

TO: JAMES L. APP, CITY MANAGER

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: GENERAL PLAN AMENDMENT 07-002, REZONE 06-004, PD 06-024, CUP 06-011, PR 06-272, FOR PROPERTY LOCATED AT 1450 GOLDEN HILL ROAD, APN 025-366-012 APPLICANT – GOLDEN HILL DEVELOPMENT, LLC

DATE: SEPTEMBER 18, 2007

Needs: For the City Council to consider the following applications:

- **General Plan Amendment 07-002:** a request to amend the land use designation from Residential Single Family (RSF-2) to Residential Multiple Family, 12 units per acre (RMF-12).
- **Rezone 06-004:** a request to change the zoning district from R-1B3, single-family residential, 2 units per acre, to Multiple-Family Residential, 12 units per acre (R-3,PD). It is also requested that the property have PD Overlay Zoning in order to restrict the uses on the property to senior housing/residential care type projects.
- **Planned Development 06-024 & Conditional Use Permit 06-011:** a request to construct a multi-level, 125-unit senior retirement community for individuals aged 60 and over, which would include residential living units, assisted living units, and special care units. In conjunction with the retirement community is a request to construct a 6,330 sf expansion to the existing 4,340 square foot church/pre-school. See the attached narrative description provided by the applicant further explaining the various types of housing proposed.
- **Tentative Parcel Map PR 06-0272:** Request to subdivide the 13.4 acre site into two parcels, where Parcel 1 would be 1.6 acres. The existing church/pre-school would remain on Parcel 1 and would be expanded with the approval of PD 06-024. Parcel 2 would include the 11.8 acre site where the new senior retirement project would be built.

- Facts:**
1. The project site is a 13.4 acre parcel located at 2450 Golden Hill Road. (Refer to Attachment 1, Vicinity Map).
 2. The Covenant Presbyterian Church is currently located on the site along with one single family residential house. The house would be removed at the time of the construction of the senior retirement facility.
 3. The applicant's objectives for the property are to maintain and expand the existing religious facility and pre-school as well as establish a 125-unit senior

community. The General Plan and Zoning will need to be changed in order to accomplish these objectives.

4. Table 21.16.200, Permitted Use Table, would allow residential care facilities in the R3 zoning district with the approval of a Conditional Use Permit (assuming the General Plan Amendment and Rezone are deemed appropriate).
5. Issues with the General Plan Amendment and Rezone relate primarily to land use compatibility of this use with surrounding large lot residential development.
6. Per the California Environmental Quality Act (CEQA), an Initial Study was conducted. No significant environmental impacts that could not be mitigated were identified as result of this request to amend the land use designation and zoning of this property, and a Draft Mitigated Negative Declaration was prepared.
7. The Planning Commission at their meeting on August 14, 2007 received testimony from project applicants and neighbors and on a 4-1-1-1 vote (Commissioner Flynn opposed, Commissioner Withers refrained due to conflict of interest, one vacancy), recommended that the City Council approve the proposed applications.

**Analysis:
And Conclusion:**

Since a significant component of the project is attached housing, which would be similar in density and form to a multi-family project, it is necessary to change the designations of the site from single family residential to multi-family residential.

The properties to the north, south and west of this site are zoned single family residential, 20,000 square foot lot minimum (R-1,B3). The property adjacent to the site to the east is within Areas 3B and 20 of the Chandler Ranch Specific Plan, where the land use in Area 3b is proposed to be RSF-2 (Residential Single Family, 2-units to the acre) and Area 20 is proposed to be open space.

The proposed retirement community development would be concentrated in the lower (valley) area of the site, there is no development proposed on the slope areas in the northeast section of the site. The Surrounding residences (including future development in Chandler Ranch) are located at a higher elevations and will generally overlook the proposed project.

The buildings for the retirement community have been located approximately 120-feet away from the northern properties that front Gilead Lane. The proposed expansion to the existing church would be approximately 12-feet from the Gilead properties, but due to grade differences and design of the church, the proposed expansion was determined to be compatible with those neighboring properties to the north.

The applicants have provided open fencing along with decorative walls to outline the perimeter of the site along with landscaping to help screen the project from adjacent properties.

Designation of the project site as Multiple Family Residential along with the proposed 125-unit retirement community would be consistent with the intent of the General Plan, since it would provide various types of housing in close proximity to schools and shopping. In addition, the proposed project would allow infill development in the City's urban area as encouraged by the City's Economic Strategy.

Despite the General Plan's support for variety in housing types, the issue for the City Council is whether the proposed land use is compatible with the surrounding area. Questions that Council members should ask include:

- Will a project that is primarily multi-family in nature fit into an area of large lot single family dwellings?
- Are there more appropriate areas in town that are already zoned for this type of facility?

Answers to the above questions will be important for the Council members to determine the appropriateness of the requested land use changes and project entitlements.

The issue of whether the proposed General Plan Amendment and Rezone of the site from single-family residential to multi-family residential would be considered spot-zoning was discussed at the Planning Commission hearing. Since the proposed change would still be a residential land use, and the PD combining designation would greatly limit future use of the property for senior housing/assisted living, the Commission determined that the change would not constitute spot-zoning. Additionally since there are existing church and day care uses in close proximity to the site, the proposed residential care use was found to be compatible.

Reference: Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, Borkey Area Specific Plan, 2006 Economic Strategy, and CEQA.

Options: After opening the public hearing and taking public testimony, the City Council is requested to take one of the actions listed below:

a. By separate motions:

(1) Adopt the attached resolution for a Mitigated Negative Declaration for General Plan Amendment 07-002, Rezone 06-004, PD 06-024, CUP 06-011 and PR 06-0272; (2) Adopt the attached resolution approving General Plan Amendment 07-002; (3) Introduce the attached ordinance approving Rezone 06-004 for first reading and set October 2, 2007 as the date for adoption; (4) Adopt the attached resolution approving PD 06-024; (5) Adopt the attached resolution approving CUP 06-011; (6) Adopt the attached resolution approving PR 06-0272.

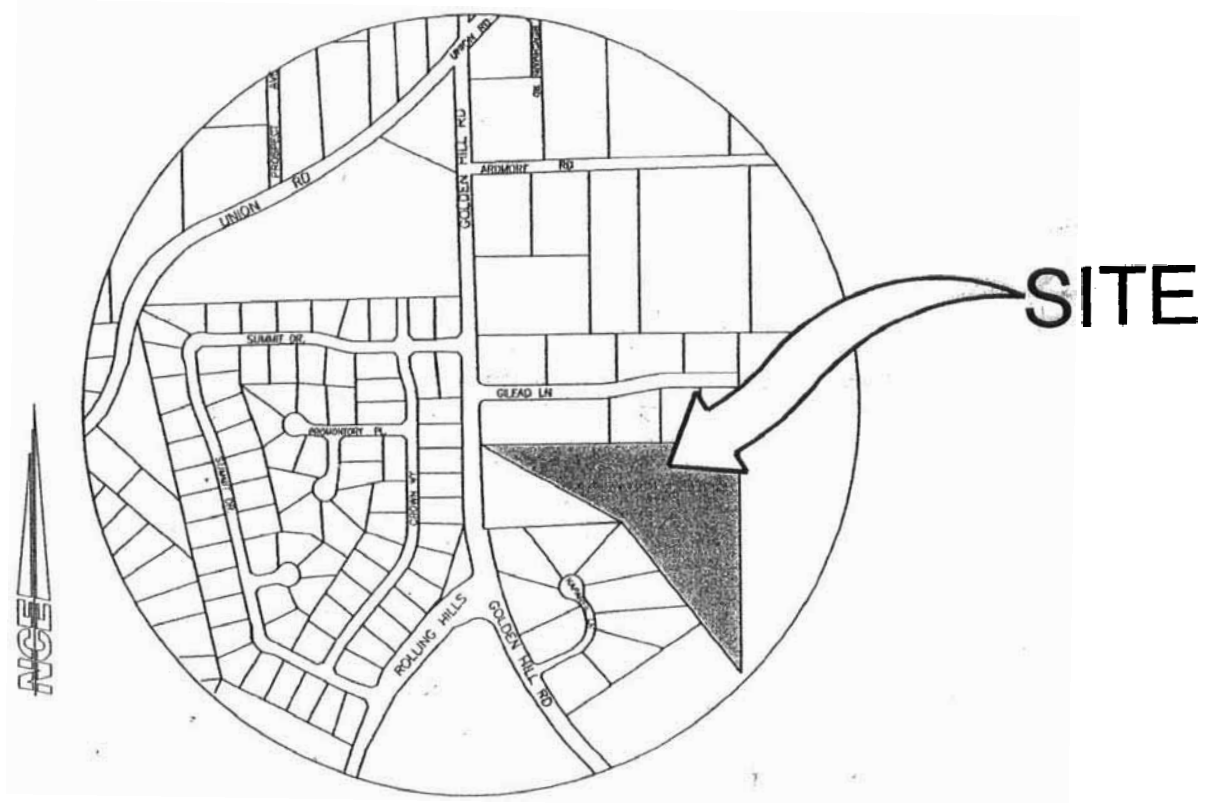
b. Amend, modify, or reject the above-listed action.

c. Request additional information and analysis.

Staff Report Prepared By: Darren Nash, Associate Planner

Attachments:

1. Vicinity Map
2. Applicant's project description
3. Letter from NCE – September 22, 2006
4. Letter from NCE – December 15, 2006
5. Letter from Harvey Mundee
6. Letter from Ken Clouston
7. Letter from Bill Hawk with petitions
8. Letter from Carole Hansen
9. Letter from Deloma Bland Koufos
10. Letter from Covenant Presbyterian Church
11. City Engineer Memo
12. Environmental Review - Initial Study
13. Resolution – Mitigated Negative Declaration
14. Resolution - General Plan Amendment 07-002
15. Ordinance Amending the City's Zoning Map for Rezone 06-004
16. Resolution – PD 06-024
17. Resolution – CUP 06-011
18. Resolution – PR 06-0272
19. Newspaper and Mail Notice Affidavits



LOCATION MAP

NO SCALE

Attachment 1
Vicinity Map
(Golden Hill Retirement)

NARRATIVE DESCRIPTION

PROPOSED PLANNED DEVELOPMENT

GOLDEN HILL RETIREMENT COMMUNITY
GOLDEN HILL ROAD, PASO ROBLES
PARCEL NUMBER 025-366-012

December 15, 2006

CONTENTS:

1. Introduction
2. **General Plan Amendment / Zone Change Request**
3. Proposal Overview
4. Statistical Summary
5. Site Planning
6. Project Architecture

1. INTRODUCTION

This narrative description updates and expands the narrative submitted in September of this year with the proposed General Plan Amendment and Zone Change for this parcel. Some of the project data contained in the following statistical summary has changed as the project design was refined; quantitative analysis in connection with the project should be based on this updated information.

The full extent of the proposed project incorporates the following components:

- a. General Plan Amendment
- b. Zone Change
- c. Planned Development Permit for Golden Hill Retirement Community
- d. Planned Development Permit for Covenant Presbyterian Church expansion
- e. Parcel Map for division of the existing lot

In a subsequent supplemental drawings a design for the proposed new sanctuary at the Covenant Presbyterian Church will be submitted.

GENERAL PLAN AMENDMENT / ZONE CHANGE REQUEST

The subject property has the following current designations:

General Plan: RSF-2
single family residential, maximum 2 units/acre

Zone: R1-B3
single family residential with minimum lot size,
setbacks

This proposal seeks to change the property to these designations for both lots resulting from subdivision of the existing parcel:

General Plan: RMF-12-PD
multiple family residential, maximum 12 units/acre
planned development

Zone: R3-PD-SH
multiple family residential, medium density
planned development
senior housing

3. PROPOSAL OVERVIEW

A general plan amendment and zone change request is being made in order to accommodate a single development project, referred to as the Golden Hill Retirement Community. The developer seeks to create a resort-quality community for senior residents functioning at a variety of physical capabilities and activity levels. The development plan materials accompanying this narrative add physical design information to the previously submitted rezoning submittal.

Building on successful previous experience with this project type, the developer proposes to provide the following four residential elements:

- duplex cottages with garages for active, independent residents
- apartments for active, independent residents
- apartments for less active residents requiring some assistance
- apartments for special needs residents requiring moderate assistance

These residential units will be supported by extensive common facilities on site, including:

- restaurant-style dining facilities
- snack and coffee bistro
- fitness center with pool and spa
- beauty/barber shop
- laundry and housekeeping services
- card rooms
- library/computer room
- video theatre
- various activity spaces
- chapel
- outdoor active and passive spaces

The Golden Hill Retirement Community will be a Residential Care Facility for the Elderly (RCFE), licensed by the California Department of Social Services, staffed 24 hours per day. In addition to on-site support, staff will operate a town car and mini-bus to transport residents to medical and shopping facilities, as well as organized events.

An allied, concurrent project is the expansion of the existing Covenant Presbyterian Church facilities at the west end of the property. The existing church and day care structure will be augmented by a new sanctuary building and expanded parking. Also concurrent with review of the retirement community project a tract map will be processed to create a separate church parcel.

4. STATISTICAL SUMMARY

The proposed development has the following quantitative description (see additional project data in the Compliance Summary on the drawings):

Site Area: 587,062 square feet (13.5 acres)

Residential Units:

SC.1	Special Care Single-Bed/One-Bath Studio:	8
SC.2	Special Care Double-Bed/One-Bath Studio:	8
AL.1	Assisted Living Studio:	10
AL.2	Assisted Living One-Bedroom/One-Bath:	33
AL.3	Assisted Living One-Bedroom/One-Bath/Accessible:	4
AL.4	Assisted Living Two-Bedroom/One-Bath:	5
IL.1	Independent Living One-Bedroom/One-Bath:	18
IL.2	Independent Living One-Bedroom/One-Bath/Accessible:	2
IL.3	Independent Living Two-Bedroom/One-Bath:	5
IL.4	Independent Living Two-Bedroom/Two-Bath:	8
CO.1	Two-Bedroom/One-Bath/Garage Cottage:	10
CO.2	Two-Bedroom/Two-Bath/Garage Cottage:	10
SH.1	Two-Bedroom/One-Bath/Garage Staff Housing	<u>4</u>
Total:		125 units

Residential Density: 125 / 11.9 = 10.5 units/acre

Parking:

Retirement Community site:	113 spaces
Church site:	69 spaces

Building Area:

Retirement Community	
Lower Level:	26,123 s.f.
Special Care Level:	12,159 s.f.
Middle Level:	43,185 s.f.
Upper Level:	25,176 s.f.
Cottage Units:	<u>33,632</u> s.f.
Total:	140,275 s.f.
Church Buildings	
Existing Structure:	4,340 s.f.
Proposed New Sanctuary:	<u>6,330</u> s.f.
Total:	10,670 s.f.

Floor Area Ratio:

Retirement Community: 140,275 / 517,513 =	27.1 %
Church: 10,670 / 69,549 =	15.3 %

Coverage:

Retirement Community: 88,976 / 517,513 =	17.2 %
Church: 10,670 / 69,549 =	15.3 %

5. SITE PLANNING

The Golden Hill Retirement Community project is designed in the manner of a traditional resort lodge, with flanking cottages and a variety of supporting outdoor spaces. The placement of buildings on the site respects the developers' desire to maximize open space at the northeastly knoll, optimizes solar orientation, accommodates efficient user and emergency vehicle circulation, and creates opportunities to screen building mass from neighboring properties.

The main building is segregated by major function:

- A central common area with entry lobby and dining facilities
- A residential wing of independent-living apartments
- A residential wing of assisted-living apartments
- A residential wing for special care (dementia/Alzheimer's) residents
- A fitness center and service core

These components are assembled to minimize travel distance from living units to common facilities. The special care wing, which has its own common facilities, is placed at the end of the assisted living wing, at a different elevation and with its own entrance, reflecting its stand-alone nature. The cottage units, for independent-living residents and staff, are placed in duplexes and quadruplexes to create single-family-residence scaled buildings at the far end of the site.

Construction is generally organized along the long diagonal property line, minimizing grading on the steeper part of the site and visually preserving the knoll, with its heritage oak tree, as an open space amenity for the development and a visual resource for the community. At the same time the main building is set back from the southwest property line a minimum of 64 feet, respecting an existing wetlands feature and allowing a generous landscape screen at neighboring residential properties.

The project's drives provide full emergency vehicle access while minimizing the transit for regular users. Resident, visitor, and staff parking for the main building is distributed around the building and a turnaround is available at the main entry. Only residents and visitors to the cottages need to enter the loop drive at the east end of the site. Service access is limited to the main building's rear (north) to remove it from view and conflict with other traffic. From the service drive a required all-weather emergency extends east behind the fitness center, doubling as part of the walking-path system on site.

The main building is laid out less than 20 degrees west of a north-south orientation, which, in combination with architectural sun controls, is optimum for a double-loaded-corridor building type, and provides extensive roof planes appropriate for potential solar photovoltaic arrays. Outdoor activity areas are primarily located north of the building, where the building itself shades them during the summer months. The project's recreation and open space amenities easily exceed the requirements of Zoning Ordinance article 21.161.180.

Fencing and walls are held to a minimum. Because the project shares its east property line with Chandler Ranch open space, and the wetlands along the southwest property line is sensitive to shading, fencing at these locations is limited to a light, visually transparent deer fence. Along the north line the existing residential wood fences and 3-slat horse fences will be infilled as necessary and block walls will be built only as required for retaining.

6. PROJECT ARCHITECTURE

The Golden Hill project has been designed to comply with Zoning Ordinance article 21.161.210. Following the resort-lodge theme, the main building has its areas of highest articulation and visual interest at the central common area, creating focus and ease of orientation. Roof forms are a combination of familiar hips and gables; chimneys are given strong vertical shapes, again for visual landmarking and for traditional recall.

Roof surfaces with mechanical equipment have been placed behind parapet walls at the northern portion of the large building core. The use of hydronic space heating and cooling minimizes the amount of air handling equipment required and centralizes features such as large boiler flues.

Exterior building materials are from a traditional palette and meet the sustainability objectives of local availability and application by the local workforce. Large wall surfaces are 3-coat plaster, articulated by control joints and areas of contrasting color. Upper wall surfaces and architectural projections are finished with wood-trimmed lapped siding, using a painted cement board product for durability. Wall surfaces at high-contact areas near major building entries are veneered with brick, adding texture and referencing the brick used extensively elsewhere in Paso Robles. Roofing will be heavy composition shingles, from a "cool roof" series, in a light heat-reflective grey color.

Building colors include golden beiges at plaster, moss green at siding, and a natural terra cotta at brick, a subdued palette reflective of the surrounding hills and pastures.

Landscaping materials transition from native and native-compatible species at the edges of open grass areas and wetlands to intensive ornamental plantings at outdoor activity areas and where screening is appropriate, such as between cottage units. Among landscape features are a rose garden at the assisted-living common yard and a vegetable and herb garden at the independent-living common yard. Plantings are also used to stabilize and re-vegetate cut slopes, as well as to soften retaining walls.



September 22, 2006

Paso Robles

SEP 22 2006

Planning Division

Mr. Ron Whisenand
City of Paso Robles
1000 Spring Street
Paso Robles, California 93446

Subject: Request for General Plan Amendment/Rezone

Dear Mr. Whisenand:

Please find attached applications and materials in support of a request for a General Plan Amendment/Rezone for the property located on Golden Hill Road. The 13.4 acre property is currently designated in the General Plan as RSF-2 with a zoning implementation of R1-B3. The site currently is the home for the Covenant Presbyterian Church and an associated daycare center. It is the intent to eventually subdivide the property to provide a separate parcel for the church and daycare center and to construct a new sanctuary on the church property. The remaining portion of the site is proposed to be a multi-level retirement community for individuals aged 60 and over, which would include residential living units, assisted living units, and special care units. This retirement community would therefore provide a full spectrum of housing and care opportunities for a growing segment of the Paso Robles population.

We are initiating the process with a request for a General Plan Amendment/Rezone. We will submit to the City shortly a full Development Plan Application including very detailed site plans, grading plans, and associated environmental reports. As backup to our request for the General Plan Amendment/Rezone, we have attached a conceptual site plan, a project description and a detailed project narrative.

We look forward to working with you on this very exciting and desirable project. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely yours,

Larry Werner
Vice President

RLW/jms
Enclosures

Attachment 3
Letter from NCE -- September 22, 2006
(Golden Hill Retirement)

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December 15, 2006

Paso Robles

DEC 18 2006

Planning Division

Mr. Ron Whisenand
City of Paso Robles
1000 Spring Street
Paso Robles, California 93446

Subject: Request for Planned Development, Tentative Parcel Map
and Conditional Use Permit Amendment

Dear Mr. Whisenand:

Please find attached applications and materials in support of a request for a Planned Development, Tentative Parcel Map and Conditional Use Permit Amendment for the property located on Golden Hill Road. A request for a General Plan Amendment and Rezone of the 13.4-acre property was previously submitted for review and consideration in late-September. The site currently is the home for the Covenant Presbyterian Church and an associated daycare center. It is the intent to eventually subdivide the property to provide a separate parcel for the church and daycare center and to construct a new sanctuary on the church property. The remaining portion of the site is proposed to be a multi-level retirement community for individuals aged 60 and over, which would include residential living units, assisted living units, and special care units. This retirement community would therefore provide a full spectrum of housing and care opportunities for a growing segment of the Paso Robles population.

The enclosed package includes site plans, preliminary grading and drainage plans, preliminary utility plans, building elevations, building floor plans, color samples and preliminary landscape design. Because the full deposit was submitted with the General Plan Amendment and Rezone request, we request that this package be reviewed to determine what additional deposit fee may be necessary to complete the appropriate review. Additionally, a notification package was submitted with the General Plan Amendment/Rezone. If additional sets of address labels are required or if the mailing list requires update, please let us know and we will supply you with the appropriate address labels.

Attachment 4
Letter from NCE -- December 15, 2006
(Golden Hill Retirement)

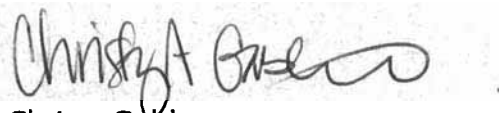
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Mr. Ron Whisenand
December 15, 2006
Page Two

Please refer to the project narrative and compliance summary prepared by Fraser-Seiple Architects for the specific components of the project. We look forward to working with the City on this project and the potential of making this senior community a reality.

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely yours,

A handwritten signature in black ink that reads "Christy A. Gabler". The signature is written in a cursive style with a large, sweeping flourish at the end.

Christy Gabler
Senior Civil Engineer

CG/jms
Enclosures

Paso Robles

AUG 03 2007

Planning Division

August 2, 2007

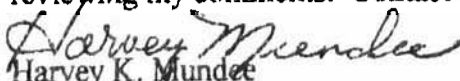
✓ Darren R. Nash- Associate Planner
Community Development Department
1000 Spring Street
Paso Robles, California 93446

Reference: Meeting with you and Ken Clouston regarding the proposed Senior Retirement Community on APN 025-366-012, 2450 Golden Hills Road.

A preliminary review of the project raises some concerns for me on the issues as outlined below. These concerns were also expressed to North Coast Engineering on 8-1-07.

1. The plan shows a grant of a 20ft. easement along the East side of my property to the Developer. I do not agree to this easement. The plan shows a block wall buffer 20 ft. inside my property. This would remove the major portion of my flat useable property and result in severe financial depreciation on this property, precluding any further use by the owner. This buffer wall should be on or near the developer's property line. A redesign of the project could move the project 20 feet farther eastward, and remove this potential obstacle.
2. The natural drainage existing along the property line has never been a problem for me. However, if the project creates conditions where additional drainage could raise levels, this water would intrude on my property. I am concerned about this.
3. The trees, landscaping, and block wall will serve as an excellent buffer between the two types of properties if the requested rezoning is allowed (1 per acre vs. 12 per acre). I do suggest larger trees be planted instead of the 15 gal trees being proposed. This would enhance the buffer between the two types of properties
4. I will be reviewing available development plans with the Ken Clouston, neighbor and landowner soon to discuss any issues not mentioned in this letter. These issues will be forwarded to you for your review.

With 13+ acres to work with, the developer can hopefully remove my present concerns by designing the project to be on his property only. Thank you for reviewing my comments. Contact me if I can be of assistance.


Harvey K. Mundee
P.O. Box 2488
1226 Kapareil Ln.
Paso Robles, California 93447
Ph. 805-238-5878

CC. Planning Commission Members
Central Coast Engineering

Attachment 5
Letter from Harvey Mundee
(Golden Hill Retirement)

August 2, 2007

City Of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

Att. Darren R. Nash
Associate Planner
Community Development Dept.

Paso Robles
AUG 06 2007
Planning Division

RE: Proposed Golden Hills Senior Retirement Community.

Dear Darren;

I currently own three one acre lots that abut the proposed project, and upon reviewing the plans currently on file at the City, I was surprised to see that they call for a 20' easement onto my properties. Though I do not oppose the project in general, I see no benefit in giving up a portion of my property. Please consider this a notice to the City of Paso Robles, that I do not plan to grant any easements on my property.

My other concern is that the "Cottages" be used for senior residence's in conjunction with the facility, and not be leased to employees or the general public. This would not be compatible with our one acre lots and high end homes.

Thank you for your consideration in this matter.

Sincerely,



Kenneth R Clouston
1212 Kapareil Lane
Paso Robles, CA 93446

(805) 238-7991

Attachment 6
Letter from Ken Clouston
(Golden Hill Retirement)

August 6, 2007

Paso Robles
AUG 06 2007
Planning Division

Paso Robles Planning Commission
1000 Spring St
Paso Robles, CA

Dear Commissioners,

I am writing concerning the proposed general plan amendment and project development for my property at 1450 Golden Hill Road.

Over twenty years ago my wife and I purchased this 13 acre parcel. Having lived in the North County since 1978 and being interested in service to people, we have sought to develop this parcel in a way that will meet the needs of the children and families of our community.

Great Beginnings preschool began in April of 1986 and has continued to provide quality daycare for thousands of our Paso families over the years. Covenant Presbyterian church also began in the same building in 1986 and has been a place of growth and healing for many people to where it is now ready to expand and construct it's own worship center.

It seems good and appropriate and compatible to us that we develop the rest of this property in a similar vein by providing a service to the senior citizens of our community. A senior community will both benefit from the close proximity of a preschool and church as well as the preschool and church benefiting from the senior center. These symbiotic relationships will be good for our community and serve many people in future years.

We have been in the planning stages of this project for almost three years. During this time we have:

- Met with individual city council members to review the plan.
- Met with your DRC to review the plan and then incorporated their input.
- Met with our neighbors on an individual basis as well as having two information nights at the preschool.
- We met last year at North Coast Engineering with two of our neighbors, Mr. Clouston and Munde and spent an hour reviewing the project and the requested drainage easement dedications. (Their only concern for the easements was that we provide screen fencing)
- We provided all our neighbors with the easement documents over two months ago. We were surprised last week when Mr. Clouston and Mr. Munde informed you last week

Attachment 7
Letter from Bill Hawk
(Golden Hill Retirement)

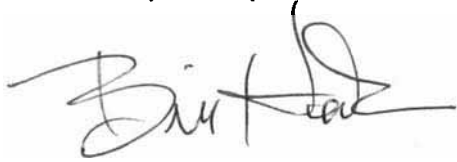
that they found the drainage easements unacceptable. We then attempted to negotiate a purchase agreement for the easements but found their asking price to dedicate the easements (\$300,000) unreasonable.

Our engineers are now working with the city staff and our environmental consultant to redesign the drainage plan in a way that will not change the size or particulars of the project.

I would ask that you please give our project your approval pending resolution of a new drainage plan that is agreeable to all involved. Timing is crucial for us since we would like to complete all our grading before the rainy season of 2008. Postponing your consideration would postpone the beginning of our grading in the spring and push us further into the rainy season or perhaps delay our grading until 2009.

I am attaching with this letter our petition for this plan amendment and project. We have gathered over 100 signatures from people in our community who see the need for this service and support us in this appeal.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Bill Hawk". The signature is stylized with a large initial "B" and a long horizontal stroke at the end.

Bill Hawk, property owner
1450 Golden Hill Rd
Paso Robles, CA

1

PETITION FOR THE APPROVAL OF A SENIOR LIVING FACILITY AT 1450 GOLDEN HILL ROAD

To: Paso Robles City Council, Planning Commission, and City Staff.

We the undersigned citizens of Paso Robles request you to approve a general plan amendment and the other permits that would allow for a senior living facility to be constructed at 1450 Golden Hill Road.

DATE NAME ADDRESS

DATE	NAME	ADDRESS
9-26-06	Deborah S. Horne	1539 Via Rosa, PR
9-26-06	Joseph R. Horne	1539 Via Rosa, Paso Robles
9-28-06	Rebecca L. Matthe	1621 Skyview Drive, Paso Robles
10-3-06	Monica Baldwin	401 Montebello Oaks Dr. Paso Robles
10-27-06	Steven Stega	1545 Via Rosa PR
10/27/06	Shirley A. Brown	1537 Via Rosa, Paso Robles
10/27/06	John Green	1533 Via Rosa P.R. CA 93446
10-27-06	Mary Moss	1535 Via Rosa PR
10-27-06	Nicholas River	1529 Via Rosa
10-27-06	Edward TASCONA	1525 Via Rosa
10-27-06	Monica K. Kelly	1519 Via Rosa
10-27-06	Linda Hodge	1517 Via Rosa
10-27-06	Elyzabeth Gutierrez	1520 - Via Rosa, PR, CA, 93446
10/27/06	Jonathan A. MAISON	1526 Via Rosa
10/27/06	Ami Manwarig	1537 via Rosa
10/27/06	Kevin S. Derr	1536 Via Rosa Paso
10/28/06	Christy Brennan	1538 Via Rosa P.R. CA
10/28/06	Kayla Rael	1528 Via Rosa
10/28/06	Dimitry Melendez	1541 VIA ROSA, PR
10/28/06	Sue Keastje	147 Via Camelia
10/28/06	Hub Capant	1608 River Glen
10/28/06	Bruce Frank	1612 River Glen Drive
10/28/06	HARRY R. SMITH	1609 RIVER GLEN DR.
10/28/06	MICHAEL WOFFORD	1616 River Glen Dr.
10/28/06	Wendy Hill	2510 Park St #B
10/28/06	Jacob Hill	2510 Park St. #B
10/28/06	Brooke Cone	1539 Las Brisas
11-26-06	Barbara Radisavljevic	1704 Creeksand Ln, P.R

PETITION FOR THE APPROVAL OF A SENIOR LIVING FACILITY AT 1450 GOLDEN HILL ROAD

To: Paso Robles City Council, Planning Commission, and City Staff.

We the undersigned citizens of Paso Robles request you to approve a general plan amendment and the other permits that would allow for a senior living facility to be constructed at 1450 Golden Hill Road.

	DATE	NAME	ADDRESS
29.	9-17-06	Ernest N Smith	819 Wado Dr
	9-17-06	Laurie Smith	819 Wado Dr
	9-17-06	RICHARD & FAYE BAKER	5730 FAROUSSE WAY
	9-17-06	Diane Odell	862 Edine Rd
	9-17-06	Charlott Kilman	2083 Stella Ct
	9-17-06	Paul Ellen Kuhn	215 Rosemary Dr Paso Robles CA
	9-17-06	Carole Hansen	5635 Stockdale Rd. P.R.
	9-17-06	Roger Hansen	5635 Stockdale Rd. P.R.
	9-17-06	Gentle Dawn	1819 Redwood dr. P.S
	9-17-06	2 Dan Katch	614 BALEN Drive PR
	9-17-06	Paul W. Matto	1905 Bella Vista Court PR 93446
40.	9-17-06	Bonnie Katch	614 Balen Dr Paso Robles 93446
	9/24/06	Matt Acitran	115 18th St PR 93446
	9/24/06	Aaron Cantrell	811 Snead St, Paso Robles 93446
	9/24/06	Aina Kodatt	1450 Golden Hill Rd
	9/24/06	MATT KODATT	1450 GOLDEN HILL RD
	9/24/06	Jo Whips	1220 Katherine Dr. P.R
	9-24-06	Paul	1222 KATHARINA DR P.R
	9-24-06	Paul	5635 Stockdale Rd. P.R.
	9-24-06	Nancy R. Halapoff	812 St. Andrews Circle P.R.
49.	9-24-06	William C Halapoff	812 ST. ANDREWS CIRCLE P.R.

PETITION FOR THE APPROVAL OF A SENIOR LIVING FACILITY AT 1450 GOLDEN HILL ROAD

To: Paso Robles City Council, Planning Commission, and City Staff.

We the undersigned citizens of Paso Robles request you to approve a general plan amendment and the other permits that would allow for a senior living facility to be constructed at 1450 Golden Hill Road.

	DATE	NAME	ADDRESS
50.	10/8/00	Bred Kilcrease	2003 Stelle Ct. Paso Robles CA 93446
	5/31/07	Don Clark	95-17th St Paso Robles
	5/31/07	Keith Linton	200 HILLTOP DRIVE P.R.
	5/31/07	Thomas M. Reed	1640 CANYON CREST LANE 93446
	5-31-7	Donald W. Smith	1514 FAIRWAY P.R.
	5/31/07	Beck Mae	1631 Exp Sta Rd P.R. 93446
	5/31/07	Paul Smeitzer	1215 Root Lane P.R. 93446
	7-4-07	Michael Underwood	1048 TRANQUIL HILLS CT PR
	7/4/07	Travis Martos	V
	7/4/07	DAVID KELSO	614 Bolan Drive PR 93446
60.	7/4/07	Jessal	2739 Stonebrook Circle PR 93446
	7/4/07	Jessal	8615 San Carlos Rd, Alexander
61	7/4/07	Lisa Black Lisa Black	8982 Palomar Ave., Atas. CA 93422
	7/4/07	Tammy Voss	2301 Signora Rosa Ct. Paso Robles, CA 93446
	7/4/07	MARIE B. STODOLSKY	1834 OAK ST. P.R. 93446
	7/8/07	Kathryn King	1066 Dorothy Ct. P.R. 93446
	7/8/07	Celoma Bland Koufos	1919 Creston Rd Apt. 145 P.R. 93446
	7/14/07	Linda Whitacre	1410 Chestnut, Apt 7, P.R. 93446
	7/15/07	Joe Horne	1539 Via Rosa PR 93446
	7/21/07	Debbie Horne	1539 Via Rosa PR 93446
	8/7/07	Nancy Hoebel	905 St Ann. Paso Robles
70.	8/7/07	Ernest S. Smith	819 Wade Dr Paso Robles

PETITION FOR THE APPROVAL OF A SENIOR LIVING FACILITY AT 1450 GOLDEN HILL ROAD

To: Paso Robles City Council, Planning Commission, and City Staff.

We the undersigned citizens of Paso Robles request you to approve a general plan amendment and the other permits that would allow for a senior living facility to be constructed at 1450 Golden Hill Road.

DATE	NAME	ADDRESS
7/11/07	Patricia Island P ISLAND	16 W 12th St. Paso Robles, CA
7/11/07	Michelle Brechtel	1147 Rachel Ca. P.R. 93446
7/11/07	Karen Mathieson	904 Vista Cerro Dr. Paso Robles
7/11/07	Quinn Rennie	928 Walnut Dr. Paso Robles
7/11/07	Rainey B. Donaldson	402 Oak Hill #201 P.R. 93446
7/11/07	Michelle	84 Rio Ct. Paso Robles 93446
7/11/07	Tahmi Savage	2797 Creston Rd Paso Robles 93446
7-11-07	Christina Kuhn	711. 30th St. Paso Robles 93446
7/11/07	Shaley Stambrook Madden	Poboy 341 Paso Robles Ca 93447
7/11/07	Rubal Stambrook	318 Pine Paso Robles Ca 93446
80. 7/11/07	ASHLY FORT	308 Dorsey Ct Paso Robles, CA, 93446
7/11/07	Kristen Bollinger / Winter Bollinger	738 Ivy Lane, Paso Robles, ca 93446
7/11/07	Mrs. Kater	94 Affirmed Ln. Paso Robles, CA 93446
7/11/07	Nancy Farrell	1004 BOGIE LANE 93446
7/11/07	Robert A. Perry	1004 BOGIE LN 93446
7/11/07	Marylou Clark	319 Wild Mustard Ln Paso Robles
7/11/07	Karen Munnery	326 13th St. PASO Robles
7/11-07	Wendy / Wendy	1026 - DAR AVE PASO ROBLES 93446
7/11/07	B. Queta	1681 Klock Rd Paso Robles
7/11/07	LINDA ROSS	179 N. Black Rd #316 PASO ROBLES
7-11-07	Michelle	1004 Little Quail Pt. Paso Robles
90. 7/11/07	Jeanne Mardak	PO Box 1083, P.R. 93447
7/11/07	Christy LePore	626-16th St. P.R. 93446
7/11/07	Cynthia Rankin	305 Rosemary Drive P.R. 93446
7/11/07	Chris Esser-Hen	405 Montebello Oaks P.R. 93446
7/11/07	Maqui Olsen	1535 Park #3, P.R. 93446
95. 7/11/07	G. Dela Olsen	3161 Linne Rd. P.R. 93446

Paso Robles

AUG 06 2007

Planning Division

Roger and Carole Hansen
5635 Stockdale Rd.
Paso Robles, CA 93446

August 4, 2007

Paso Robles Planning Commission
1000 Spring Street
Paso Robles, CA 93446

Dear Commissioners:

We are writing to you in support of the proposed Golden Hills Senior Retirement Community at 1450 Golden Hill Road. We are nineteen year residents of Paso Robles and members of that growing segment of our society known as senior citizens. It seems to us that a facility of this type would be a great asset to our community and would meet an ever-increasing need as the population continues to age.

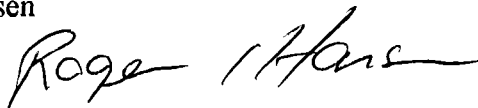
It is our understanding that some of the neighboring property owners have suddenly decided that they will not agree to the necessary twenty foot easement required for drainage along the southerly edge of the project. There have been informational meetings held in the past and the builder/owner has had discussions with all the adjacent land owners, so it seems a bit strange that this is an issue so late in the planning process. We hope that you will consider all the positive aspects of this project and that it might still go forward with some minor modifications to take care of the drainage.

Thank you for your diligence in working to keep our community such an excellent place to live.

Sincerely,



Roger and Carole Hansen



Attachment 8
Letter from Roger and Carole Hansen
(Golden Hill Retirement)

Paso Robles

AUG 06 2007

Planning Division

August 4, 2007

**To: Paso Robles City Planning Commission
1000 Spring Street
Paso Robles, Ca. 93446**

**From: Deloma Bland Koufos
1919 Creston Rd. Apt. 145
Paso Robles, Ca. 93446**

**Subject: Request you approve the Golden Hill Retirement
Community's application to construct a Senior Living
Facility at 1450 Golden Hill Road, Paso Robles, Ca.**

Dear Commissioners,

It has come to my attention that owners of an adjacent property, who had previously approved the building of a Retirement Community on the property at 1450 Golden Hill Road, Paso Robles, Ca. have belatedly reversed their position.

It is my sincere hope that their belated change of position will not cause you to postpone making a decision in favor of the Senior Citizens of Paso Robles who are in dire need of Assisted Living Care.

Easement and/or drainage considerations can and will be solved by experts and men of good will.

North County needs additional Assisted Living Units. Paso Robles families, who have elderly parents, need a facility near their own homes, here, in Paso Robles.

Please vote to approve the Golden Hill Retirement Community's application coming before you on August 14, 2007.

**Sincerely,
Deloma
Deloma Bland Koufos**



Attachment 9
Letter from Deloma Bland Koufos
(Golden Hill Retirement)



COVENANT PRESBYTERIAN CHURCH
PCA

Paso Robles

AUG 06 2007

Planning Division

August 4, 2007

Dear Members of the Paso Robles Planning Commission,

I am writing on behalf of the Covenant Presbyterian Church family to express our support for the proposed senior community development at 1450 Golden Hill Road. It is evident to us that projects of this nature that provide a quality living environment for our aging population while keeping land use and environmental impacts at a minimum are of vital necessity for our region. As a church community with a 20 year history in our current location at 1450 Golden Hill Road, we are very excited about the possibilities of being in close proximity to this senior living community. Our church family along with the preschool (Great Beginnings) that shares our facility foresee the opportunity for a wonderful dynamic of sharing our lives, facilities and service with the many seniors who come to live out the balance of their lives at this new community.

We are saddened by the news that there has been a refusal by two of our neighbors to grant the necessary easements for the project as proposed. We urge the planning commission to take whatever course of action possible to ensure that this project can proceed in a timely manner – our city of Paso Robles could only become more wonderful with the establishing of this senior living community.

If I can be of any further assistance please contact me at 238-6927 (office) or 237-1207 (home). Thank you for kindly considering this letter.

Sincerely,

Reverend Dan Katches (home address: 614 Bolen Drive, Paso Robles)
Senior Pastor
Covenant Presbyterian Church

Attachment 10
Letter from Covenant Presbyterian Church
(Golden Hill Retirement)

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 06-024, Golden Hill Retirement
DATE: August 14, 2007

Streets

The subject property is located on the east side of Golden Hill Road just south of Gilead Lane. Golden Hill Road is classified as an arterial street and has been developed in accordance with City Standard A-1. This project will tie to existing curb, gutter and sidewalk improvements to the north and south.

Sewer and Water

An 8-inch sewer main is available to the property on Golden Hill Road. Phasing plans for the Chandler Ranch Specific Plan indicate that a public sewer extension through the subject property is needed.

A 12-inch water main is available to the property on Golden Hill Road. Fire hydrants will be installed in accordance with plans approved by Emergency Services.

Storm Water

The City is obligated under their Phase II Municipal Storm Water permit with the Regional Water Quality Control Board to require that this project be developed in accordance with Best Management Practices to mitigate impacts to the quality of storm water run-off and to limit the increase in the rate and volume of storm water run-off to the maximum extent possible. These goals are accomplished by the implementation of Low Impact Development. Low Impact Development uses certain technology-based practices to ensure that a site's post-development hydrologic functions mimic those in its pre-development state.

Recommended Site Specific Conditions

Golden Hill Road adjacent to the property shall be improved in accordance with City Standard A-1 and plans approved by the City Engineer.

An eight-inch sewer line shall be extended to the east boundary of the property in accordance with plans approved by the City Engineer.

Storm water quality facilities must be provided that address both construction and post-construction best management practices and Low Impact Development as required by the City Engineer.

RESOLUTION NO:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ADOPTING A NEGATIVE DECLARATION FOR
GENERAL PLAN AMENDMENT 07-002, REZONE 06-004, PD 06-024, CUP 06-011
AND TENTATIVE PARCEL MAP PR 06-0272
1450 GOLDEN HILL ROAD, APN 025-366-012
APPLICANT – JON BASILA, GOLDEN HILL ROAD DEVELOPMENT, LLC

WHEREAS, General Plan Amendment 07-002, Rezone 06-004, PD 06-024, CUP 06-011, and Tentative Parcel Map PR 06-272 has been filed by Golden Hill Road Development, LLC; and

WHEREAS, the project consists of the following applications:

- **General Plan Amendment 07-002:** a request to amend the land use designation from Residential Single Family (RSF-2) to Residential Multiple Family, 12 units per acre (RMF-12);
- **Rezone 06-004:** a request to change the zoning district from R-1B3, single-family residential, 2 units per acre, to Multiple-Family Residential, 12 units per acre (R-3,PD). It is also requested that the property have PD Overlay Zoning in order to restrict the uses on the property to senior housing/residential care type projects;
- **Planned Development 06-024 & Conditional Use Permit 06-011:** a request to construct a multi-level, 125-unit senior retirement community for individuals aged 60 and over, which would include residential living units, assisted living units, and special care units. In conjunction with the retirement community is a request to construct a 6,330 sf expansion to the existing 4,340 square foot church/pre-school. See the attached narrative description provided by the applicant further explaining the various types of housing proposed;
- **Tentative Parcel Map PR 06-0272:** Request to subdivide the 13.4 acre site into two parcels, where Parcel 1 would be 1.6 acres. The existing church/pre-school would remain on Parcel 1 and would be expanded with the approval of PD 06-024. Parcel 2 would include the 11.8 acre site where the new senior retirement project would be built;

and;

WHEREAS, the City Council of the City of El Paso de Robles adopted an updated General Plan in December 2003; and

WHEREAS, this project as described above, is consistent with the General Plan; and

WHEREAS, the General Plan Environmental Impact Report (EIR) considered and evaluated potential impacts that may result from implementation of the General Plan, and includes mitigation measures as appropriate; and

WHEREAS, the proposed amendments may allow for urban infill and more compact development than currently allowed in the RSF-2 land use category and R-1 zoning district; and

WHEREAS, the proposed development is in compliance with the land uses permitted and applicable development standards and regulations, in the Zoning Ordinance and General Plan; and

WHEREAS, an Initial Study was prepared pursuant to the California Environmental Quality Act (CEQA) to evaluate whether this project would result in environmental impacts, and the City has determined that this project, which is a legislative amendment, will not result in significant environmental impacts if mitigation measures included with the Initial Study that establish the scope of issues for any future development of this property, in addition to project specific development impacts are applied; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study and a Draft Negative Declaration was prepared and circulated for public review and comment; and

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

WHEREAS, a public hearing was conducted by the Planning Commission on August 24, 2007 and by the City Council on September 18, 2007, to consider the Initial Study, the proposed Negative Declaration prepared for the proposed project, and to accept public testimony on the General Plan Amendment, Rezone, Development Plan, Conditional Use Permit, Tentative Parcel Map, and environmental determination; and

WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the City Council finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the development and operation of the proposed project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, based on its independent judgment, does hereby adopt a Mitigated Negative Declaration for GPA 07-002, Rezone 06-004, PD 06-024, CUP 06-011 and Tentative Parcel Map PR 06-0272 in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18th day of September, 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah Robinson, City Clerk

CITY OF PASO ROBLES – PLANNING DIVISION INITIAL STUDY

1. GENERAL PROJECT INFORMATION

PROJECT TITLE: Golden Hills Senior Retirement Community General Plan Amendment 07-002(a), Rezone 06-004, PD 06-024, CUP 06-011, PR 06-0272

LEAD AGENCY: City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

Contact: Darren Nash, Associate Planner
Telephone: (805) 237-3970

PROJECT LOCATION: 2450 Golden Hill Road, Paso Robles, CA (APN 025-366-012)

PROJECT PROPONENT: Applicant: Jon Basila, Golden Hill Development, LLC
2121 W. Almond Ave., Madera, CA, 93637

Representative: Christy Gabler, North Coast Engineering
725 Creston Rd, Suite B, Paso Robles, CA 93446

GENERAL PLAN DESIGNATION: Residential Single Family (RSF-2)

ZONING: R-1, B-3

a) PROJECT DESCRIPTION

The applicant, Golden Hill Senior Retirement Community, proposes to rezone and re-designate a 13.4-acre site located at 2450 Golden Hill Road. The proposal includes the following:

- **General Plan Amendment 07-002(a):** a request to amend the land use designation from Residential Single Family (RSF 2) to Residential Multiple Family, 12 units per acre (RMF-12).
- **Rezone 06-004:** a request to change the zoning district from R-1B3, single-family residential, 2 units per acre to Multiple-Family Residential, 12 units per acre (R-3,PD). It is also requested that the property have PD Overlay Zoning in order to restrict the uses on the property to senior housing/residential care type projects.
- **Planned Development 06-024 & Conditional Use Permit 06-011:** a request to construct a 125-unit senior retirement community.
- **Tentative Parcel Map PR 06-0272:** Request to subdivide the 13.4 acre site into two parcels, where Parcel 1 would be 1.6 acres. The existing church/pre-school would remain on Parcel 1 and would be expanded with the approval of PD 06-024. Parcel 2 would include the 11.8 acre site where the new senior retirement project would be built.

This initial study evaluates the potential environmental impacts of the proposed General Plan Amendment, Zone change, Development Plan, Conditional Use Permit and Parcel Map. For consideration as appropriate in

the initial study, the applicant has submitted a traffic impact analysis, biological study, archeological study and wetland delineation report.

Environmental Setting:

The project is located at 2450 Golden Hill Road, which is located north of Creston Road and South of Union Road. The Great Beginnings Pre-School is currently located on the site oriented near Golden Hill Road. Most of the property is undeveloped. The property is an annual grassland habitat on a gentle west facing slope with a zero to fifteen percent gradient. An ephemeral drainage flows along the southwestern property line to a culvert beneath Golden Hill Road. A single family residence and a church/pre-school facility are located in the northwestern corner of the site. The home site and church/pre-school are landscaped with ornamentals and a small fruit tree orchard. A large Valley Oak tree crowns the top of the northeastern hill and is a landmark feature. The grass land habitat above the drainage shows signs of past tilling, and is composed of non-native grass species.

3. OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED (For example, issuance of permits, financing approval, or participation agreement):

San Luis Obispo Air Pollution Control District (SLO APCD)

4. EARLIER ENVIRONMENTAL ANALYSIS AND RELATED ENVIRONMENTAL DOCUMENTATION:

This Initial Study incorporates by reference the City of El Paso de Robles General Plan Environmental Impact Report (EIR) (SCH#2003011123). Unless otherwise superseded by the City's standard Conditions of Approval, the EIR mitigation measures are attached to new development projects as Conditions to be implemented to the satisfaction of the City.

5. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR THE PROJECT:

This Initial Study relies on expert opinion supported by the facts, technical studies, and technical appendices of the City of El Paso de Robles General Plan EIR. These documents are incorporated herein by reference. They provide substantial evidence to document the basis upon which the City has arrived at its environmental determination regarding various resources.

6. PURPOSES OF AN INITIAL STUDY

The purposes of an Initial Study for a Development Project Application are:

- A. To provide the City with sufficient information and analysis to use as the basis for deciding whether to prepare an Environmental Impact Report, a Mitigated Negative Declaration, or a Negative Declaration for a site specific development project proposal;
- B. To enable the Applicant of a site specific development project proposal or the City as the lead agency to modify a project, mitigating adverse impacts before an Environmental Impact Report is required to be prepared, thereby enabling the proposed Project to qualify for issuance of a Negative Declaration or a Mitigated Negative Declaration;
- C. To facilitate environmental assessment early in the design of a project;
- D. To eliminate unnecessary EIRs;

- E. To explain the reasons for determining that potentially significant effects would not be significant;
- F. To determine if a previously prepared EIR could be used for the project;
- G. To assist in the preparation of an Environmental Impact Report if one is required; and
- H. To provide documentation of the factual basis for the finding of no significant effect as set forth in a Negative Declaration or a Mitigated Negative Declaration prepared for the a project.

7. EXPLANATION OF ANSWERS FOUND ON THE ENVIRONMENTAL CHECKLIST FORM

A. Scope of Environmental Review

This Initial Study evaluates potential impacts identified in the following checklist.

B. Evaluation of Environmental Impacts

1. A brief explanation is required for all answers to the questions presented on the following Environmental Checklist Form, except where the answer is that the proposed project will have “No Impact.” The “No Impact” answers are to be adequately supported by the information sources cited in the parentheses following each question or as otherwise explained in the introductory remarks. 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 and/or general standards. The basis for the “No Impact” answers on the following Environmental Checklist Form is explained in further detail in this Initial Study in Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 10 (Context of Environmental Analysis for the Project).
2. All answers on the following Environmental Checklist Form must take into account the whole action involved with the project, including implementation. 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 9 (Earlier Environmental Analysis and Related Environmental Documentation) 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). See Section 4 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 11 (Earlier Analysis and Background Materials) of this Initial Study.
6. References to the information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the Environmental Checklist Form. See Section 11 (Earlier Analysis and Related Environmental Documentation). Other sources used or individuals contacted are cited where appropriate.

7. The following Environmental Checklist Form generally is the same as the one contained in Title 14, California Code of Regulations; with some modifications to reflect the City's needs and requirements.
8. Standard Conditions of Approval: The City imposes standard conditions of approval on Projects. These conditions are considered to be components of and/or modifications to the Project and some reduce or minimize environmental impacts to a level of insignificance. Because they are considered part of the Project, they have not been identified as mitigation measures. For the readers' information, the standard conditions identified in this Initial Study are available for review at the Community Development Department.
9. Certification Statement: The statements made in this Initial Study and those made in the documents referenced herein present the data and information that are required to satisfy the provisions of the California Environmental Quality Act (CEQA) – Statutes and Guidelines, as well as the City's Procedures for Implementing CEQA. Further, the facts, statements, information, and analysis presented are true and correct in accordance with standard business practices of qualified professionals with expertise in the development review process, including building, planning, and engineering.

8. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The proposed project may potentially affect the environmental factors checked below, and may involve at least one impact that is a “Potentially Significant Impact” or is “Potentially Significant Unless Mitigated,” if so indicated on the following Environmental Checklist Form (Pages 8 to.15)

- Land Use & Planning Transportation/Circulation Public Services
- Population & Housing Biological Resources Utilities & Service Systems
- Geological Problems Energy & Mineral Resources Aesthetics
- Water Hazards Cultural Resources
- Air Quality Noise Recreation
- Mandatory Findings of Significance

9. ENVIRONMENTAL DETERMINATION: On the basis of this initial evaluation: I find that:

The proposed project could not have a significant effect on the environment; and, therefore, a **NEGATIVE DECLARATION** will be prepared.

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. Therefore, a **MITIGATED NEGATIVE DECLARATION** will be prepared.

The proposed project may have a significant effect on the environment; and, therefore an **ENVIRONMENTAL IMPACT REPORT** is required.

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.”

Therefore, an **ENVIRONMENTAL IMPACT REPORT** is required, but it will analyze only the effect or effects that remain to be addressed.

Signature:

Date:

July 24, 2007

Darren Nash, Associate Planner

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING. Would the Proposal:

- a) Conflict with general plan designation or zoning?
(Sources: 1 & 8)
- b) Be incompatible with existing land uses in the vicinity?
(Sources: 1 & 3)

Discussion:

- a. *The project is a proposal to amend the General Plan land use designation for the 13.4-acre site from Residential Single Family, 2 units per acre (RSF-2) to Residential Multiple Family, 12 units per acre (RMF-12) and to Rezone the site from Residential Single Family, 20,000 sf min. lot size (R -1,B3) to Residential Multi-family with PD Overlay Zoning (R3-PD).*

Concurrent with the proposal to change the land use and zoning designations, the applicant's have provided the development plan for the 125-unit residential care facility (PD 06-024 & CUP 06-011). Residential care facilities are permitted in the R3-PD Zoning district with the approval of a Conditional Use Permit by the Planning Commission. Additionally, part of the project is to construct a 6,330 sf expansion to the existing 4,340 sf church.

The proposed land use and zoning designations do not fundamentally change the underlying residential land use designation; however, the proposed modifications would allow for an increase in residential density on the site. The RMF-12 district allows maximum densities of 5-12 units per acre depending on the average slope of the developable area of a lot as defined in the Zoning Ordinance. General plan policy provides that densities decrease as the underlying natural slope increases. The topography of the project site varies from relatively flat to areas steeper than 25-35 percent. The proposed planned development overlay allows the City and landowner innovation and flexibility of the design details of development plans for the project site. Assuming an allowance of 12 units per acre, the increase in allowable density on the project site would not cause the City's total population to exceed its maximum population of 44,000 by the year 2025 (refer to Section II).

Since this proposal is to change the zoning and land use designations to R3/RMF-12, and Residential Care Facilities are permitted with the approval of a Conditional Use Permit by the Planning Commission, the proposal for a development plan and conditional use permit would not be in conflict with the general plan designation or zoning.

- b. *The properties to the north, south and west of this site are zoned single family residential, 20,000 square foot minimum (R-1,B3). The property adjacent to the site to the east is within Areas 3B and 20 of the Chandler Ranch Specific Plan, where the land use in Area 3b is proposed to be RSF-2 (Residential Single Family, 2-units to the acre) and Area 20 is proposed to be open space.*

The proposed retirement community development would be concentrated in the lower (valley) area of the site, there is no development proposed on the slope areas in the northeast section of the site. The Surrounding residences (including future development in Chandler Ranch) are located at a higher elevations and will generally overlook the proposed project.

The buildings for the retirement community have been located approximately 120-feet away from the northern properties that front Gilead Lane. The proposed expansion to the existing church would be approximately 12-feet from the Gilead properties.

There are a few of the duplex units at the southeast end of the site are proposed to be 15 feet to the property line to the west, but generally all buildings along the western edge of the site are over 50-feet away.

The applicants have provided open fencing along with decorative walls to outline the perimeter of the site along with landscaping to help screen the project from adjacent properties.

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The Zoning Ordinance allows residential care facilities in the R3 zone (and also in the R1 zone) with the approval of a conditional use permit (CUP). The reason a CUP is required is to provide for the use, but require specific conditions so that the project will not have a significant impact on the neighborhood.

Since the project is being located in the lower area of the site which would make it less visible from the surrounding homes, along with standard requirements for exceptional architecture, landscaping, and lighting, it is not anticipated that the project will have a significant impact to existing land uses in the vicinity of the project.

Additionally, when comparing the proposed project with a residential subdivision consistent with the current Single Family, half-acre lot zoning, it would not seem to be more of an impact, since more than likely there would be lots/homes oriented on higher elevations that would have more of a visual impact than the project, which would be located in the lower areas of the site.

- b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (Sources: 1 & 3)

Discussion: The proposed project would not conflict with the applicable environmental plans or policies.

- d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)?

Discussion: The project site is not on or adjacent to any farmland. Therefore, the proposed project would not affect agricultural resources, convert or have the potential to convert existing farmland to a nonagricultural use. Accordingly, the proposed project would result in no impact on important farmlands.

- e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (Sources: 1 & 3)

Discussion: the proposed land use and zoning designation changes would not result in development that would divide or disrupt an established community. The subject site is vacant, besides the one single family residence and the existing church. The development of the retirement community would be designed to fit the site and would not disrupt or divide the physical arrangement of an established community.

II. POPULATION AND HOUSING. Would the proposal:

- a) Cumulatively exceed official regional or local population projections? (Sources: 1 & 3)

Discussion:

Projects such as residential care facilities are typically not counted towards general plan population projections at the rate of 2.7, such as multi-family residential properties are. Research has determined that other residential care facilities in the City have a occupancy rate of approximately 1.1 persons per unit, less than half. When applying that rate to this project and considering the populations calculations for the site under the current RSF-2 land use, the proposed project would not have a significant impact on local or regional population projections.

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- b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (Sources: 1 & 3)

Discussion: The proposed land use and zoning changes would not induce substantial growth in the area since the surrounding area is primarily developed. The proposed project would not cause the installation of major infrastructure in the vicinity as arterials, collector streets, and City sewer and water mains run adjacent to the project site.

The Chandler Ranch Specific Plan area is located adjacent to the project to the east is being looked at separately via the specific plan process to determine density, land use and infrastructure.

- c) Displace existing housing, especially affordable housing? (Sources: 1, 3, & 5)

Discussion: The proposed project includes a General Plan Amendment (GPA) and zoning change from Single Family Residential to Multiple Family Residential. There is an existing residence on the site that would be removed; the house is not considered affordable housing.

Other than the existing house and the existing church/pre-school which will be preserved and expanded on, the change in zoning and land use designations, along with the construction of the residential care facility will not have a significant impact related to displacing housing, including affordable housing.

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

- a) Fault rupture? (Sources: 1, 2)

Discussion: The primary sources of potential ground shaking in the Paso Robles area are the Rinconada Fault and San Andreas Fault. The Rinconada Fault system traverses the southwestern portion of the City. The San Andreas Fault is on the east side of the valley and runs through the community of Parkfield east of Paso Robles. Review of available information and examinations conducted as part of the General Plan Update EIR, indicate that neither of these faults is active with respect to ground rupture in Paso Robles.

The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code (UBC) to all new development within the City. The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. Soils reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. In addition, per requirements of the Alquist-Priolo Earthquake Fault Zones, only structures for human habitation need to be setback a minimum of 50 feet of a known active trace fault.

- b) Seismic ground shaking? (Sources: 1, 2)

Discussion: The City is located within an active earthquake area that could experience seismic ground shaking from the Rinconada and San Andreas Faults. The General Plan EIR identifies impacts resulting from ground shaking as less than significant and provides mitigation measures that will be incorporated into the design of any development proposal on the project site, including adequate structural design and not constructing over active or potentially active faults. Future projects

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on the project site will be constructed to current UBC codes.

- c) Seismic ground failure, including liquefaction? (Sources: 1,2)

Discussion: Per the General Plan and General Plan EIR, the project site is located in an area with moderate liquefaction risk. The EIR identifies measures to reduce this potential impact, which will be incorporated into this project. This includes a requirement to conduct a site-specific analysis of liquefaction potential. Based on analysis results, the design and construction of future development on the project site may include specific design requirements to reduce the potential impacts on structures due to liquefaction to a less than significant level.

- d) Seiche, tsunami, or volcanic hazard? (Sources: 1, 2)

Discussion: The project area is approximately 30 miles from the Pacific Ocean, is approximately 800 feet above sea level, and is not located within close proximity to a lake, reservoir, or known volcano. As such, effects from seiche, tsunami, and volcanoes are not expected.

- e) Landslides or Mudflows? (Sources: 1, 2)

Discussion: According to hazard maps contained in the General Plan (Figure S-4), the project is located in an area with a low potential of landslide risk. Effects from landslides or mudflows are not expected.

- f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 2, 3, & 4)

Discussion: The average slope of the project property is between 5 and 10 percent in the area of proposed development with a steeper area to the east with slopes from 15 to 25 percent. Grading will take place to accommodate buildings, roads, parking lots and landscaping. The proposal limits development to the lower 2/3 of the site. With an elevation of over 905 feet at the top of the hillside, the highest construction would be at 870 feet, maintaining visual access to the hill and the heritage oak at its peak. The intent of the project design is to concentrate the development to the flatter areas at the lower portion of the site, while preserving the hillside areas of the site to maintain the aesthetic qualities of the site for the residents of the project as well as surrounding neighbors.

The project has been evaluated for impacts to existing surface and groundwater resources and is subject to compliance with the City's Urban Water Management Plan, Storm Water Management Plan, Grading Ordinance, and other applicable city ordinances and plans. In addition, development on the site will require coverage under the State General Construction Permit in order to comply with federal National Pollutant Discharge Elimination System (NPDES) requirements. The project applicant would be required to develop and implement a Storm Water Pollution Prevention Plan (SWPPP) to reduce potential erosion and subsequent sedimentation of storm water runoff. This SWPPP would include Best Management Practices (BMPs) to control erosion associated with grading, trenching, and other ground surface-disturbing activities.

- g) Subsidence of the land? (Sources: 1, 2, & 3)

Discussion: Refer to c. above.

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- h) Expansive soils? (Sources: 4)

Discussion: Per the General Plan EIR, Paso Robles is an area that has moderately expansive soils. The proposed project is a policy change and does involved site disturbance that would be subject to expansive soils. New entitlement requests for the project site would be required to implement any recommendations of a site-specific soils report, as part of a development application.

- i) Unique geologic or physical features? (Sources:1 & 3)

Discussion: The project is proposed to be located in an area of the site that is relatively flat. While there is grading proposed for the construction of the facility, the grading does not extend up on the slopes of the hills and will therefore not be significantly visible from Golden Hill Road. There is a significant hill side with a large oak tree located on top of the hill, that will not be impacted by the project. Since the proposed project will not result in significant visual impacts to the hills and oak tree, there would not be a significant impact to the physical or geological features of the site.

IV. WATER. Would the proposal result in:

- a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Sources:1, 3, & 7)

See discussion for c.

- b) Exposure of people or property to water related hazards such as flooding? (Sources: 1, 3, & 7)

Discussion: There is no potential to expose people or property to water related hazards due to this project since it is not in or near a flood zone.

- c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? (Sources: 1, 3, & 7)

Discussion for a and c: The proposed project includes a General Plan Amendment (GPA) and zoning change from Single Family Residential to Multiple Family Residential, and includes the development of 125 unit retirement community The project will be required to meet all necessary storm water drainage and storm water quality requirements.

The proposed change in land use and zoning would not result in a significant negative effect to surface or groundwater movement, quality or quantity.

The development plan for the senior retirement facility has been evaluated for impacts to existing surface and groundwater resources and is subject to compliance with the City's Urban Water Management Plan, Storm Water Management Plan, Grading Ordinance, and other applicable city ordinances and plans. In addition, development on the site will require coverage under the State General Construction Permit in order to comply with federal National Pollutant Discharge Elimination System (NPDES) requirements (see Section VIII, Hydrology and Water Quality). The project applicant would be

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required to develop and implement a Storm Water Pollution Prevention Plan (SWPPP) to reduce potential erosion and subsequent sedimentation of storm water runoff. This SWPPP would include Best Management Practices (BMPs) to control erosion associated with grading, trenching, and other ground surface-disturbing activities.

Based on the project having to meet the ordinances and management plans listed above, it is not anticipated that the project will have a significant impact on surface waters or alter surface water quality.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Changes in the amount of surface water in any water body?
(Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The propose project would not impact surface waters as there are no surface waters or waterbodies on or in the vicinity of the project site.

- | | | | | |
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| e) Changes in currents, or the course or direction of water movement? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? (Sources: 1,3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Altered direction or rate of flow of groundwater?
(Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Impacts to groundwater quality? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?
(Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: e – i: Paso Robles uses groundwater as its primary source of water. The Paso Robles Groundwater Basin encompasses an area of approximately 505,000 acres (790 square miles). The basin ranges from the Garden Farms area south of Atascadero to San Ardo in Monterey County, and from the Highway 101 corridor east to Shandon. The Atascadero sub basin encompasses the Salinas River corridor area south of Paso Robles, including the communities of Garden Farms, Atascadero, and Templeton. In general, groundwater flow moves northwest across the basin towards the Estrella area, then north towards the basin outlet at San Ardo. The biggest change in groundwater flow patterns in recent years has been the hydraulic gradient east of Paso Robles, along the Highway 46 corridor.

The proposed project includes a General Plan Amendment (GPA) and zoning change from Single Family Residential to Multiple Family Residential, as well as a development plan for the 125 unit residential care facility. The potential increase in density and subsequent population increase resulting from the proposed land and zoning change would not exceed the population cap established in the General Plan, thus, the project would not result in substantial reduction in the amount of groundwater otherwise available for public water supplies. Future entitlement requests and subsequent development activities on the project site would be subject to NPDES requirements as previously referenced.

V. AIR QUALITY. Would the proposal:

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|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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- b) Expose sensitive receptors to pollutants? (Sources: 1, 3, & 7)

Discussion a-b:

a & b: 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 that would cause local and state standards to be exceeded. To aid in the assessment of project impacts subject to CEQA review, the APCD published the "CEQA Air Quality Handbook" in April 2003. This handbook establishes screening thresholds for measuring the potential of projects to generate air quality impacts. Generally, any project that has the potential to emit 10 lbs./day or more of reactive organic gases (ROG), oxides of nitrogen (NOx), sulfur dioxide (SO2), or particulate matter (PM10) or 50 lbs/day or more of carbon monoxide (CO) should be reviewed by the SLO APCD.

The proposed project includes a General Plan Amendment (GPA) and zoning change from Single Family Residential to Multiple Family Residential, along with the development plan for the residential care facility. The potential increase in density and subsequent population increase resulting from the proposed land and zoning change would not exceed the population cap established in the General Plan. The General Plan EIR identifies potential air quality impacts and mitigation measures, where feasible, to reduce impacts to less than significant.

The 125 unit senior retirement facility has been reviewed by the San Luis Obispo Air Pollution Control District. See the attached letter (Attachment C) from the APCD indicating the necessary mitigation measures for the construction and operation phases of the project.

- c) Alter air movement, moisture, or temperature?

- d) Create objectionable odors?

Discussion c – d: The proposed project includes a General Plan Amendment (GPA) and zoning change from Single Family Residential to Multiple Family Residential, along with the development plan for the residential care facility. The character and scale of the project will not alter air movement, moisture, temperature, or create objectionable odor.

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

- a) Increased vehicle trips or traffic congestion? (Sources: 1, 3, & 7)

Discussion:

a. The project site is accessed from Golden Hill Road which is classified as a 4-lane arterial road.

The general plan amendment and rezone would redesignate the site to Residential Multi-family, 12 –units per acre. The City with the proposed amendment will be using the PD Overlay designation of the site to limit the use of the site to residential care facility/senior housing type projects. Since the use of the property will be limited, there will not be the opportunity for a multi-family residential project with a density of up to 12-units per acre to be built on the site.

A trip generation analysis was prepared by Mr. Terri Sult on behalf of the applicant to identify expected trip generation for the specific 125 unit senior retirement project. His conclusion was that the project would generate and average of 0.20 trips per unit during the A.M. peak (25 trips) and 0.21 trips per unit during the P.M. peak trips (26 trips).

John McCarthy, P.E. was hired to review the trip generation analysis noted above and confirm the anticipated trip generation for the Golden Hill Retirement project. Mr. McCarty concluded that Mr. Sult's trip generation estimate very

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closely to the trip generation identified in the Institute of Transportation Engineers “Trip Generation” Manual results. Additionally, the proposed project at a maximum build-out would generate approximately the same number of trips (within plus or minus 4 trips per peak hour) as the existing zoning would allow (at maximum density of 2 single family residential units per acre).

Mr. McCarthy indicated that the proposed expansion to the existing church should not be a traffic issue due to the fact that church facilities have different peak hours and different peak days, from general street traffic.

Based on the information provided above, the project will not have a significant increase in vehicle trips or traffic congestion.

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| b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

b. The project will not result in hazards from design features or incompatible uses.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Inadequate emergency access or inadequate access to nearby uses? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion:

b. The proposed project has been reviewed by the Emergency Services Department and complies with the required emergency access requirements. The project would not impact access to nearby uses.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Insufficient parking capacity on-site or off-site? (Sources: 1, 3, 7, & 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion:

d. The project complies with the City’s parking requirements in the Zoning Ordinance for this type of facility.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Hazards or barriers for pedestrians or bicyclists? (Source: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion:

e. The project provides walking paths internal within the project for the project residents. There are no established paths for pedestrians or bicycles that lead to other adjacent properties; therefore there are no hazards or barriers for pedestrians or bicycles.

- | | | | | |
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| f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1 & 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

f. The proposed project will not conflict with adopted policies supporting alternative transportation. The proposed project is a land use re-designation and rezone; it does not include development. Future development on the project site will be evaluated for consistency with state, regional or local alternative transportation policies.

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- g) Rail, waterborne or air traffic impacts?

Discussion:

g. The proposed project will not result in rail, waterborne or air traffic impacts. The project site is not in proximity to railroads or waterways, and it is not in the Paso Robles Airport Area.

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)?

Discussion: Potential impacts to San Joaquin kit fox and SJKF critical habitat; American badger, burrowing owl, also common species of nesting birds. Recommended measures to reduce impacts are detailed in the biological report for the project. (See sections 5.3, 5.4, 6.3, and 6.4 of the Biological Report by Althouse and Meade, Inc. May 2007.)

- b) Locally designated species (e.g., heritage trees)?

Discussion: Potential impacts to two valley oaks located on or immediately adjacent to the project area, including one 42-inch dbh valley oak. Recommended measures to reduce impacts are detailed in the biological report for the project. (See sections 5.2 and 6.2 of the Biological Report by Althouse and Meade, May 2007.)

- c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?

Discussion: Impacts include loss of potential San Joaquin kit fox habitat and impacts to ephemeral drainage and wetland. Recommended measures to reduce impacts are detailed in the biological report for the project. (See sections 5.1, 5.4, 6.1, and 6.4 of the Biological Report by Althouse and Meade, Inc. May 2007.)

- d) Wetland habitat (e.g., marsh, riparian and vernal pool)?

Discussion: Potential impacts to wetlands and waters of the State and of the US. Recommended measures to reduce impacts are detailed in the biological report for the project. See Sections 5.1.2, 5.1.3, 6.1.2, and 6.1.3 of the Biological Report by Althouse and Meade, May 2007; see also pp 10-11 of the Wetland Delineation by Althouse and Meade, Inc. June 2006.

- e) Wildlife dispersal or migration corridors?

Discussion: Impacts include loss of potential San Joaquin kit fox habitat including habitat within a

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migration corridor. Recommended measures to reduce impacts are detailed in the biological report for the project. (See sections 5.1, 5.4, 6.1, and 6.4 of the Biological Report by Althouse and Meade, Inc. May 2007.)

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

- a) Conflict with adopted energy conservation plans? (Sources: 1)

Discussion: The proposed project includes a General Plan Amendment (GPA) and zoning change from Single Family Residential to Multiple Family Residential, along with the development of a 125-unit senior retirement facility. The proposed land use and zoning changes along with the project will not conflict with adopted energy conservation plans. The development project will be required to comply with California Energy Code.

- b) Use non-renewable resources in a wasteful and inefficient manner? (Sources: 1)

Discussion: The proposed project includes a General Plan Amendment (GPA) and zoning change from Single Family Residential to Multiple Family Residential. The proposed land use and zoning changes will not use or promote the use of non-renewable resource in a wasteful and inefficient manner.

- 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? (Sources: 1, 7)

Discussion: The project is not located in an area of known mineral resources that would be of future value to the region and the residents of the State.

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)? (Sources: 1 & 7)

Discussion: The proposed project does not include the use, transport, or storage of hazardous materials and will not result in a risk of accidental explosion or release of hazardous substances.

- b) Possible interference with an emergency response plan or emergency evacuation plan? (Sources: 1 & 7)

Discussion: The proposed project will not interfere with an emergency response plan or emergency evacuation plan since it is not a designated emergency response location to be used for staging or other uses in an emergency.

- c) The creation of any health hazard or potential hazards? (Sources: 1, 7 & 11)

Discussion: The proposed project includes a General Plan Amendment (GPA) and zoning change from Single Family

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Residential to Multiple Family Residential, along with a development plan for a 125-unit senior retirement facility. The proposed land use and zoning changes and proposed development are consistent with the General Plan and Zoning Ordinance would not result in the creation of a health hazard.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Increased fire hazard in areas with flammable brush, grass, or trees? (Sources: 1 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Future development of the site will be required to be in compliance with Uniform Building and Fire Codes, related building safety codes, and City and County brush and grass clearance requirements.

X. NOISE. Would the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Increases in existing noise levels? (Sources: 1, 7, 8 & 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of people to severe noise levels? (Sources: 1, 7, 8 & 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

The proposed project would allow for an increase in density on the project site from two units per acre to up to twelve units per acre. The Noise Element of the General Plan provides goals, policies and actions the protect City residents from unacceptable exposure to noise from airport operations, vehicular traffic, rail operations, industrial uses, and other point sources. The project site is not in the vicinity of rail operations or industrial uses nor is it within the Airport Area Overlay. The project site is adjacent to an arterial, Buena Vista Drive and a collector, Experimental Station Road. The primary noise sources in the project vicinity are vehicular traffic and existing residential development. The 2003 General Plan states that existing Day-Night Average for Golden Hill Road is 63.0 dBA and the Community Noise Exposure Level is 63.5 dBA based on 3,220 average daily trips.

Development of the project site to the intensity allowed by the RMF designation could increase temporary, construction-related, and long-term noise levels; however, exposure to severe noise levels would not be anticipated due to the developed nature of the project vicinity. New entitlement requests for the project site would be subject to development plan review, consistency with the General Plan and project-specific environmental review (at a minimum). The 2003 General Plan requires new development to be designed to comply with the maximum allowable Noise Exposures of 65 dB CNEL for outdoor activities and 45 dB CNEL for indoor activities and requires installation of noise barriers along arterial rights-of-way where feasible (Policy N-1A).

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? (Sources: 1, 3, 6, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Police Protection? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Maintenance of public facilities, including roads? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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e) Other governmental services? (Sources: 1,3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: a.-e. The proposed project includes a General Plan Amendment (GPA) and zoning change from Single Family Residential to Multiple Family Residential. New entitlement requests for the project site will be evaluated for impacts to public services and will be required to mitigate impacts in the form of development impact fees as established by the city per AB 1600.

The Fire Chief did review the project and the impacts to Emergency Services as a result of emergency related calls to the retirement facility. While there will be conditions of approval regarding cost recovery for services above the typical threshold, the Chief indicated that there would not be significant impacts for Emergency Services or Fire protection.

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? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Communication systems? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Local or regional water treatment or distribution facilities? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks? (Sources: 1, 3, 7, & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Storm water drainage? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Solid waste disposal? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Local or regional water supplies? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: a.-g.

The proposed project includes a General Plan Amendment (GPA) and zoning change from Single Family Residential to Multiple Family Residential, along with a development plan for a 125-unit senior retirement facility. The potential increase in density and subsequent population increase resulting from the proposed land and zoning change would not exceed the population cap established in the General Plan, thus, the project would not result in the need for new wastewater treatment systems or water supplies, or result in substantial alterations to utilities and service systems. Electricity, natural gas, and telecommunications providers (PG&E, The Gas Company, and AT&T) currently serve the Paso Robles area and project vicinity. The proposed project will be required to hook-up to City water and sewer facilities and is required to mitigate potential impacts in the form of facilities or development impact fees.

XIII. AESTHETICS. Would the proposal:

a) Affect a scenic vista or scenic highway? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a demonstrable negative aesthetic effect? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a. The project site is not located along a scenic highway. There is a hill on the site with a large oak tree on top. The project has been designed to stay at the lower areas of the site and not on the hill.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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b. Included with the project is the development plan which includes architectural site plans, elevations, landscaping plans and grading plans. As part of the development review process, the Planning Commission will review the plans to insure a quality project. The project will not have a demonstrable negative aesthetic effect.

- c) Create light or glare? (Sources: 1, 3, & 7)

Discussion: This project will be required to have light fixtures be shielded and downcast as required per city regulations.

XIV. CULTURAL RESOURCES. Would the proposal:

- a) Disturb paleontological resources? (Sources: 1, 3, & 7)
- b) Disturb archaeological resources? (Sources: 1, 3, & 7)
- c) Affect historical resources? (Sources: 1, 3, & 7)
- d) Have the potential to cause a physical change which would affect unique ethnic cultural values? (Sources: 1, 3, & 7)
- e) Restrict existing religious or sacred uses within the potential impact area? (Sources: 1, 3, & 7)

Discussion: a. through e. No known paleontological resources are located in the vicinity. There are no known religious or sacred uses on or near the project site. The project is not proposed in a location where it could affect unique ethnic cultural values. The project site is located in the vicinity of known prehistoric and historic resources. A Phase I archaeological surface study was conducted by Thor Conway of Heritage Discoveries, Inc. The study concluded that there was no presence of cultural resources and no other studies are necessary.

XV. RECREATION. Would the proposal:

- a) Increase the demand for neighborhood or regional parks or other recreational facilities? (Sources: 1, 3, & 7)
- b) Affect existing recreational opportunities? (Sources 1, 3, & 7)

Discussion: The proposed project would not result in a cumulative population increase and would not affect projected demand for parks and recreational facilities. There will be on-site facilities to provide for the senior retirement project.

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? (Sources: 1 & 3)

Discussion: With the mitigation measures outlined in this study, the proposed project will not in itself degrade the quality of

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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the environment or impact habitat or populations of listed plant animal species.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?
(Sources: 1 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not likely have a potential to achieve short-term, to the disadvantage of long-term environmental goals.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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.) (Sources: 1 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not result in significant cumulative impacts.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not result in substantial adverse environmental impacts on human beings, either directly or indirectly.

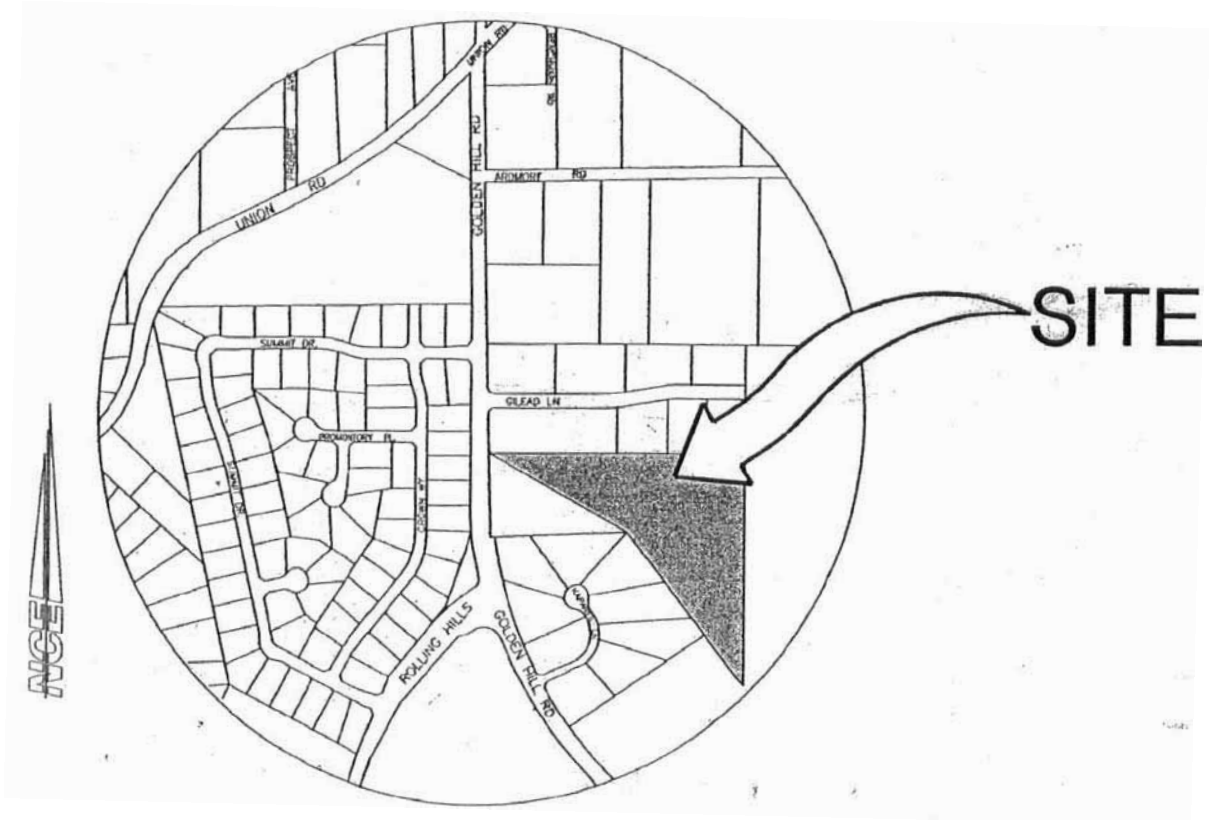
11. EARLIER ANALYSIS AND BACKGROUND MATERIALS

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). The earlier documents that have been used in this Initial Study are listed below.

Reference Number	Document Title	Available for Review At
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
2	Seismic Safety Element for City of Paso Robles	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
3	Final Environmental Impact Report City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
4	Soil Survey of San Luis Obispo County, California Paso Robles Area	USDA-NRCS, 65 Main Street-Suite 108 Templeton, CA 93465
5	Uniform Building Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
6	City of Paso Robles Standard Conditions of Approval For New Development	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
7	City of Paso Robles Zoning Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
8	City of Paso Robles, Water Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
9	City of Paso Robles, Sewer Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
10	Federal Emergency Management Agency Flood Insurance Rate Map	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
11	Paso Robles Municipal Airport Land Use Plan	San Luis Obispo County Airport Land Use Commission (ALUC) 976 Osos Street, Room 300, San Luis Obispo, CA 93408

Attachments:

- Exhibit A – Vicinity Map
- Exhibit B – Mitigation Summary Table
- Exhibit C – APCD Letter
- Exhibit D – (on-file with the Community Development Department)
- Exhibit E - Biological Study
- Exhibit F - Wetland Delineation Report
- Exhibit G – Archeological Surface Study



LOCATION MAP

NO SCALE

Exhibit A
Vicinity Map
(Golden Hill Retirement)

EXHIBIT B – MITIGATION SUMMARY TABLE

APCD MITIGATIONS:

- APCD-1** Prior to any grading on the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption form must be filed with the District. If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos (Air Toxics Control Measure) ACTM.
- APCD-2** If utility pipelines are scheduled for removal or relocation; or buildings are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHAP).
- APCD-3** The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) as contained in section 6.5 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:
- a. Reduce the amount of the disturbed area where possible.
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
 - c. All dirt stockpile areas should be sprayed daily as needed.
 - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
 - e. Exposed ground areas that are to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.
 - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
 - g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
 - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
 - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance

between top of load and top of trailer) in accordance with CVC Section 23114.

- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible

APCD-4 Construction Permit Requirements:

If portable equipment, 50 horsepower or greater, are used during construction, a California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the Districts CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50hp or greater;
- IC Engines;
- Concrete batch plants;
- Rock and pavement crushing;
- Tub grinders; and
- Trommel screens.

APCD-5 Operational Permit Requirements:

If any of the following equipment is present at the site either during construction or in the operational phase of the project, Contact Gary Willey of the District's Engineering division at (805) 781-5912 for specific information regarding permitting requirements:

- Portable generators and equipment with engines that are 50hp or greater;
- Electric generation plants of the use of standby generator;
- Boilers; and
- IC Engines

To minimize potential delays, prior to the start of the project, please contact Gary Willey of the District's Engineering division at (805) 781-5912 for specific information regarding permitting requirements.

BIOLOGICAL MITIGATIONS:

Habitat Mitigations:

- BR-1.** To avoid impacts to biological resources within the proposed open space area, the boundaries of the construction zone shall be clearly delineated to prevent equipment or vehicles from entering the open space area. Orange construction fencing shall be placed at the limits of grading and shall be maintained in good condition throughout the construction phases of the project.
- BR-2.** The ephemeral drainage shall be protected from indirect impacts, such as degradation of water quality. Silt fence shall be properly installed between areas of soil disturbance and grading adjacent to the ephemeral drainage. Long-term erosion control, including the use of erosion control fabric and hydroseed applications, shall be implemented, as appropriate, prior to the start of the rainy season. Areas of the drainage on the property outside of the proposed construction zone shall be protected by placing construction fencing and silt fence between construction areas and the drainage. Protective fencing shall be installed before ground disturbance or equipment staging.
- BR-3.** Mitigation for disturbance to jurisdictional waters will include restoration and enhancement on site at a two to one ratio. Mitigation implementation and success will be monitored for a minimum of three years, depending on the jurisdictional agencies' requirements. Prior to issuance of grading permits a mitigation and monitoring plan (MMP) shall be prepared according to the standards of the USACE. The MMP shall prescribe native plantings and management to enhance the remaining portion of the drainage on the property. Prior to issuance of grading permits, and after approval of the MMP, majority of native bulbs (primarily but not limited to *Dichelostemma capitatum* and *Chlorogalum pomeridianum*) located in the portion of the drainage to be buried shall be salvaged. The native bulbs shall be relocated to the upper areas of the drainage on the property. The MMP shall be written, and the salvage and replanting work shall be conducted by a qualified restoration biologist. The MMP shall address both waters and wetlands impacts (BR-3 and BR-4).
- BR-4.** A wetland area shall be created at a two to one ratio (wetland created to wetland lost) on the subject property. Wetland temporarily disturbed shall be restored at a one to one ratio. The proposed project will remove 520 square feet of wetland, therefore the created wetland will be at least 1040 square feet. An additional 200 square feet of wetland will be temporarily disturbed, therefore restored wetland will be 200 square feet. A mitigation and monitoring plan (MMP) will be prepared and approved by the City and other jurisdictional agencies, as appropriate (i.e., California Department of Fish and Game, U.S. Army Corps of Engineers, and the Regional Water Quality Control Board).

Oak Tree Mitigations:

- BR-5.** Protect the 18 inch and the 42 inch valley oak trees from incidental impacts within the root zone by placing protective fencing at least one and one-half times the tree canopy, or outside the critical root zone as defined by the City of El Paso de Robles, whichever is greater, prior to any ground disturbance activities.
- BR-6.** All equipment and vehicles shall be prohibited within one and one-half times the tree canopy, or outside the critical root zone, whichever is greater.
- BR-7.** No over excavation or compaction of native soil shall occur within 42 feet of the trunk of the 42 inch specimen valley oak tree. Decomposed granite may be placed and graded with a small rubber tire skip loader, and then compacted with a hand pushed vibrating compactor. No mechanized roller compactors shall be used.
- BR-8.** The decomposed granite pad area shall be moved as far from the critical root zone of the 42 inch oak tree as is practicable.
- BR-9.** Critical root zone area shall not be cleared of leaf litter or thatch. Weed control within the critical root zone shall be conducted only by hand held weed whip.

Common Wildlife Mitigations:

- BR-10.** Within one week of ground disturbance or tree removal/trimming activities, if work occurs between March 1 and August 31, nesting bird surveys shall be conducted. To avoid impacts to nesting birds, grading and construction activities that affect trees and grasslands shall not be conducted during the breeding season from March 1 to August 31. If construction activities must be conducted during this period, nesting bird surveys shall take place within one week of habitat disturbance. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged. Construction activities shall observe a 300-foot buffer for occupied raptor nests. A 500-foot buffer shall be observed from occupied nests of all special status species. A pre-construction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements.

Mitigations for Impacts to Special Status Species:

- BR-11.** All occupied nests shall be mapped using GIS or survey equipment. The mapped locations shall be placed on a copy of the grading plans with a 500-foot buffer indicated. The buffer zone shall be delineated on the ground with orange construction fencing where it overlaps work areas.

BR-12. Occupied nests of special status bird species that are within 500 feet of project work areas shall be monitored bi-monthly through the nesting season to document nest success and check for project compliance with buffer zones.

San Joaquin kit fox:

San Joaquin kit fox habitat occurs in the project area. The project will result in a net loss of kit fox habitat. The following mitigation recommendations are designed to reduce the potential for direct impacts to kit fox to a less than significant level. The subject property is within the two-to-one mitigation ratio area (acres replaced per acres impacted) as represented on the San Joaquin Kit Fox Habitat Area and Standard Mitigation Ratio Areas map (see Exhibit B, Figure 4). Projects less than 40 acres in size are not required to conduct a kit fox habitat evaluation, but may accept the standard mitigation ratio.

BR-13. Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of El Paso de Robles, Community Development, Planning Division that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

- a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of 17.2 acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Game (Department) and the County.

This mitigation alternative (a.) requires that all aspects of this program must be in place before County permit issuance or initiation of any ground disturbing activities.

- b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy", would total **\$43,000**. This fee is calculated based on the current cost-per-unit of \$2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written

notification about your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

- c. Purchase 17.2 credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank. The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total **\$43,000**. This fee is calculated based on the current cost-per-credit of \$2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to County permit issuance and initiation of any ground disturbing activities.

BR-14. Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the City. The retained biologist shall perform the following monitoring activities:

- i. **Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction**, the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the City reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.
- ii. **The qualified biologist shall conduct weekly site visits during site-disturbance activities** (i.e. grading, disking, excavation, stockpiling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-14 through BR-23. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-14iii). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the City.
- iii. **Prior to or during project activities**, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact USFWS and the CDFG for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit

is needed. If a potential den is encountered during construction, work shall stop until such time the USFWS determines it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, **before project activities commence**, the applicant must consult with the USFWS. The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

iv. **In addition**, the qualified biologist shall implement the following measures:

1. **Within 30 days prior to initiation of site disturbance and/or construction**, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:

Potential kit fox den: 50 feet

- Known or active kit fox den: 100 feet
- Kit fox pupping den: 150 feet

2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.
3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring by a qualified biologist shall be required during ground disturbing activities.

BR-15. Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate the following as a note on the project plans: "*Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox*". Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction**.

BR-16. During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the City, during which additional kit fox mitigation measures may be required.

- BR-17. Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.**
- BR-18. During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.**
- BR-19. During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved. If necessary, the pipe may be moved only once to remove it from the path of activity, until the kit fox has escaped**
- BR-20. During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of only in closed containers. These containers shall be regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.**
- BR-21. Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, State and Federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.**
- BR-22. During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the**

incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFG by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFG for care, analysis, or disposition.

BR-23. Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:

- i. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12 inches.
- ii. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.
- iii. Upon fence installation, the applicant shall notify the City to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

BR-24. A pre-construction survey shall be conducted within thirty days of beginning work on the project to identify if badgers are using the site. The results of the survey shall be sent to the project manager, CDFG, and the City of El Paso de Robles.

If the pre-construction survey finds potential badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire property, and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. Inactive dens may be excavated by hand with a shovel to prevent re-use of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. Between July 1 and February 1 all potential badger dens shall be inspected to determine if badgers are present. During the winter badgers do not truly hibernate, but are inactive and asleep in their dens for several days at a time. Because they can be torpid during the winter, they are vulnerable to disturbances that may collapse their dens before they rouse and emerge. Therefore, surveys shall be conducted for badger dens throughout the year. If badger dens are found on the property during the pre-construction survey, the CDFG wildlife biologist for the area shall be contacted to review current allowable management practices.



**AIR POLLUTION
CONTROL DISTRICT**
COUNTY OF SAN LUIS OBISPO

June 7, 2007

Talin Shahbazian, Planning Intern
City of Paso Robles Community Development Department
1000 Spring Street
Paso Robles CA 93446

SUBJECT: APCD Comments Regarding the Golden Hill Retirement Community Project Referral
(APN # 025-366-012)

Dear Talin Shahbazian,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 2450 Golden Hill Road in Paso Robles. The project proposes to rezone and subdivide a 13.4 acre parcel. Parcel 1 would be 1.6 acres with an existing church/preschool. Parcel 2 would include an 11.8 acre site where a new 124 unit senior retirement project would be built. *The following are APCD comments that are pertinent to this project.*

Infill within City Limits & URL

Allowing for infill within the Urban Reserve Line is consistent with the land use goals and policies of the Clean Air Plan. District staff would encourage increasing the density of any future development to the extent allowed by the zoning requirements. Increasing density can reduce trips and travel distances and encourage the use of alternative forms of transportation.

We would like to commend the applicant on several elements of the project design:

1. The project provides development within the city limits with nearby access to commercial services and transit service, which will reduce dependence on driving;
2. The project provides development within the URL where such development is planned for and expected;
3. The proposed residential buildings are multi stories, resulting in a greater floor to area ratio. This creates a higher density land use, making transit services more viable and effective; and,
4. An important part of the subdivision review process is a consistency analysis with the District's Clean Air Plan (CAP). The CAP was developed to address issues that contribute to poor air quality in our area, and to identify strategies to reduce those impacts; this includes land use policies designed to reduce reliance on the automobile, such as compact, infill and mixed-use development. The proposed infill development project is consistent with the surrounding land uses and provides development where such development is planned and expected. The proposed project has been determined to be consistent with the CAP.

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

Exhibit C
APCD Letter
(Golden Hill Retirement)

3401 • 805-781-5912 • FAX: 805-781-1002
www.slocleanair.org

CONSTRUCTION PHASE MITIGATION

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.** This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

Demolition Activities

The project referral did not indicate whether there are existing structures on the proposed site that will be demolished.

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). **If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the Enforcement Division at 781-5912 for further information.

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the APCD's 402 "Nuisance" Rule. Any project with a grading area greater than 4.0 acres exceeds the APCD's PM10 quarterly threshold. **This project exceeds this threshold and shall be conditioned to comply with all applicable Air Pollution Control District regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:**

- a. Reduce the amount of the disturbed area where possible,
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible,
- c. All dirt stock pile areas should be sprayed daily as needed,
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities,
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established,
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD,
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used,
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site,
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114,
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site, and
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

All PM10 mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. **The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and finished grading of the area.**

Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities will require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- IC engines;
- Concrete batch plants;
- Rock and pavement crushing;
- Tub grinders; and
- Trommel screens.

Project Referral for Golden Hill Retirement Community
June 7, 2007
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To minimize potential delays, prior to the start of the project, please contact Gary Willey of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

OPERATIONAL PHASE MITIGATION

Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Cogeneration facilities;

To minimize potential delays, prior to the start of the project, please contact Gary Willey of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Mark Bolyanatz
Air Quality Specialist

MCB/sll

cc: Mr. William B Hawk
Tim Fuhs, Enforcement Division, APCD
Karen Brooks, Enforcement Division, APCD
Gary Willey, Engineering Division, APCD

Attachments:

1. Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form, Construction & Grading Project Form
2. Guidelines for the Development of a Construction Activity Management Plan

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Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form

Send To:

**San Luis Obispo County
Air Pollution Control District**
3433 Roberto Court
San Luis Obispo, CA 93401

Phone: (805) 781-5912
Fax: (805) 781-1002



Applicant Information/ Property Owner		Project Name	
Address		Project Address and /or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Email Address		Email Address	
Phone Number	Date Submitted	Agent	Phone Number

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout “**ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements.**”

NOTE: A basic exemption evaluation fee of \$100.00 will be charged.

APPLICANT MUST SIGN BELOW:
I request the San Luis Obispo County Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.
Legal Declaration/Authorized Signature:
Date:

OFFICE USE ONLY - APCD Required Element – Geological Evaluation			
Intake Date:	APCD Staff:	OIS Site #:	OIS Project #:
Date Reviewed:	APCD Staff:	Approved	Not Approved
Comments:			

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Guidelines for the Development of a Construction Activity Management Plan

A Construction Activity Management Plan (CAMP) may be required by APCD for construction projects that will result in significant particulate matter (PM) and/or nitrogen oxide (NO_x) emission impacts, such as potentially high emissions of fugitive dust or NO_x, or emissions in areas where potential nuisance concerns are present. The purpose of the CAMP is to specifically define the mitigation measures that will be employed as the project moves forward, in order to ensure all requirements are accounted for in the project budget, included in the contractor bid specifications, and are fully implemented throughout project construction.

The following information is provided as a guide for development of the CAMP. Specific implementation of mitigation measures will vary from project to project. **The CAMP is a comprehensive mitigation plan and will need to specifically identify all of the mitigation measures to be implemented for the project.** The following is a list of potential mitigation measures to include in the CAMP. The CAMP must be submitted to the APCD for approval prior to the start of the project.

Prior to commencement of any construction activities (e.g., site preparation, grading or construction activities) the applicant will notify the appropriate planning agency and the APCD, by letter, of the status of the air quality measures outlined in the CAMP. The letter will state the following: 1) the controls that will be implemented; 2) the reasons why any unimplemented measures are considered infeasible and the measures incorporated to substitute for these measures; and 3) when scheduled construction activities will be initiated to allow for APCD inspection of the mitigation measures.

- **SENSITIVE RECEPTORS (NO_x and PM)**

The proximity of the project to the nearest residence and to the nearest sensitive receptor (e.g. school, daycare, hospital or senior center) needs to be documented and the mitigation measures outlined in the CAMP need to be tailored accordingly to provide adequate protection to any nearby sensitive receptors (e.g. of mitigation measures: Locate construction staging areas away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows).

- **MITIGATION MONITORING (NO_x and PM)**

A person or persons must be designated to monitor the CAMP implementation. This person will be responsible for compliance with the CAMP. Their duties shall include holidays and weekend periods when work may not be in progress. Depending on the site location, a certified visible emissions monitor may be required. The name and telephone number of such persons shall be provided to the APCD prior to the start of any construction activities.

- **DUST CONTROL (PM)**

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the APCD's 402 "Nuisance" Rule. The following is a list of measures that may be required throughout the duration of the construction activities:

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. An adequate water supply source must be identified. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stockpile areas should be sprayed daily as needed, covered, or an APCD approved alternative method will be used.

- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- e. Exposed ground areas that will be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

- **SPECIAL CONDITIONS**

- **Naturally Occurring Asbestos**

If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

- **Demolition of Asbestos Containing Materials**

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP). These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the Enforcement Division at 781-5912 for further information.

- **Lead during demolition**

Demolition of structures coated with lead based paint is a concern for the APCD. Improper demolition can result in the release of lead containing particles from the site. Sandblasting or removal of paint by heating with a heat gun can result in significant emissions of lead. Therefore, proper abatement of lead before demolition of these structures must be performed in order to prevent the release of lead from the site.

Depending on removal method, an APCD permit may be required. Contact David Dixon from the APCD's engineering division at 781-5912 for more information. Approval of a lead work plan by the District is required and must be submitted ten days prior to the start of the demolition. Contact Tim Fuhs from the District's Enforcement Division at 781-5912 for more information. For additional information regarding lead removal, please contact Cal-OSHA at 800-654-4581.

PERMITTING REQUIREMENTS

Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. Operational sources may also require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers
- Portable generators 50 hp or greater
- Chemical product processing and or manufacturing
- Electrical generation plants or the use of standby generator
- Food and beverage preparation (primarily coffee roasters)
- Furniture and fixture products
- Metal industries, fabrication
- Small scale manufacturing
- Auto and vehicle repair and painting facilities
- Fuel dealers
- Dry cleaning
- Pipelines
- Public utility facilities
- Boilers
- IC Engines
- Sterilization units(s) using ethylene oxide and incinerator(s)
- Cogeneration facilities
- Unconfined abrasive blasting operations
- Concrete batch plants
- Rock and pavement crushing
- Tub grinders trommel screens

To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

● **CONSTRUCTION EQUIPMENT EMISSION REDUCTIONS (NO_x and PM)**

To mitigate air quality impacts from the emissions of construction equipment engines, the APCD has project proponents apply various emission reduction methods depending on the magnitude of the project. Below are four categories of methods used:

Standard Combustion Emission Reduction Measures for Construction Equipment

- Maintain all construction equipment in proper tune according to manufacturer's specifications.
- Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
- Enforce a 5 minute engine idling limit.
- Identify where feasible:
 - Use diesel construction equipment meeting ARB's 1996 or newer certification standards for off-road heavy-duty diesel engines.
 - Use electrical powered equipment.

- Substitute gasoline-powered equipment for diesel-powered equipment.
- Use alternatively fueled construction equipment, such as compressed natural gas (CNG) liquefied natural gas (LNG), propane (LPG), or biodiesel (B20 or B100).

Best Available Control Technology (BACT) for Construction Equipment

Implementation of BACT requirements as outlined in Development Plans and Conditions of Approval for a project shall be outlined in the CAMP. Implementations may include the installation of diesel oxidation catalysts (DOC), catalyzed diesel particulate filters (CDPF) or other APCD approved emission reduction retrofit devices on construction equipment engines. Project proponents shall work with APCD many months before any construction activity begins in order to gain approval from APCD on the equipment or process that shall include construction equipment BACT. All devices must be installed and tested prior to the start of any construction activity.

The two common after-market/treatment Diesel PM control devices are diesel oxidation catalysts (DOC) and diesel particulate filters (DPF), of which some undergo catalytic regeneration (CDPF). Diesel particulate filters are also referred to as soot filters. The following are key points to understand about DOCs and soot filters:

- a. There are several steps that must take place before the correct emission control devices can be ordered for the highest emitting equipment that will be on site. Early planning is essential to ensure that project delays do not occur and that required emission reductions are realized from the start of the project. It should be noted that there can be a significant lead time for catalysts orders to arrive, thus again early coordination is essential.
- b. The DOCs are effective in reducing Diesel PM emissions by approximately 25%.
- c. Soot filters reduce approximately 85% of the Diesel PM emissions from engines, but must only be installed on Tier 1 or newer engines¹. Installing soot filters on engines that do not at least meet the Tier 1 emission standards can result in excessive loading of the filter which could in turn result in the engine backpressure increasing beyond factory specifications.
- d. Should use of a soot filter be needed, but the on-site equipment does not meet the Tier 1 standard, then DOCs can replace the needed soot filters at a rate of 5 DOCs for every soot filter. The more passive nature of DOCs results in them not having the soot filter engine restrictions.
- e. The BACT implementation shall follow general guidelines as defined in the APCD document entitled Diesel PM Control of Construction Equipment in SLO County: General Considerations for the Installer.
- f. The following APCD form for prescribing the appropriate diesel emission control device for each piece of equipment that shall be controlled with BACT shall be completed and made available upon APCD staff request: Diesel PM Control of Construction Equipment in SLO County: Pre-Installation Data Needs.
- g. The APCD recommends that a backpressure port be installed before the diesel emission control device in order to test the backpressure on the engine. The following APCD form is appropriate for documenting backpressure measurements over time: The Diesel PM Control of Construction Equipment in SLO County: Installation & Backpressure Measurement Worksheet.

Equipment Scheduling (NOx and PM)

- Schedule activities to minimize the amount of large construction equipment operating simultaneously during any given time period.
- Schedule construction truck trips during non-peak hours to reduce peak hour emissions.
- Where feasible:

¹ Tier 1 or newer engines refer to engines that meet ARB and U.S. EPA Tier 1 exhaust emission standards for off-road diesel engines. In general, construction equipment built for the California market had Tier 1 engines in 1996. Equipment built in 1996 for other markets do not necessarily have Tier 1 engines. Therefore, it is necessary to look at the information plates on engines to make sure that they at least meet Tier 1 standards before a soot filter is installed.

- Limit the amount of cut and fill to 2,000 cubic yards per day.
- Limit the length of the construction workday.
- Phase construction activities.

On-road Truck Management (NO_x and PM)

- Proposed truck routes should be evaluated to define routing patterns with the least impact to residential communities and sensitive receptors.
- To the extent feasible, construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions.
- Haul truck, delivery trucks and other construction equipment in loading and unloading queues should be kept with the engine off when not in use, to reduce vehicle emissions. Signs shall be placed in queuing areas to remind drivers to limit idling to no longer than 5 minutes.
- Equipment staging areas shall be located away from sensitive receptors.
- DOC and CDPFs may be necessary depending on the scale of the project.

• **CONSTRUCTION WORKER TRIPS (NO_x)**

- Implement an APCD approved Trip Reduction Program to reduce construction worker commute trips, which includes carpool matching, vanpooling, transit use, etc. Monitor worker use of alternative transportation throughout the project to ensure compliance.

• **Compliant Response (NO_x and PM)**

The CAMP should include a section that addresses complaints and complaint handling. At a minimum this section shall include the following:

- The person(s) responsible for addressing and resolving all complaints regarding the construction activity and their contact information is:
 - Name(s)
 - Company and Title(s)
 - Phone numbers and physical address(s)
- A hotline telephone number shall be established and publicized to help facilitate rapid complaint identification and resolution. In addition, Prop 65 notification with regard to toxic diesel emissions shall to be made.
- An action plan section shall be outlined that includes additional measures or modifications to existing mitigation measures in the event of complaints.
- All complaints shall be reported immediately to the APCD.

**Document on file with the
Community Development Department**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING GENERAL PLAN AMENDMENT 07-002
MODIFYING THE GENERAL PLAN DESIGNATION OF PROPERTY ON GOLDEN HILL ROAD
FROM SINGLE FAMILY RESIDENTIAL (RSF-2) TO MULTIPLE-FAMILY RESIDENTIAL (RMF-12)
APPLICANT – JON BASILA, GOLDEN HILL DEVELOPMENT, LLC
(APN 025-366-12)

WHEREAS, the following application to amend the Land Use Map was filed as General Plan Amendment 07-002, as a General Plan Map Amendment (Land Use Element) to amend the General Plan Land Use Map designation from Residential Single Family (RSF-2) to Residential Multiple Family, 12 units per acre (RMF-12) with Planned Development overlay; and

WHEREAS, the property is located at 1450 Golden Hill Road, (APN 025-366-12), as shown in Exhibit A, and the applicant is the property owner Jon Basila, Golden Hill Development, LLC; and

WHEREAS, at its meeting of August 14, 2007, the Planning Commission took the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this amendment;
- b. Conducted public hearings to obtain public testimony on the parts of this amendment;
- c. Considered public testimony from all parties;
- d. Based on the information contained in the Initial Study prepared for the project, the Planning Commission found that there was no substantial evidence that approval of this portion of the amendment would have significant adverse effects on the environment and recommended that the City Council approve a Mitigated Negative Declaration for this amendment;
- e. The Planning Commission recommended the City Council approve the proposed General Plan Amendment.

WHEREAS, at its meeting of September 18, 2007, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this amendment, including the recommendations of the Planning Commission;
- b. Conducted a public hearing to obtain public testimony on this amendment;
- c. Based on its independent judgment, found that there was no substantial evidence that this amendment would have significant adverse effect on the environment and approved a Mitigated Negative Declaration for this General Plan 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, finds that the amendment to the General Plan Land Use Element Map, as shown in Exhibit A, is compatible with the surrounding land uses in the vicinity. The City Council also finds that the proposed amendment would support implementation of the 2006 Economic Strategy.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18th day of September, 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

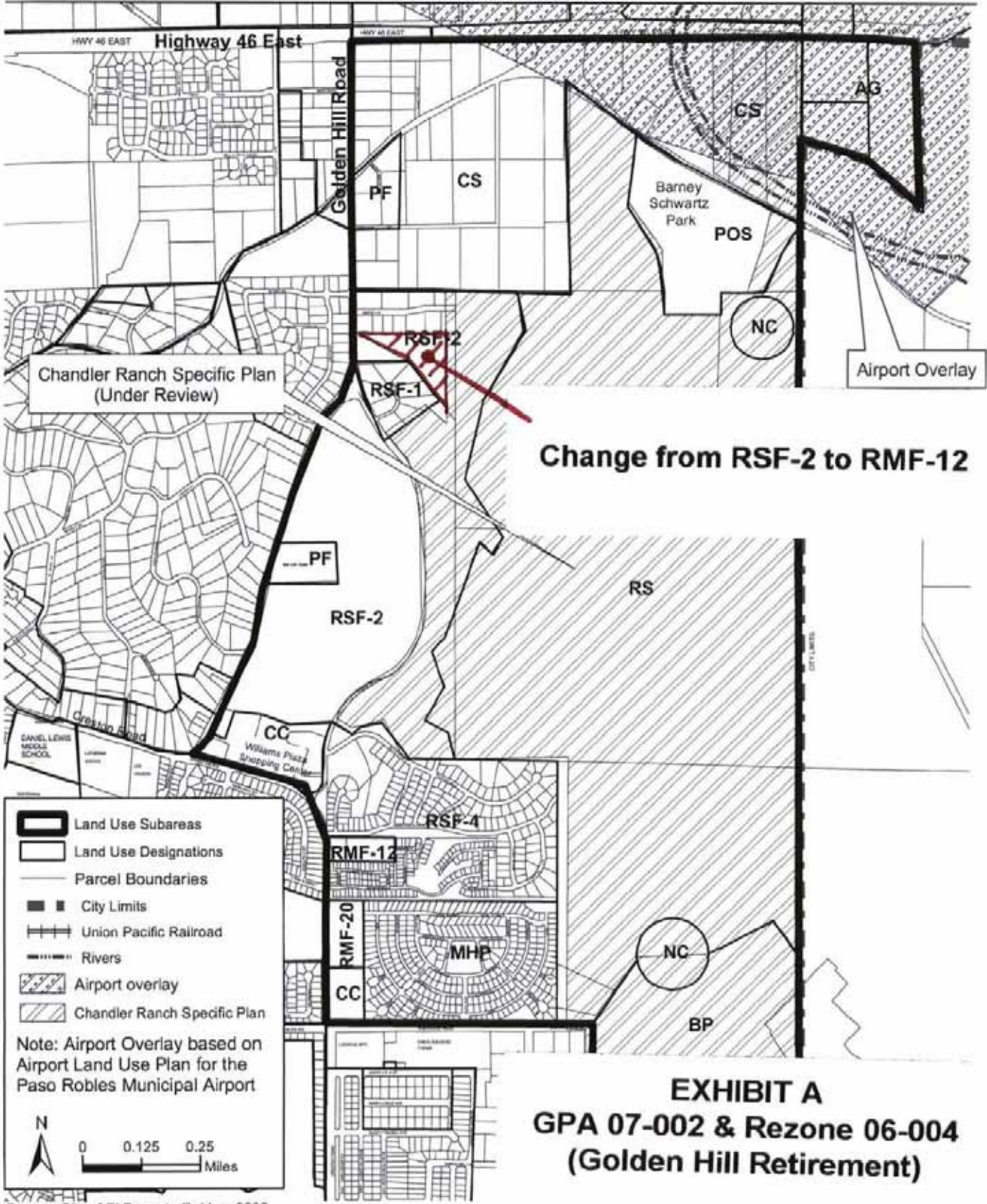
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah Robinson, City Clerk

Land Use Element



Change from RSE-2 to RMF-12

**EXHIBIT A
GPA 07-002 & Rezone 06-004
(Golden Hill Retirement)**

Source: City of El Paso de Robles, 2003.

General Plan Land Use Subarea 8

Figure LU-6H

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING TITLE 21, ZONING, OF THE MUNICIPAL CODE
REZONING PROPERTY TO MULTIPLE-FAMILY RESIDENTIAL WITH
PLANNED DEVELOPMENT OVERLAY (R-3-PD) FOR PROPERTY LOCATED
AT 1450 GOLDEN HILL ROAD, APN 025-366-012
APPLICANT – GOLDEN HILL DEVELOPMENT, LLC
ZONING MAP AMENDMENT 06-004

WHEREAS, the current Zoning of subject property is Single Family Residential (R-1 B-3); and

WHEREAS, this Zoning Map Amendment to change the zoning to R-3 with Planned Development (PD) Overlay, will allow multiple-family residential development of this property, with a maximum residential density of 12 dwelling units per acre, as shown in Exhibit A; and

WHEREAS, in accordance with Section 21.16A.030, Density and use limitations, the use of the subject site will be limited to senior retirement/residential care type facilities not to exceed 125 units; and

WHEREAS, at its meeting of August 14, 2007, the Planning Commission took the following actions regarding this ordinance:

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

WHEREAS, based on consideration of information received at its meeting of September 18, 2007, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Considered the Commission's recommendation from the Planning Commission's August 14, 2007 public meeting;

- d. Determine that the proposed rezoning to be consistent with the City's General Plan;
- e. Based on its independent judgment, found that there was no substantial evidence that this amendment would have significant adverse effect on the environment and approved a Mitigated Negative Declaration for this General Plan amendment in accordance with the California Environmental Quality Act;
- f. Introduced said ordinance for the first reading; and

WHEREAS, on October 2, 2007, the City Council held second reading of said ordinance.

NOW, THEREFORE, the City Council of the City of El Paso de Robles does hereby ordain as follows:

SECTION 1. The zoning map amendment is hereby established on the official Zoning Map as shown in Exhibit A.

SECTION 2. Section 21.13.030 of the Zoning Ordinance, Overlay District Regulations, is hereby amended to add the following language (**bold print**):

Each subsection set forth below contains conditions placed on the use and/or development of certain properties by the ordinances cited therein for zoning map amendments for such properties. The conditions listed below are additional to the primary zoning district regulations set forth in Chapter 21.20, and performance standards set forth in Chapter 21.21.

I. 2450 Golden Hill Road, a 11.88 acre site (Lot 2 of PR 06-0272) is conditioned by Ordinance No. XXX N.S. to require a conditional use permit to ensure that uses for the site are limited to senior retirement communities/residential care type uses, as shown on Figure 21.13-7.

SECTION 3. This Ordinance will not take effect until 31 days after the adoption of Ord.No.XXX N. S.

SECTION 4. 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 5. 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 6. Inconsistency. To the extent that the terms or 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, such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

Introduced at a regular meeting of the City Council held on September 18, 2007, and passed and adopted by the City Council of the City of El Paso de Robles on the 2nd day of October, 2007, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah Robinson, Deputy City Clerk

Zoning Map for Subarea 8

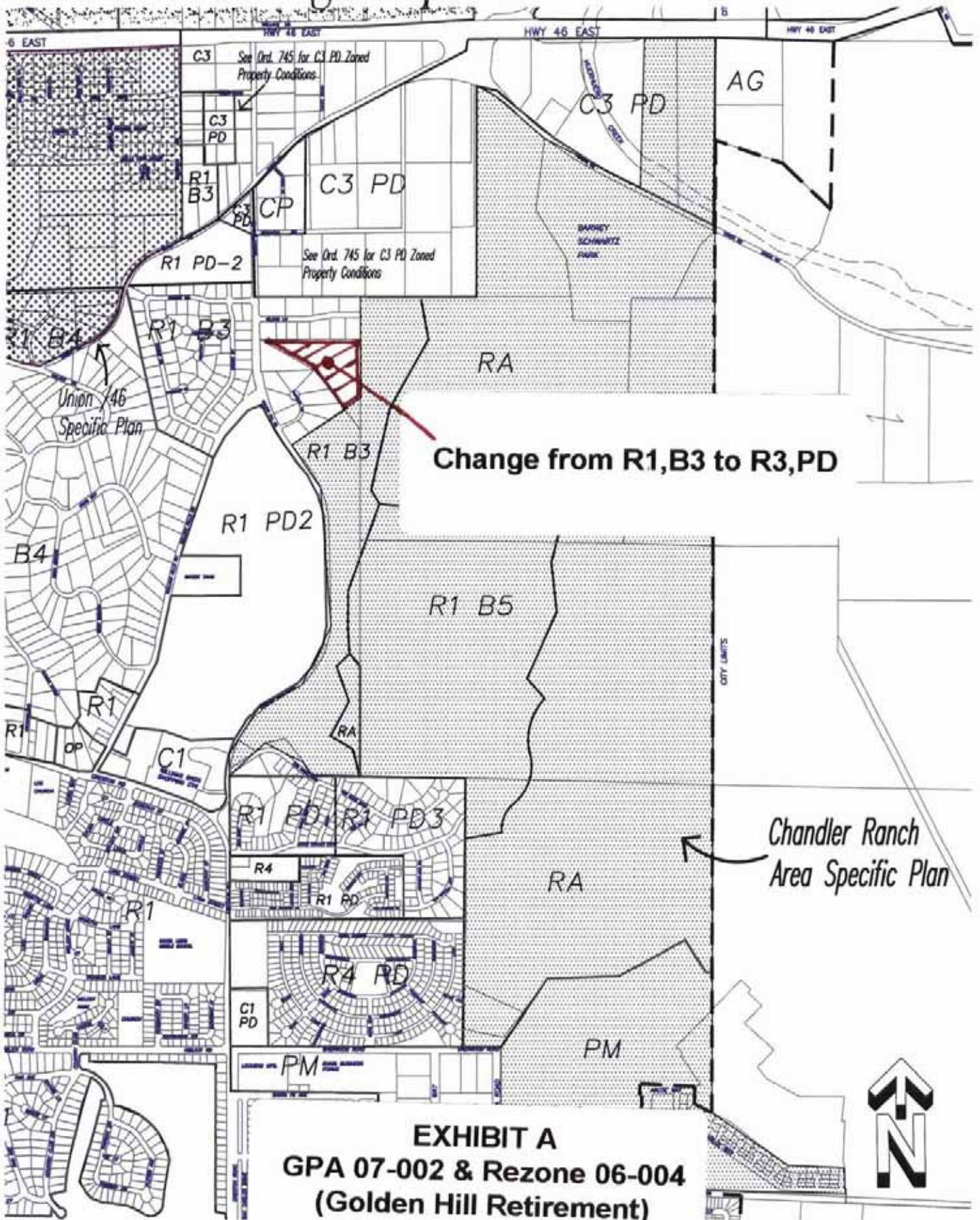


EXHIBIT A
GPA 07-002 & Rezone 06-004
(Golden Hill Retirement)

RESOLUTION NO.

A RESOLUTION OF
THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING PLANNED DEVELOPMENT 06-024
(GOLDEN HILL RETIREMENT)
APN: 025-366-012

WHEREAS, Planned Development 06-024 has been filed by North Coast Engineering on behalf of Jon Basila of Golden Hill Retirement Community, to construct a 125 unit, retirement community; and

WHEREAS, Planned Development 06-024 also includes the construction of a 6,330 square foot expansion to the existing 4,340 square foot Covenant Presbyterian Church; and

WHEREAS, the project is located on the 13.4 acre site at 1450 Golden Hill Road; and

WHEREAS, in conjunction with PD 06-024, the applicant has submitted General Plan Amendment 07-002 and Rezone 06-004, changing the land use designation of the site from RSF-2 to RMF-12 and changing the zoning designation from R1,B3 to R3-PD; and

WHEREAS, also submitted with the project is Conditional Use Permit 06-011, for the residential care facility use, as required by Table 21.16.200; and

WHEREAS, Tentative Parcel Map PR 06-0272 has also been submitted, which would subdivide the 13.4 acre site into two parcels, where Parcel 1 would be 1.6 acres and Parcel 2 would be 11.88 acres; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 14, 2007 on this project to accept public testimony on the Planned Development application PD 06-024 and associated environmental review; and

WHEREAS, the Planning Commission recommended that the City Council approve PD 06-024; and

WHEREAS, the City Council held a duly noticed public hearing on September 18, 2007 on this project to accept public testimony on the Planned Development application PD 06-024 and associated environmental review; and

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed commercial project will not result in significant environmental impacts and it is appropriate for the City Council to adopt a Mitigated Negative Declaration, which is included in a separate resolution; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the City Council makes the following findings:

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole.
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing for a mix of housing types in the multi-family districts.
8. The proposed expansion would be consistent with the Zoning, General Plan and Economic Strategy by providing for a range of housing types, densities, and affordability levels to meet the diverse needs of the community.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby approve Planned Development 06-024, subject to the following conditions:

STANDARD CONDITIONS:

1. This resolution will not take effect until 31 days after the adoption of Ord.No.XXX N. S.
2. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.
3. The applicant shall comply with all those standard and site specific conditions which are contained in the Resolution and its exhibits approving CUP 06-011, PR 06-0272 and associated Negative Declaration.

SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

- 4. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Standard Conditions
B	Overall Site Plan
C	Compliance Summary
D1-D6	Floor Plans
E1-E4	Architectural Elevations
F	Site Sections
G	Site Furnishings
H	Landscape Concept Plan
I	NCE Title Sheet
J	Tentative Parcel Map PR 06-0272
K1-K4	Preliminary Grading Plans
L	Preliminary Underground Plan
M	Site Cross Sections
N	Church Title Sheet
O	Church Site Plan
P	Church Floor Plan
Q	Church Elevations

- 5. This PD 06-024 along with Conditional Use Permit 06-011 allows for development of a 140,000 square foot, 128-unit senior retirement community/residential care facility. PD 06-024 also would allow for a 6,330 square foot expansion to the existing 4,340 square foot Covenant Presbyterian Church.
- 6. The project shall be designed and constructed to be in substantial conformance with Exhibits A-K approved with this resolution.
- 7. Prior to the issuance of a building permit, the DRC shall review the following items:
 - a. final site details such as landscaping, decorative paving, benches, lighting and other details need to be reviewed by the DRC;
 - b. Site plans, architectural elevations;
 - c. Equipment such as back flow devices, transformers and appropriate screening methods;
 - d. Final site plans, grading plans and landscaping plans which show the revised project will all grading and drainage on site.
- 8. The masonry wall shown on the development plans along the property line between the project and the Mundee and Clouston properties is not required to be constructed.

9. The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services and maintain such services at the standards established in the General Plan.

If for any reason, applicant does not take the necessary steps to have the development included within a CFD, applicant shall, in a manner subject to approval by the City Council and City Attorney, provide for alternative means of fiscal mitigation at a level equal to the special taxes established in the Rate and Method of Apportionment applicable to CFD 2005-1, as they may be adjusted from time to time.

For any project resulting in the development of five (5) or more residential units on separate parcels, applicant shall also prepare and record the necessary documents to form a homeowners association (the "HOA") for such development, which HOA shall become active only if and when the CFD is terminated. The HOA documents shall provide that the HOA shall be required to fund the services provided by the CFD, and at the same level established in the Rate and Method of Apportionment for the CFD.

10. APCD MITIGATIONS:

- APCD-1** Prior to any grading on the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption form must be filed with the District. If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos (Air Toxics Control Measure) ACTM.
- APCD-2** If utility pipelines are scheduled for removal or relocation; or building are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61,Subpart M – asbestos NESHAP).
- APCD-3** The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) as contained in section 6.5 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:
 - a. Reduce the amount of the disturbed area where possible.
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
 - c. All dirt stockpile areas should be sprayed daily as needed.
 - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
 - e. Exposed ground areas that are to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.

- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible

APCD-4 Construction Permit Requirements:

If portable equipment, 50 horsepower or greater, are used during construction, a California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the Districts CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50hp or greater;
- IC Engines;
- Concrete batch plants;
- Rock and pavement crushing;
- Tub grinders; and
- Trommel screens.

APCD-5 Operational Permit Requirements:

If any of the following equipment is present at the site either during construction or in the operational phase of the project, Contact Gary Willey of the District's Engineering division at (805) 781-5912 for specific information regarding permitting requirements:

- Portable generators and equipment with engines that are 50hp or greater;
- Electric generation plants of the use of standby generator;
- Boilers; and
- IC Engines

To minimize potential delays, prior to the start of the project, please contact Gary Willey of the District's Engineering division at (805) 781-5912 for specific information regarding permitting requirements.

11. BIOLOGICAL MITIGATIONS:

Habitat Mitigations:

- BR-1. To avoid impacts to biological resources within the proposed open space area,** the boundaries of the construction zone shall be clearly delineated to prevent equipment or vehicles from entering the open space area. Orange construction fencing shall be placed at the limits of grading and shall be maintained in good condition throughout the construction phases of the project.
- BR-2. The ephemeral drainage shall be protected from indirect impacts,** such as degradation of water quality. Silt fence shall be properly installed between areas of soil disturbance and grading adjacent to the ephemeral drainage. Long-term erosion control, including the use of erosion control fabric and hydroseed applications, shall be implemented, as appropriate, prior to the start of the rainy season. Areas of the drainage on the property outside of the proposed construction zone shall be protected by placing construction fencing and silt fence between construction areas and the drainage. Protective fencing shall be installed before ground disturbance or equipment staging.
- BR-3. Mitigation for disturbance to jurisdictional waters will include restoration and enhancement on site at a two to one ratio.** Mitigation implementation and success will be monitored for a minimum of three years, depending on the jurisdictional agencies' requirements. Prior to issuance of grading permits a mitigation and monitoring plan (MMP) shall be prepared according to the standards of the USACE. The MMP shall prescribe native plantings and management to enhance the remaining portion of the drainage on the property. Prior to issuance of grading permits, and after approval of the MMP, majority of native bulbs (primarily but not limited to *Dichelostemma capitatum* and *Chlorogalum pomeridianum*) located in the portion of the drainage to be buried shall be salvaged. The native bulbs shall be relocated to the upper areas of the drainage on the property. The MMP shall be written, and the salvage and replanting work shall be conducted by a qualified restoration biologist. The MMP shall address both waters and wetlands impacts (BR-3 and BR-4).
- BR-4. A wetland area shall be created at a two to one ratio (wetland created to wetland lost) on the subject property.** Wetland temporarily disturbed shall be restored at a one to one ratio. The proposed project will remove 520 square feet of wetland, therefore the created wetland will be at least 1040 square feet. An additional 200 square feet of wetland will be temporarily disturbed, therefore restored wetland will be 200 square feet. A mitigation and monitoring plan (MMP) will be prepared and approved by the City and other jurisdictional agencies, as appropriate (i.e., California Department of Fish and Game, U.S. Army Corps of Engineers, and the Regional Water Quality Control Board).

Oak Tree Mitigations:

- BR-5. Protect the 18 inch and the 42 inch valley oak trees** from incidental impacts within the root zone by placing protective fencing at least one and one-half times the tree

canopy, or outside the critical root zone as defined by the City of El Paso de Robles, whichever is greater, prior to any ground disturbance activities.

- BR-6.** All equipment and vehicles shall be prohibited within one and one-half times the tree canopy, or outside the critical root zone, whichever is greater.
- BR-7.** No over excavation or compaction of native soil shall occur within 42 feet of the trunk of the 42 inch specimen valley oak tree. Decomposed granite may be placed and graded with a small rubber tire skip loader, and then compacted with a hand pushed vibrating compactor. No mechanized roller compactors shall be used.
- BR-8.** The decomposed granite pad area shall be moved as far from the critical root zone of the 42 inch oak tree as is practicable.
- BR-9.** Critical root zone area shall not be cleared of leaf litter or thatch. Weed control within the critical root zone shall be conducted only by hand held weed whip.

Common Wildlife Mitigations:

- BR-10. Within one week of ground disturbance or tree removal/trimming activities,** if work occurs between March 1 and August 31, nesting bird surveys shall be conducted. To avoid impacts to nesting birds, grading and construction activities that affect trees and grasslands shall not be conducted during the breeding season from March 1 to August 31. If construction activities must be conducted during this period, nesting bird surveys shall take place within one week of habitat disturbance. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged. Construction activities shall observe a 300-foot buffer for occupied raptor nests. A 500-foot buffer shall be observed from occupied nests of all special status species. A pre-construction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements.

Mitigations for Impacts to Special Status Species:

- BR-11. All occupied nests shall be mapped using GIS or survey equipment.** The mapped locations shall be placed on a copy of the grading plans with a 500-foot buffer indicated. The buffer zone shall be delineated on the ground with orange construction fencing where it overlaps work areas.
- BR-12. Occupied nests of special status bird species that are within 500 feet of project work areas shall be monitored bi-monthly through the nesting season to document nest success and check for project compliance with buffer zones.**

San Joaquin kit fox:

San Joaquin kit fox habitat occurs in the project area. The project will result in a net loss of kit fox habitat. The following mitigation recommendations are designed to reduce the potential for direct impacts to kit fox to a less than significant level. The subject property is within the two-to-one mitigation ratio area (acres replaced per acres impacted) as represented on the San Joaquin Kit Fox Habitat Area and Standard Mitigation Ratio Areas map (see Exhibit B, Figure 4). Projects less than 40 acres in size are not required to conduct a kit fox habitat evaluation, but may accept the standard mitigation ratio.

BR-13. Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of El Paso de Robles, Community Development, Planning Division that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

- a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of **17.2** acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Game (Department) and the County.

This mitigation alternative (a.) requires that all aspects of this program must be in place before County permit issuance or initiation of any ground disturbing activities.

- b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy", would total **\$43,000**. This fee is calculated based on the current cost-per-unit of \$2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification about your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

- c. Purchase **17.2** credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank. The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total **\$43,000**. This fee is calculated based on the current cost-per-credit of \$2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to County permit issuance and initiation of any ground disturbing activities.

BR-14. Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the City. The retained biologist shall perform the following monitoring activities:

- i. **Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction,** the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the City reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.
- ii. **The qualified biologist shall conduct weekly site visits during site-disturbance activities** (i.e. grading, disking, excavation, stockpiling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-14 through BR-23. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-14iii). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the City.
- iii. **Prior to or during project activities,** if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact USFWS and the CDFG for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the USFWS determines it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, **before project activities commence,** the applicant must consult with the USFWS. The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

- iv. **In addition,** the qualified biologist shall implement the following measures:
 1. **Within 30 days prior to initiation of site disturbance and/or construction,** fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:
 - Potential kit fox den: 50 feet
 - Known or active kit fox den: 100 feet
 - Kit fox pupping den: 150 feet
 2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion

zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.

3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring by a qualified biologist shall be required during ground disturbing activities.

BR-15. Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate the following as a note on the project plans: “*Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox*”. Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction.**

BR-16. During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the City, during which additional kit fox mitigation measures may be required.

BR-17. Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox’s life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

BR-18. During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

BR-19. During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved. If necessary, the pipe may be moved only once to remove it from the path of activity, until the kit fox has escaped

BR-20. During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of only in closed containers. These containers shall be regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.

BR-21. Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, State and Federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.

BR-22. During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFG by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFG for care, analysis, or disposition.

BR-23. Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:

- i. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12 inches.
- ii. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.
- iii. Upon fence installation, the applicant shall notify the City to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

BR-24. A pre-construction survey shall be conducted within thirty days of beginning work on the project to identify if badgers are using the site. The results of the survey shall be sent to the project manager, CDFG, and the City of El Paso de Robles.

If the pre-construction survey finds potential badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire property, and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. Inactive dens may be excavated by hand with a shovel to prevent re-use of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. Between July 1 and February 1 all potential badger dens shall be inspected to determine if badgers are present. During the winter badgers do not truly hibernate, but are inactive and asleep in their dens for several days at a time. Because they can be torpid during the winter, they are vulnerable to disturbances that may collapse their dens before they rouse and emerge. Therefore, surveys shall be conducted for badger dens throughout the year. If badger dens are found on the property during the pre-construction survey, the CDFG wildlife biologist for the area shall be contacted to review current allowable management practices.

EMERGENCY SERVICES

- 12. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.
- 13. Provide fire sprinkler systems for all buildings in the development.
- 14. The Emergency Services department shall establish a threshold level of emergency calls for this facility which shall be considered the normal and acceptable public service coverage. If service calls exceed that threshold, a per-call fee will be established (or some other form of service call fee off-set) in order to mitigate the impacts to fire and police service calls to this facility. The City Council shall determine the service call fee off-set amount, at which time the applicant shall enter into an agreement with the City to pay any triggered service call fees.

ENGINEERING

- 15. Golden Hill Road adjacent to the property shall be improved in accordance with City Standard A-1 and plans approved by the City Engineer.
- 16. An eight-inch sewer line shall be extended to the east boundary of the property in accordance with plans approved by the City Engineer.
- 17. Storm water quality facilities must be provided that address both construction and post-construction best management practices and Low Impact Development as required by the City Engineer.

PASSED AND ADOPTED THIS 18th day of September, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah Robinson, Deputy City Clerk

EXHIBIT A OF RESOLUTION

**CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS
FOR PLANNED DEVELOPMENTS / CONDITIONAL USE PERMITS**

PROJECT #: PD 06-024, CUP 06-011 & PR 06-0272

APPROVING BODY: CITY COUNCIL

DATE OF APPROVAL: SEPTEMBER 18, 2007

APPLICANT: GOLDEN HILL RETIREMENT

LOCATION: 2450 GOLDEN HILL ROAD

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS:

- 1. This project approval shall expire on November 18, 2009 (See Planned Development Approval Resolution) unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the

(Adopted by Planning Commission Resolution 94-038)

public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

- 5. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 6. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 7. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.
- 10. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 11. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 12. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.

(Adopted by Planning Commission Resolution 94-038)

- 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 15. The following areas shall be placed in the Landscape and Lighting District:

The developer shall install all improvements and landscape areas. City acceptance on behalf of the Landscape and Lighting District shall be subject to the approval of the Public Works Street Department (237-3864).

- 16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.
- 17. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

- 18. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.

B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- 1. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

(Adopted by Planning Commission Resolution 94-038)

- 2. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other: See site specific conditions is PD Resolution.
- 3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

C. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OCCUPANCY:

- 1. Occupancy of the facility shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Fire Department and the Building Division to show compliance. The building shall be inspected by the appropriate department prior to occupancy.
- 2. All public or private manufactured slopes located adjacent to public right-of-ways on property in excess of six (6) feet in vertical height and of 2.5:1 or greater slope shall be irrigated and landscaped for erosion control and to soften their appearance as follows: one 15-gallon tree per each 250 square feet of slope area, one 1-gallon or larger size shrub per each 100 square feet of slope area, and appropriate ground cover. Trees and shrubs shall be staggered in clusters to soften and vary the slope plane. Slope planting shall include a permanent irrigation system be installed by the developer prior to occupancy. In lieu of the above planting ratio, the applicant may submit a slope planting plan by a licensed landscape architect or contractor providing adequate landscaping, erosion control and slope retention measures; the slope planting plan is subject to approval by the Development Review Committee. Hydroseeding may be considered on lots of 20,000 square feet or greater.

(Adopted by Planning Commission Resolution 94-038)

PUBLIC WORKS DEPARTMENT - The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

APPLICANT: GH Retirement - Basila PREPARED BY: JF

REPRESENTATIVE: NCE CHECKED BY: _____

PROJECT: PD 06-024 & PR 06-0272 TO PLANNING: _____

All conditions marked are applicable to the above referenced project for the phase indicated.

D. PRIOR TO ANY PLAN CHECK:

1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

E. PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
2. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

(Adopted by Planning Commission Resolution 94-038)

- 5. A Preliminary Soils and/or Geology Report shall be prepared by a registered engineer for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.

F. PRIOR TO ANY SITE WORK:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater, and Street Division heads.
- 3. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a Construction Zone Drainage and Erosion Control Plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- 4. Any construction within an existing street shall require a Traffic Control Plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.
- 5. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
- 6. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Golden Hill Road	Arterial	A-1
Street Name	City Standard	Standard Drawing No.

- 7. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
 - a. Public Utilities Easement;

(Adopted by Planning Commission Resolution 94-038)

- b. Water Line Easement;
- c. Sewer Facilities Easement;
- d. Landscape Easement;
- e. Storm Drain Easement.

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- 3. When retaining walls are shown on the grading plan, said walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.
- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks per Fire Department recommendation.
- 6. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway and open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 7. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) - in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V - the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.

(Adopted by Planning Commission Resolution 94-038)

- 8. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State California.

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.
- 3. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
- 5. The applicant shall install all street names, traffic signs and traffic striping as directed by the City Engineer.
- 6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 7. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 8. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition).

(Adopted by Planning Commission Resolution 94-038)

- ☒ 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.
- ☒ 10. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground (as shown on the composite utility plan). Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project. All underground construction shall be completed and approved by the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
- ☒ 11. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.
- ☒ 12. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
- ☒ 13. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:

I. GENERAL CONDITIONS

- 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
- 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
- 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.
- 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- 8. Provisions shall be made to update the Fire Department Run Book.

(Adopted by Planning Commission Resolution 94-038)

RESOLUTION NO: _____

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 06-011
(GOLDEN HILL RETIREMENT)
APN: 025-366-012

WHEREAS, Table 21.16.200 requires the Planning Commission's approval of a Conditional Use Permit for the residential care facilities; and

WHEREAS, Conditional Use Permit 06-011 along with PD 06-024 have been filed by North Coast Engineering on behalf of Jon Basila of Golden Hill Retirement Community, to construct a 125 unit retirement community; and

WHEREAS, Conditional Use Permit 06-011 also includes the construction of a 6,330 square foot expansion to the existing 4,340 square foot Covenant Presbyterian Church; and

WHEREAS, the project is located on the 13.4 acre site at 1450 Golden Hill Road; and

WHEREAS, in conjunction with CUP 06-011, the applicant has submitted General Plan Amendment 07-002 and Rezone 06-004, changing the land use designation of the site from RSF-2 to RMF-12 and changing the zoning designation from R1,B3 to R3-PD; and

WHEREAS, Tentative Parcel Map PR 06-0272 has also been submitted, which would subdivide the 13.4 acre site into two parcels, where Parcel 1 would be 1.6 acres and Parcel 2 would be 11.88 acres; and

WHEREAS, a public hearing was conducted by the Planning Commission on August 14, 2007, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed Conditional Use Permit; and

WHEREAS, the Planning Commission on August 14, 2007 recommended that the City Council approve CUP 06-011; and

WHEREAS, a public hearing was conducted by the City Council on September 18, 2007, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed Conditional Use Permit; and

WHEREAS, an Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) and a mitigated Negative Declaration was approved by the City Council on September 18, 2007; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval in the Resolution approving Planned Development PD 06-024 & PR 06-0272 and subject to the conditions of approval listed below, the City Council finds that the establishment, maintenance or operation of the requested uses applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby approve Conditional Use Permit 06-011 subject to the following conditions:

STANDARD CONDITIONS

1. This resolution will not take effect until 31 days after the adoption of Ord.No.XXX N. S.
2. The applicant shall comply with all those standard and site specific conditions which are contained in the Resolution and its exhibits approving Planned Development 06-024, PR 06-0272 and associated Negative Declaration.

SITE SPECIFIC CONDITIONS

3. Conditional Use Permit 06-011 along with PD 06-024 allows for development of a 140,000 square foot, 128-unit senior retirement community/residential care facility. PD 06-024 also would allow for a 6,330 square foot expansion to the existing 4,340 square foot Covenant Presbyterian Church.
4. The Emergency Services department shall establish a threshold level of emergency calls for this facility which shall be considered the normal and acceptable public service coverage. If service calls exceed that threshold, a per-call fee will be established (or some other form of service call fee off-set) in order to mitigate the impacts to fire and police service calls to this facility. The City Council shall determine the service call fee off-set amount, at which time the applicant shall enter into an agreement with the City to pay any triggered service call fees.
5. Any condition imposed by the Planning Commission in granting this Conditional Use Permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the Conditional Use Permit.

6. All on-site operations shall be in conformance with the City's performance standards contained in Section 21.21.040 and as listed below:
 - a. Fire and Explosion Hazards. All activities involving, and all storage of, inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices standard in industry and as approved by the fire department. All incineration is prohibited.
 - b. Radioactivity or Electrical Disturbance. Devices that radiate radio-frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located. Further, no radiation of any kind shall be emitted which is dangerous to humans. All radio transmissions shall occur in full compliance with Federal Communications Commission (FCC) and other applicable regulations.
 - c. Noise. No land use shall increase the ambient noise level as measured at the nearest residentially zoned property line to a level that constitutes a public nuisance.
 - d. Vibration. No vibrations shall be permitted so as to cause a noticeable tremor measurable without instruments at the lot line.
 - e. Smoke. Except for fireplaces and barbecues, no emission shall be permitted at any point from any chimney which would constitute a violation of standards established by the San Luis Obispo County Air Pollution Control District (APCD).
 - f. Odors. Except for fireplaces and barbecues, no emission shall be permitted of odorous gases or other odorous matter in such quantities as to constitute a public nuisance.
 - g. Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution. No emission shall be permitted which can cause damage to health, animals, vegetations or other forms of property, or which can cause any excessive soiling at any point. No emissions shall be permitted in excess of the standards established by the San Luis Obispo County Air Pollution Control District (APCD).
 - h. Glare. No direct glare, whether produced by floodlight, high-temperature processes such as combustion or welding or other processes, so as to be visible from any boundary line of the property on which the same is produced shall be permitted. Sky-reflected glare from buildings or portions thereof shall be so controlled by reasonable means as are practical to the end that said sky-reflected glare will not inconvenience or annoy persons or interfere with the use and enjoyment of property in and about the area where it occurs.
 - i. Liquid or Solid Wastes. No discharge shall be permitted at any point into any public sewer, private sewage disposal system or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accord with standards approved by the California Department of Health or such other governmental agency as shall have jurisdiction over

such activities. Manufacturing, processing, treatment and other activities involving use of toxic or hazardous materials shall be designed to incorporate the best available control technologies and wherever technically feasible shall employ a "closed loop" system of containment.

- j. Transportation Systems Impacts. Vehicular, bikeway and/or pedestrian traffic, directly attributable to the proposed land use, shall not increase to a significant extent without implementation of adequate mitigation measures in a form to be approved by the city engineer. In determining significance of impacts, consideration shall be given to cumulative (projected build-out) capacity of streets and highways serving the land use. Mitigation measures required may include but not be limited to curb, gutter, sidewalk, street and/or alley, bikeway, transit related improvements and traffic signalization. Mitigation may be required as pursuant to the California Environmental Quality Act (CEQA), or as a condition of a discretionary review. (Ord. 665 N.S. § 28, 1993: (Ord. 405 N.S. § 2 (part), 1977)

PASSED AND ADOPTED THIS 18th day of September, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah Robinson, Deputy City Clerk

darren/pd/PD 07-006 Creston Village/ CUP Reso

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 06-0272
(GOLDEN HILL RETIREMENT)
APN: 009-366-012

WHEREAS, North Coast Engineering on behalf of Jon Basila of Golden Hill Development, LLC has filed an application for PR 06-0272 requesting to subdivide the existing 13.4 acre site into two lots, where Lot 1 would be 1.6 acres and Lot 2 would be 11.88; and

WHEREAS, the site is located at 1450 Golden Hill Road; and

WHEREAS, the proposed parcel map has been submitted in conjunction with PD 06-024 and CUP 06-011 for the development of the Golden Hill Retirement Community; and

WHEREAS, the existing Covenant Presbyterian Church would be located on proposed Lot 1 and would be expanded with this project, the new Golden Hill Retirement Community would be constructed on Lot 2; and

WHEREAS, in conjunction with the project, the applicant has submitted General Plan Amendment 07-002 and Rezone 06-004, changing the land use designation of the site from RSF-2 to RMF-12 and changing the zoning designation from R1,B3 to R3-PD; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 14, 2007 on this project to accept public testimony on the Parcel Map application PR 06-0272 and associated environmental review; and

WHEREAS, the Planning Commission recommended that the City Council approve PR 06-0272; and

WHEREAS, the City Council held a duly noticed public hearing on September 18, 2007 on this project to accept public testimony on the Planned Development application PD 06-024 and associated environmental review; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the City Council makes the following findings as required by Government Code Sections 66474 and 65457:

1. The proposed tentative parcel map is consistent with the adopted General Plan for the City of El Paso de Robles in that it provides for commercial/light-industrial development;
2. As conditioned the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
3. The site is physically suitable for the type of development proposed;
4. The site is physically suitable for the proposed density of development;
5. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the land division and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles, does hereby grant tentative map approval for Parcel Map PR 06-0272 subject to the following conditions of approval:

1. This resolution will not take effect until 31 days after the adoption of Ord.No.XXX N. S.
2. The project shall be constructed so as to substantially conform with the following listed exhibit and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Tentative Parcel Map

3. PR 07-0065 would allow the subdivision of the existing 13.4 -acre site into two lots, where Lot 1 would be approximately 1.6 acres and Lot 2 would be 11.88 acres.
4. The applicant shall comply with all those standard and site specific conditions which are contained in the Resolution and its exhibits approving Planned Development 06-024,CUP 06-011 and associated Negative Declaration.

5. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on a 3.5 inch disk or IBM-compatible CD a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18th day of September, 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah Robinson, City Clerk

H:\darren\PMaps\PR06-0272\GHRetirement\Map Reso

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

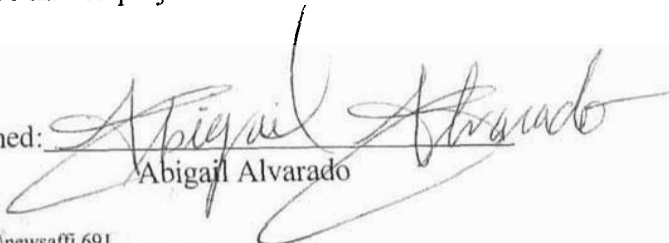
Newspaper: Tribune

Date of Publication: July 24, 2007

Meeting Date: August 14, 2007
(Planning Commission)
September 14, 2007
(City Council)

Project: Notice Of Intent to Adopt A Mitigated
Negative Declaration And General Plan
Amendment 07-002, Planned Development
06-024, CUP 06-011, Tent. Parcel Map
06-0272 And Rezone 06-004

I, Abigail Alvarado, 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: 
Abigail Alvarado

forms/newsaffi.691

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARINGS

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARA-
TION AND GENERAL PLAN AMEND-
MENT 07-002, PLANNED DEVELOP-
MENT 06-024, CUP 06-011, TENT.
PARCEL MAP 06-0272 AND REZONE
06-004**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, August 14, 2007, and the City Council will hold a Public Hearing on Tuesday, September 18, 2007. Both meetings will be held at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider a Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA) for the following project:

Applications filed by North Coast Engineering, on behalf of Golden Hill Development, LLC, propose to rezone and re-designate a 13.4-acre site located at 2450 Golden Hill Road (APN 025-366-012, See attached Location Map). The proposal includes the following:

- **General Plan Amendment 07-002:** a request to amend the land use designation from Residential Single Family (RSF 2) to Residential Multiple Family, 12 units per acre (RMF-12).
- **Rezone 06-004:** a request to change the zoning district from R-1B3, single-family residential, 2 units per acre to Multiple-Family Residential, 12 units per acre (R-3).
- **Planned Development 06-024 & Conditional Use Permit 06-011:** a request to construct a 124-unit senior retirement community.

• **Tentative Parcel Map PR 06-0272:** Request to subdivide the 13.4 acre site into two parcels, where Parcel 1 would be 1.6 acres. The existing church/pre-school would remain on Parcel 1 and would be expanded with the approval of PD 06-024. Parcel 2 would include the 11.8 acre site where the new senior retirement project would be built.

The public review period for the Mitigated Negative Declaration (MND) is through July 24, 2007 through August 14, 2007. The proposed MND may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the proposed Applications and corresponding MND may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing.

Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

If you challenge these applications 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 at or prior to the public hearing.


Darren Nash
Associate Planner
July 24, 2007

6614137

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Danny Ross, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for General Plan Amendment 07-002, Planned Development 06-024, Conditional Use Permit 06-011 and Tentative Parcel Map 06-0272 – Golden Hill Senior Retirement Community on this 23rd day of July 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed 

Danny Ross

forms\mailaffi.691