noise source of concern.

From a practical standpoint, the Ldn noise level is essentially equivalent to the peak-hour noise level for most situations involving noise from vehicular traffic, and the peak-hour Leq can be used as the Ldn level, avoiding the costs of 24 hours of measurement.

RESOLUTION NO. 99-
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
APPROVING GENERAL PLAN AMENDMENT 2-99

WHEREAS, the following applications to amend the Land Use Element were filed as parts of General Plan Amendment 2-99:

1. An application filed by Cabrillo Economic Development Corp. to change the Land Use Category for the northerly portions of four parcels, an area of approximately 4 acres, located on the northwest corner of Creston and Rolling Hills Roads from Office Professional (OP) to Residential, Multiple Family-High (RMF-H); the applicant intends to develop 61 multiple family units for exclusive residency by senior citizens;
2. An application filed by David Weyrich to change the General Plan Land Use Category for two parcels of a combined size of approximately 2.8 acres, located at the southwest corner of Buena Vista and Experimental Station Roads, within Sub Area D of the Borkey Area Specific Plan, from Residential Single Family - one unit to the acre (RSF-1) to Residential Multiple Family-Medium (RMF-M); the applicant intends to develop up to 12 multiple family residential units;
3. An application initiated by the City of Paso Robles to change the General Plan Land Use Category for two parcels of a combined size of approximately 138 acres located between North River and Buena Vista Roads, north of Cuesta College from Residential, Single Family, 2 units per acre (RSF-2) to Agriculture (AG); and

WHEREAS, at its meeting of April 27, 1999, the Planning Commission took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this amendment;
- b. Conducted a public hearing to obtain public testimony on the parts of this amendment;
- c. Based on the information contained in the initial studies prepared for each parts, unanimously found

that there was no substantial evidence that the parts of this amendment would have significant adverse effects on the environment and recommended that the City Council approve Negative Declarations for these components;

- d. Recommended that the City Council approve this amendment, with the following condition on Part 1,
Cabrillo Economic Development Corp.:

Prior to second reading of an ordinance to rezone the site to R-4,PD, a deed restriction limiting use of the site for seniors (in which at least one member of each household is age 62 or older) shall be recorded;

WHEREAS, at its meeting of May 18, 1999, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this amendment;
- b. Considered the recommendations of the Planning Commission;
- c. Conducted a public hearing to obtain public testimony on this amendment;
- d. Found that there was no substantial evidence that the parts of this amendment would have significant adverse effects on the environment and approved Negative Declarations for the parts of this amendment in accordance with the California Environmental Quality Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, California, to amend the Land Use Element's Land Use Map (Figure LU-1) as shown on the attached Exhibits "A" (Part 1), "B" (Part 2), and "C" (Part 3).

BE IT FURTHER RESOLVED, by the City Council of the City of El Paso de Robles, California, to specify that occupancy of the properties described in Exhibit "A" shall be limited to seniors (in which at least one member of each household is 62 years or older) and that prior to second reading of an ordinance to rezone the site to R-4,PD, a deed restriction limiting use of the site for seniors shall be recorded

PASSED AND ADOPTED THIS 18th day of May, 1999 by the following roll call vote:

AYES:

NOES:

ABSENT:

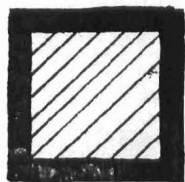
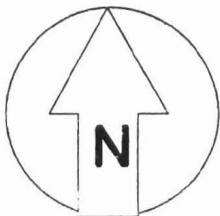
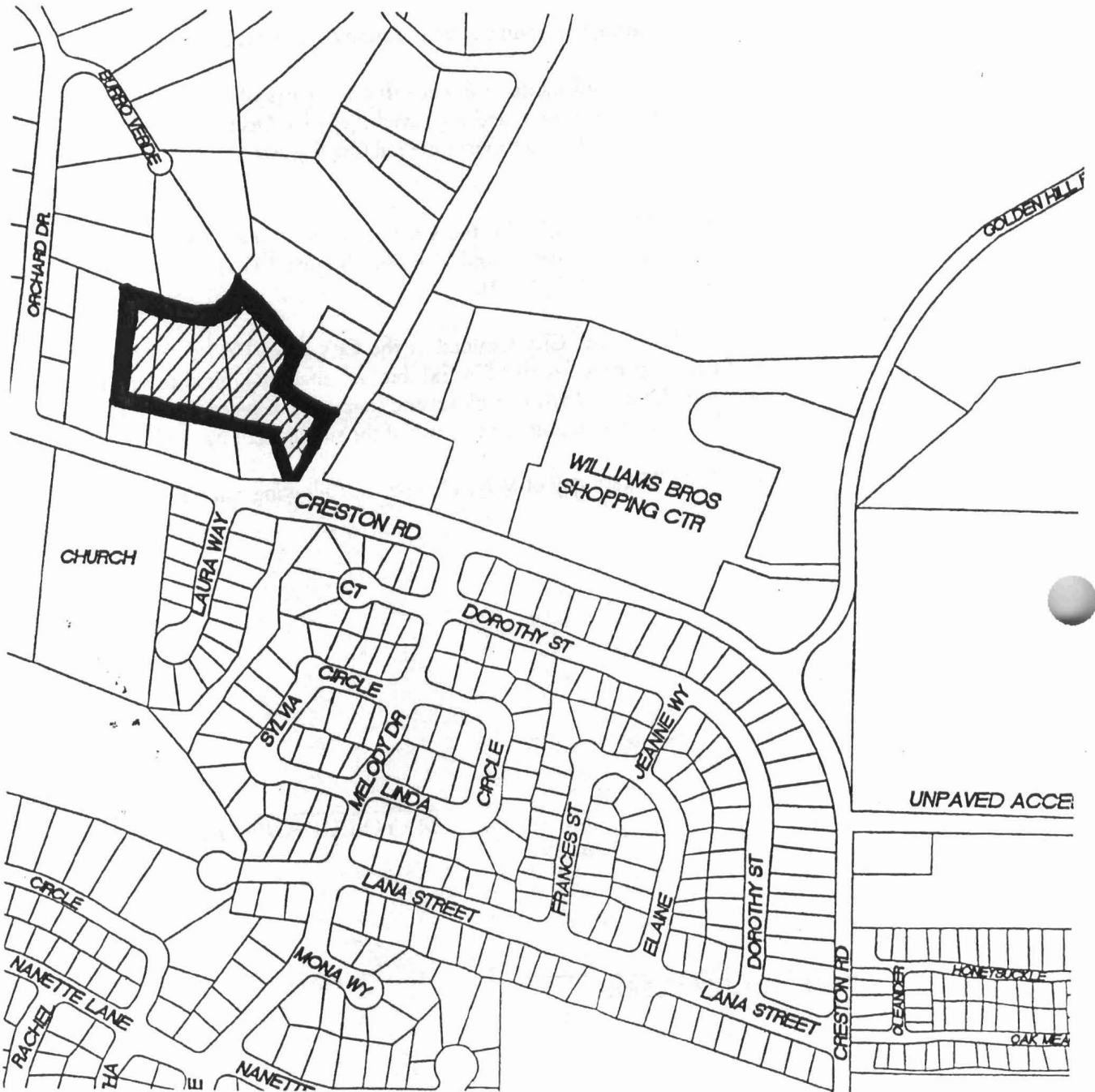
ABSTAIN:

MAYOR DUANE J. PICANCO

ATTEST:

MADELYN PAASCH, CITY CLERK

EXHIBIT A



CHANGE LAND USE CATEGORY FROM OFFICE PROFESSIONAL (OP) TO RESIDENTIAL MULTI-FAMILY, HIGH (RMF-H)

2-15

ORDINANCE NO. ____ N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING THE ZONING MAP ESTABLISHED BY REFERENCE IN
SECTION 21.12.020 OF THE ZONING CODE (TITLE 21)
(REZONE 98006 - CABRILLO ECONOMIC DEVELOPMENT CORP.)

WHEREAS, in conjunction with General Plan Amendment (GPA) 98004, Cabrillo Economic Development Corp. and James Pankey have filed an application for Rezone 98006 to rezone a 5 acre site located at the northwest corner of Creston and Rolling Hills Roads, from R-1 and CP,PD to R-4,PD (4 acres) and OP (1 acre); and

WHEREAS, at its meeting of April 27, 1999, the Planning Commission took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project (general plan amendment and rezone);
- b. Conducted a public hearing to obtain public testimony on the proposed project;
- c. Recommended that the City Council approve the proposed rezone; and

WHEREAS, at its meeting of May 18, 1999, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Considered the recommendation of the Planning Commission;
- c. Conducted a public hearing to obtain public testimony on the proposed project;
- d. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and recommended that the City Council approve a Negative Declaration, subject to the following mitigation measure:

Prior to second reading of an ordinance to rezone the site to R-4,PD, a deed restriction limiting use of the site for seniors (at least one member of each household is age 62 or older) shall be recorded;

- e. Adopted a resolution to approve General Plan Amendment 2-99, of which General Plan Amendment 98004 is a component, which enables Rezone 98006 to be in conformance with the General Plan;

WHEREAS, the property owner has recorded a deed restriction on the site in which at least one member of each household must be age 62 or older; and

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. This rezone is consistent with the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 21.12.020 of the Municipal Code (Zoning Map) is hereby amended as shown on the attached Exhibit A.

SECTION 2. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 4. Inconsistency. To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 5. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

Introduced at a regular meeting of the City Council held on May 18, 1999, and passed and adopted by the City Council of the City of El Paso de Robles on the _____ th day of _____, 199___, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

Duane J. Picanco, Mayor

ATTEST:

Madelyn Paasch, City Clerk

December 28, 1998

Mr. Ed Gallagher
Housing Programs Manager
City of Paso Robles
1000 Spring St.
Paso Robles, Ca. 93446

Re: GPA 98004 and Rezone 98006 (Heritage Gardens Senior Apartments)

Dear Mr. Gallagher,

As the owner of property at the corner of Creston and Orchard Roads I wish to have my support of the proposed "Heritage Gardens Senior Apartments" registered before the Paso Robles planning commission and City Council.

Our family has long awaited an appropriate use in the neighborhood that would enhance its transitional character. We think this project will be an asset to the neighborhood as well as the city in general. We agree with the developer that this project will serve a need for our much neglected senior citizens while at the same time present the fewest and least negative impacts to the neighborhood.

Representing several family members who fall into the senior category, we respectfully request your approval of this project in light of its net benefits to our community.

Sincerely,



Robert A. Culbertson
1831 Westfield Rd.
Paso Robles, Ca. 93446

RECEIVED
DEC 28 1998
COMMUNITY DEVELOPMENT

J. A. 1/27/99



Ed G.

- Centralized information and referral to community resources
- Crisis intervention and support
- Senior Telecare
- Senior information and referral
- Human Services & Support Groups Directory
- Interagency Telephone Network

P.O. Box 5456 • San Luis Obispo, CA 93403-5456 • 805 / 544-6016 • Fax 805 / 544-6296

April 27, 1999

RECEIVED

APR 30 1999

COMMUNITY DEVELOPMENT

Planning Commission
 City of Paso Robles
 1000 Spring Street
 Paso Robles CA 93446

Dear Commissioners:

The purpose of this letter is to support the development of additional affordable senior housing in the City of Paso Robles.

HOTLINE Senior Information and Assistance telephone program received 343 calls for housing in Fiscal Year 1997/98. There were additional calls involving housing with other issues.

An aging population needs to move from large and/or isolated houses due to health and financial problems. Also Paso Robles residents have increasing need or desire to move senior relatives to Paso Robles in order to care for them.

Thank you for the opportunity to advocate for our seniors. Your consideration of this critical need is appreciated.

Sincerely,

Shirley McIntyre Bird
 Coordinator of Senior Services

**GRAND TOTAL
STATISTICS for the FISCAL YEAR 1997/98**

Category	# of Calls	Age	# of Calls
Alcohol & Drug Abuse	1,276	00-09	12
Child Abuse	99	10-19	431
Counseling Resources	439	20-29	3,146
Devlp.Disabilities/Neurological Handicaps	52	30-39	6,315
Emergency Assistance	752	40-49	5,647
Family Care Network	140	50-59	2,254
Family Planning/Sexuality	182	60-69	2,087
Homeless Shelter (EOC)	2,391	70-79	2,423
HOTLINE Staff/Resources	3,688	80-89+	3,656
Housing Problems	193	Unknown	1,830
Information & Referral	1,289		
Interpersonal Relationship	546	# of Calls per City	# of Calls
Legal/Consumer Complaint	605	San Luis Obispo	10,042
Mental Illness	1,368	Paso Robles	2,106
Misc./Defies Classification	1,511	Atascadero	2,337
Physical/Health/Disabilities	396	Morro Bay	1,057
Senior Services	4,100	Cambria	248
Sexual Assault	75	Cayucos	174
Special Olympics	96	Los Osos/Baywood	1,321
Suicide Issues	255	Pismo Beach	1,294
Support	1,364	Grover Beach	1,638
Telecare	4,770	Arroyo Grande	1,880
Women's Shelter	2,214	Santa Margarita	107
		Nipomo	204
		Other	2,266
		Out of County	2
Total Calls This Year	27,801	Unknown	3,125
TOTAL CALLS SINCE HOTLINE'S INCEPTION	567,724		

SENIOR I & R STATISTICS For the FISCAL YEAR 1997/98

Category	# of Calls	Age	# of Calls
Abuse/A.P.S.	65	00-09	0
Ad Care/Alheimers	43	10-19	1
Alcohol/Drug	31	20-29	35
Attendant Care List	361	30-39	254
Attendant Care List/Application	131	40-49	640
Contractors List	10	50-59	524
Conversation/Support	162	60-69	1,193
Employment	48	70-79	914
Follow-up Calls/Outgoing	765	80-89+	422
Complex/Staff	155	Unknown	115
Health/Physician	167		
Housing	121		
Housing/Low Cost	138		
Housing/Licensed Facility	84		
Housing/Repair	46	# of Calls per City	# of Calls
In-Home Support	87	Arroyo Grande	516
Legal/Consumer/Immigration	217	Atascadero	282
Loneliness/Caring Callers	26	Cambria	86
Meals on Wheels/Home Delivered	25	Cayucos	45
Medical/Medicaid	44	Grover Beach	180
Medicare	66	Los Osos/Baywood	330
Mental Illness	130	Morro Bay	237
Miscellaneous/Multiple Referrals	363	Nipomo	54
Nutrition/Lunch Program	27	Paso Robles	271
Social Security/SSI	38	Pismo Beach	221
Socialization/Senior Center	99	San Luis Obispo	1,302
Status Concern	34	Santa Margarita	35
Suicide	9	Out of County	2
Transportation	103	Other	392
Telecare/Phone Friends	36	Unknown	145
Telecare/Outgoing by Office	265		
Utility Assistance	13		
Networking(calls from agencies)	189		
Total Calls This Year	4,098		

RECEIVED

APR 26 1999

COMMUNITY DEVELOPMENT

1021 Burro Verde Street
El Paso de Robles, Ca. 93446

April 22, 1999

Paso Robles Planning Commission
1000 Spring Street
El Paso de Robles, Ca. 9344666

Subject: General Plan Amendment (GPA) 98004 and rezone 98006

Reference : (a) City of El Paso de Robles letter, same subject dated April 15, 1999
(b) Letter to Planning Commission from J.O. Cutter dtd Nov 17, 1998

ATTENTION: Planning Commission:

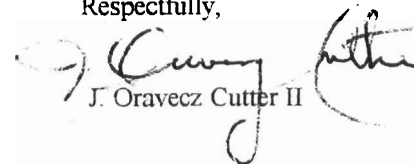
I am in receipt of reference (a) but will be unable to attend the hearing scheduled for April 27, 1999 .However, my fervent opposition to this proposed- rezoning has not diminished due to the potential for saturation of traffic congestion as stated in reference (b).

It is extremely difficult for me to accept your calculations which suggests that rezoning will in fact reduce local traffic impacts 54 % when no hypothetical commercial businesses have been identified or proposed. Has the proposed retention of one acrea for either office professional or a senior center been a factor in the traffic calculations? Furthermore, the North campus of Cuesta College will certainly funnel more traffic onto Creston Road.

Why has CEDC not viewed any other potential sites for this proposed housing if, in fact, their true concern is for the benefit of senior housing?

I would strongly urge the board members to interview the parents and bus drivers who transport children attending the schools along Creston, and let them voice their concerns over present traffic conditions and proposed rezoning. I feel this would be very helpful in your determination of rezoning.

Respectfully,


J. Oravecz Cutter II

4/27/99

Planning Commission
City of Paso Robles

RECEIVED
APR 27 1999
COMMUNITY DEVELOPMENT

Dear Commission Members:

This letter is in regard to the proposed construction on the corner of Rolling Hills and Creston Roads. As we have previously stated, we are not in favor of this project. We would like to present to you the reasons for our opinion.

We have received proposals from the builder and have read them over several times. Although, we are sure that the intention was to ease our concerns, the effect is that there have been additional concerns raised. We read that although they are non-profit and tax exempt, if they were awarded re-zoning, they would make a large donation to the Niblick Bridge Project and agree to make equivalent "in-lieu" tax payments. We certainly hope that our city officials would not be swayed in their decision by an offer of funds for a current project. We do not agree with the statement made by the builder that our property values would not be effected because a permanent manager would be maintaining the property. Anytime you place low income housing in a higher value neighborhood the values of the neighborhood are affected. We are not disputing that low-income senior housing is a legitimate need, but this location would not be appropriate. Which brings us to our main and most concerning point, the traffic.

The builder has stated that they would be reducing traffic by 54% vs a professional office building. First of all, we have not seen any proposal of anyone interested in developing an office building at this time and do not see how you can reduce nothing. There is already a professional building just down the street and in the eight years we have lived in our current home, we have yet to see more than a handful of cars drive in or out of it. Secondly, statements have been made that because these are seniors, they would not get out much and not travel during peak hours. We certainly do not agree with this. Many of our cities seniors are still very active, some are still maintaining jobs, and most still drive. We do not like to use stereotypes, but it seems the builder has tried to use them in defense of this project. On that note we would like to bring to your attention that studies show that senior drivers have reduced reaction time and higher risk of vision impairments. To put a large number of these drivers in an area with four schools within a half-mile makes no sense at all. The morning and afternoon traffic is so backed up now, and we have witnessed several children almost get hit while trying to cross Creston Road, that we are more than a little concerned about the impact this project would have on an already out of hand situation. We don't know about you, but we think that enough young lives have already been lost on this street and hope you will think long and hard before you endanger even more.

We thank you for your consideration,

Richard and Leanna Lara
Richard and Leanna Lara

130 Orchard DR
Paso Robles, CA
031128

NOTICE OF PUBLIC HEARINGS;
NOTICE OF INTENT TO ADOPT NEGATIVE
DECLARATIONS

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

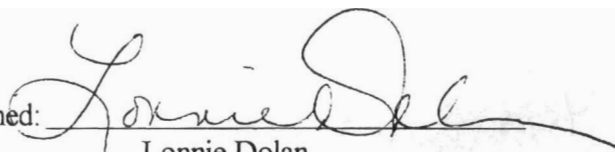
Newspaper: TELEGRAM-TRIBUNE

Date of Publication: April 14, 1999

Meeting Date: April 27, 1999
(Planning Commission)
May 18, 1999
(City Council)

Project: General Plan Amendment 2-99
-and- Rezones 99002 and 98006
(Cabrillo Economic Development;
City/Kiessig; Weyrich)

I, Lonnie Dolan, employee of the Community
Development Department, Planning Division, of the City of
El Paso de Robles, do hereby certify that this notice is a true
copy of a published legal newspaper notice for the above
named project.

Signed: 
Lonnie Dolan

General Plan Amendment 2-99
A Three-Part Amendment to the Land Use Element
of the City of Paso Robles General Plan Zone
Changes 99-002 and 98-006
NOTICE IS HEREBY GIVEN that the Planning
Commission of the City of El Paso de Robles will
hold Public Hearings to consider making recommen-
dations regarding adoption of Negative Declarations
and approval of a three (3) part General Plan
Amendment (Land Use Element). The three compo-
nent parts, two of which are also subjects of Zone
Change and Specific Plan Amendment requests, are
described as follows:

1. Cabrillo Economic Development Corp. : A pro-
posal to change the General Plan Land Use Cate-
gory and Zoning for a 5 acre site composed of 4 lots
located on the northwest corner of Creston and Rol-
ling Hills Roads. The existing General Plan Land
Use Category for all 5 acres is Office Professional
(OP); the existing zoning is CP,PD (Neighborhood
Commercial) for the easternmost 4 acres and R-1
(Single Family Residential) for the westernmost
acre.

The applicants are requesting a General Plan Land
Use Category of Residential, Multiple Family, High
(RMF-H, which allows densities up to 16 dwelling
unit per acre) for 4 of the 5 acres; one acre located
at the corner of Creston and Rolling Hills Roads will
remain designated for OP Land Use.

The concurrent application for Zone Change 98-006
requests that R-4(PD) zoning be applied to the 4
acres of RMF-H land and that the one acre of OP-
designated land be rezoned to Office Professional
(OP). The applicants intend to develop 61 apart-
ment units for exclusive residency by senior citizens
on the 4 acres proposed to be zoned R-4,PD; the
applicants have not stated any plans for develop-
ment of the 1 acre proposed to be zoned OP.

2. City Initiated / Kiessig : A proposed General
Plan Amendment from Residential Single Family -
two units to the acre (RSF-2) to Agriculture (AG) for
two (2) parcels of a combined size of approximately
138 acres located on the east side of North River
Road and the west side of Buena Vista Road, north
of Experimental Station Road within Sub Area A of
the Borkey Area Specific Plan. The property was
annexed to the City in December of 1998 and is
currently zoned Agricultural.

3. David Weyrich: A proposed change from Resi-
dential Single Family - one unit to the acre (RSF-1)
to Multi-Family Residential (Medium Density) for 2.8
acres located on the southwest corner of Buena
Vista Road and Experimental Station Road, north
and adjacent to the Martin/Weyrich Winery Tasting
Room. The subject parcel is located in Sub Area D
of the Borkey Area Specific Plan and the General
Plan Amendment application is accompanied by
both a Specific Plan Amendment request and a
Zone Change request No. 99-002; the requested
change is from R-1-B-4 (Single Family Residential 1
acre minimum lot size) to R-3 (Multi-Family, Medium
Density) and modification to Sub Area D of the Spe-
cific Plan to permit up to 12 units to the acre consis-
tent with the requested land use and zoning
designations.

The Planning Commission's hearing will take place
in the Conference Room of the Library / City Hall at
1000 Spring Street, Paso Robles, California, at the
hour of 7:30 PM on Tuesday, April 27, 1999, at
which time all interested parties may appear and be
heard.

NOTICE IS ALSO HEREBY GIVEN that the City
Council of the City of El Paso de Robles will hold a
Public Hearing to consider the same three General
Plan Amendment components and referenced Zone
Change and Specific Plan Amendment applications.

The City Council's hearing will take place in the
Conference Room of the Library / City Hall at 1000
Spring Street, Paso Robles, California, at the hour of
7:30 PM on Tuesday, May 18, 1999 at which time all
interested parties may appear and be heard.

As part of the noticed Public Hearings, the City
Council will consider adoption of Negative Declara-
tions of Environmental Impact (statements that there
will be no significant environmental effects) in accor-
dance with the provisions of the California Environ-
mental Quality Act (CEQA). The proposed Negative
Declarations will be available for public review from
Wednesday, April 14 through Tuesday, May 18,
1999. Copies of the staff report and draft Negative
Declaration will be available for the cost of reproduc-
tion at the Community Development Department,
City Hall, 1000 Spring Street, Paso Robles, CA
93446. Please write to this address or call the Plan-
ning Division at (805) 237-3970 should you have
questions or comments regarding this notice or
related matters.

If you challenge the resolutions or ordinance in
court, you may be limited to raising only those issues
you or someone else raised at the public hearing
described in this notice, or in written correspondence
delivered to the Planning Commission and/or City
Council at, or prior to, the noted public hearings.

**AFFIDAVIT
OF MAIL NOTICES**

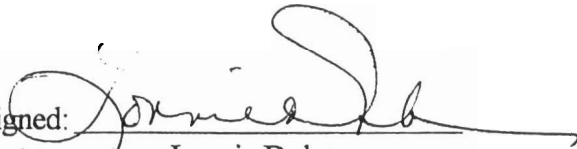
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for project General Plan Amendment (GPA) 98004 -and- Rezone 98006 (Cabrillo Economic Development Corp) for the meeting on April 27, 1999 (Planning Commission) -and- May 18, 1999 (City Council)

Mailed on this 15th day of April 1999

City of El Paso de Robles
Community Development Department
Planning Division

Signed:


Lonnie Dolan