

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PLANNED DEVELOPMENT 07-006 & CONDITIONAL USE PERMIT 95-018 AMENDMENT, APN: 009-751-062 & 063 (APPLICANT: EMERITUS ASSISTED LIVING)

DATE: JUNE 26, 2007

Needs: For the Planning Commission to consider applications filed by North Coast Engineering on behalf of Emeritus Assisted Living, requesting to construct a 16,690 square foot, 22-unit expansion to the existing Creston Village Retirement facility.

Facts:

1. The site is located at 1919 Creston Road (See attached Vicinity Map).
2. The 10-acre site is zoned R3,PD (Residential Multi-family, 12 units per acre, Planned Development Overlay), and has a General Plan designation of RMF-12 (Residential Multi-family, 12 units per acre).
3. 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.
4. The Planning Commission in 1995 approved PD 95007 & CUP 95018 for the existing 99-unit facility; the request at this time is to amend the original project to allow the construction of a 22-unit expansion.
5. The expansion building would be located on the south side of the existing building and match the architecture, colors and materials for the existing facility.
6. The current 99-unit facility has 119 parking spaces. With the construction of the new expansion, 28 parking spaces would be removed, leaving 91 parking spaces for the facility. The applicant's are requesting that the 28 spaces not be required to be reinstalled and no new parking be required for the 22-unit expansion. See attached letters (attachments 2 & 3) from Larry Werner of North Coast Engineering and Peter Givas, Architect for the project, where both indicate that the project has historically been over parked and that 91 spaces will be more than adequate for the residential care facility use, including the proposed expansion. See further discussion on the parking issue in the Analysis and Conclusions section of this report.
7. There are multiple oak trees on the site. The expansion project has the potential to impact three trees (Tree No. 1, 3 & 5). A and T Arborists prepared an Arborist Report for the expansion project where they concluded that standard oak tree protection measures such as fencing and monitoring during construction would prevent any significant impacts to trees 1 & 5. Oak tree 3 is an 8-inch Valley Oak that was planted with the initial project

landscaping in 1995. Because the tree is fairly young and not a native tree, rather than construction an extensive retaining wall system around the tree in its current location, staff and the applicants discussed transplanting the tree.

8. Section 10.01.055 of the Oak Tree Ordinance gives the Planning Commission the authority to relocate an oak tree as recommended by the project Arborist with the requirement to post a security bond to insure survival of the tree.
9. 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. Based on the information and analysis contained in the Initial Study, a determination has been made that the Project qualifies for issuance of a Negative Declaration.
10. The Development Review Committee (DRC) reviewed this project at their meeting on April 30, 2007. The Committee recommended that the Planning Commission approve the project including the request to not add additional parking spaces.

Analysis

and

Conclusions: As noted above, the 22-room expansion would eliminate 28 parking spaces. As a result of the facility historically having an abundance of parking spaces that are not used, the applicants are requesting that the 28 parking spaces not be required to be re-installed, no new parking spaces be required for the 22-unit expansion, and that the remaining 91 parking spaces will be sufficient.

The Parking Ordinance does not specify a specific parking ratio for Residential Care Facilities. It appears that the requirement for the original 119 parking spaces was based on a ratio of 1 space per residential unit and one additional space for each employee, similar to a hotel.

Section 21.22.050 of the Parking Ordinance - Parking Requirements for uses not specified, states that "the requirement for a use not specifically mentioned will be the same as for a use specified which has similar traffic generating characteristics. The Planning Commission will determine what constitutes a similar use."

Section 21.22.040.5 addresses parking requirements for Elderly Housing and requires 1 parking space for each unit, but only requires 50-percent of the parking to be constructed. A landscape area on site is required to be designated for future parking if it is determined by the Planning Commission additional parking is necessary.

The policy to allow the reduction in parking spaces constructed for elderly housing projects is based on the fact that not all elderly tenants drive a car. The same argument can be made to residential care facilities. If the elderly housing ratio were applied to Creston Village, 61 parking spaces would be required to be improved on site; space on site would have to be designated for an additional 61 spaces. The Creston Village project will have 91 parking spaces and there is additional room on site for the remaining spaces if it is determined in the future that more parking is needed.

Staff has monitored the parking at Creston Village at various times of the week including on Sundays and it is apparent that the facility is over parked, since many of the parking spaces are not used. The 91 parking spaces for the facility would seem reasonable and be consistent with the Parking Ordinance.

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.

Reference: Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, Economic Strategy and CEQA.

Fiscal Impact: None.

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

By separate motions:

- a. 1. Adopt the attached Resolution approving a Negative Declaration for Planned Development 07-006 & Conditional Use Permit 05-018 Amendment;
2. Adopt the attached Resolution approving Planned Development 07-006, subject to standard and site specific conditions;
3. Adopt the attached Resolution approving an Amendment to Conditional Use Permit 95-018;
- b. Amend, modify, or reject the above-listed action;

Attachments:

1. Vicinity Map
2. Letter from Larry Werner
3. Letter from Peter Givas
4. Memo from Ken Johnson
5. Resolution to Approve a Negative Declaration
6. Resolution to Approve the Planned Development 07-006
7. Resolution to Approve the Conditional Use Permit 95-018 Amendment
8. Newspaper and Mail Notice Affidavits

H:darren/pd/Creston Village/PCReport



LOCATION MAP



Vicinity Map
 PD 07-006 & CUP 95-018 Amend.
 (Creston Village)



April 6, 2007

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

Paso Robles

APR 06 2007

Planning Division

Subject: Creston Village – Memory Care Addition

Dear Ron:

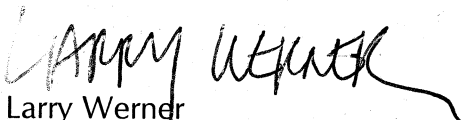
Please find attached an application for a Planned Development and amendment to an existing Conditional Use Permit for Creston Village, an Assisted Care Center, located on Creston Road. The proposed addition will add 22 memory care units in a 2-story, 16,690 square foot building.

We met with City staff prior to site development and discussed options and issues relating to this addition. The primary discussion was regarding the number of parking places provided by the existing facility and the number of parking places necessary for the new addition. We received support from staff for reduced parking. The existing care facility has been in operation for over 10 years and it is clear that the parking supplied with the project well exceeds the demand.

We look forward to working with you and providing better and expanded healthcare facilities for the citizens of Paso Robles.

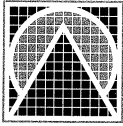
Should you have any questions or comments, please do not hesitate to contact me.

Respectfully yours,


Larry Werner
Vice President

RLW/jms
Enclosures

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■ PETER
GIVAS
ARCHITECT

2016 P STREET, SUITE 200
SACRAMENTO, CA 95814
916.498.7900 FAX 916.498.7909

Paso Robles

APR 06 2007

Planning Division

● March 28, 2007

Project Description

REF: Creston Village – Memory Care Addition

1. Proposed project is a two story, 16,690 S.F., Twenty-two unit addition. The design as well as exterior materials and color will match the existing building. Therefore the buildings will be consistent with each other and blend.
2. Parking – The existing facility with Ninety – nine (99) units has 119 parking spaces.

In a meeting with the planning department, it was that the existing facility has too many parking spaces. Considering the type of residents (assisted living and memory care units), the existing parking ratio is too high. Considering that the existing spaces are rarely used.


We were asked to review the existing parking requirement and consider a reduction of spaces. We have review the existing parking as well as other localities and proposed a reduction of existing 28 spaces for a total of 91 spaces for 121 units for a ratio of .75 spaces per unit. We feel this is ample, in fact on the high side. If the need in the future is for additional spaces, there is ample area to provide additional spaces.

Very Truly Yours,

Peter D. Givas
Peter Givas Architect

PDG/KN

To: Planning Commission

From: Ken Johnson, ES Chief 

Date: June 20, 2007

Subject: Creston Village Expansion

As part of the conditions of approval for the original building and operation (1995), the Planning Commission advised the applicant of the potential for additional public safety services' fees. These fees were intended to offset some of the community costs associated with a business that was expected to generate a higher rate of service demand than the general community.

The Department of Emergency Services never set the threshold for "normal and acceptable" level of public service coverage, therefore did not recommend any high use charges against the business. The operation has since demonstrated a very high level of public service need.

In reviewing the request to expand the facility, Emergency Services has asked Planning staff to see that the language regarding fire and police call fees contained in Planning Commission Resolution number 95-058 (site specific condition number 9) is carried forward as a condition in the expansion approval.

The Department will be initiating a detailed review of the operation and making recommendation to the City Council.

RESOLUTION NO:

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING A NEGATIVE DECLARATION FOR
PLANNED DEVELOPMENT 07-006 & CONDITIONAL USE PERMIT 95-018
AMENDMENT
(EMERITUS ASSISTED LIVING – CRESTON VILLAGE)
APN: 009-751-062 & 63

WHEREAS, Section 21.16A, Planned Development District, projects located in the PD Overlay district are subject to Planning Commission approval of a development plan (PD); and

WHEREAS, Planned Development 07-006 has been filed by North Coast Engineering on behalf of Emeritus Assisted Living, to construct a 16,690 square foot, 22-room addition to the existing Creston Village residential care facility; and

WHEREAS, the project is located 1919 Creston Road; and

WHEREAS, the 9.96 acre site is zoned R3-PD (Residential Multi-Family, Planned Development Overlay), and has a General Plan designation of RMF-12, (Residential Multi-family, 12 units per acre); and

WHEREAS, in conjunction with PD 7-006, the applicant has submitted an application to amend Conditional Use Permit 95-018, for the expansion of the residential care facility use, as required by Table 21.16.200; and

WHEREAS, an Initial Study was prepared for this project (attached as Exhibit A) which concludes and proposes that a Negative Declaration be approved; and

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

WHEREAS, a public hearing was conducted by the Planning Commission on June 26, 2007 to consider the Initial Study and the proposed Negative Declaration prepared for the proposed project, and to accept public testimony on the Planned Development and Conditional Use Permit 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 Planning Commission 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. This finding is based on the Mitigation Monitoring Program included in the General Plan Environmental Impact Report.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, that it does hereby adopt a Negative Declaration for Planned Development 07-006 and Conditional Use Permit 95-018 Amendment, 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 THIS 26th day of June, 2007, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

H:darren/PD/PD07-006 Creston Village/NDRes

**CITY OF PASO ROBLES – PLANNING DIVISION
INITIAL STUDY**

1. GENERAL PROJECT INFORMATION

PROJECT TITLE: CRESTON VILLAGE EXPANSION (PD 07-006 & CUP 95018 Amendment)

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

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

PROJECT LOCATION: 1919 Creston Road, Paso Robles, California
(APN 009-751-062 & 063)

PROJECT PROPONENT: Applicant: Emeritus Assisted Living
3131 Elliott Ave, Ste 300
Seattle, WA 98121
Representative:

**LEAD AGENCY CONTACT/
INITIAL STUDY PREPARED BY:** Darren Nash, Associate Planner

Telephone: (805) 237-3970
Facsimile: (805) 237-3904
E-Mail: dnash@prcity.com

GENERAL PLAN DESIGNATION: Residential Multi-Family, 12 units per acre (RMF-12)

ZONING: R3, PD

2. PROJECT DESCRIPTION

The proposed project is a request to construct a 16,690 square foot expansion to the existing residential care facility.

The building would be constructed within an existing parking lot. Minor grading for site development will be necessary.

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

None.

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).

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

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).

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.

“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.

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).

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.

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.

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.

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.

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)

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

June 6, 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:

← - - - Formatted: Bullets and Numbering

- a) Conflict with general plan designation or zoning?
(Sources: 1 & 8)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Residential care facilities are permitted in the R3 zoning district with the approval of a Development Plan and Conditional Use Permit by the Planning Commission. Along with PD 07-006, CUP 95-018 will be amended to incorporate the proposed expansion.

- b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?
(Sources: 1 & 3)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project complies with the EIR recently certified for the City General Plan Update, 2003.

- c) Be incompatible with existing land uses in the vicinity?
(Sources: 1 & 3)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The existing facility is surrounded by residential neighborhoods and all so a neighborhood commercial center. The expansion would not be incompatible with existing land uses.

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

Discussion: The site is not used for agricultural purposes. Thus, there would not be significant impacts to agricultural resources or operations.

- e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?
(Sources: 1 & 3)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The expansion of the existing facility will not disrupt or divide the established community.

II. POPULATION AND HOUSING. Would the proposal:

- a) Cumulatively exceed official regional or local population projections? (Sources: 1 & 3)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed 16,690 square foot expansion would add 22 new rooms to the existing facility. This expansion would not exceed projections.

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

Discussion: This is an existing infill site and will be served by all city services. The project will not extend infrastructure that would induce growth.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace existing housing, especially affordable housing? (Sources: 1, 3, & 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project would add 22 rooms for residential care, assisted living. No housing would be displaced..

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Fault rupture? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: 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. There are two known fault zones on either side of this valley. The Rinconada Fault system runs on the west side of the valley. The San Andreas Fault is on the east side of the valley and runs through the community of Parkfield east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. 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. The proposed structures are not intended for human habitation.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Seismic ground shaking? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The City is located within an active earthquake area that could experience seismic ground shaking from the Rinconada and San Andreas Faults. The proposed structure will be constructed to current UBC codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that will be incorporated into the design of this project including adequate structural design and not constructing over active or potentially active faults.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Seismic ground failure, including liquefaction?
(Sources: 1, 2 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Per the General Plan EIR, the project site is located in an area with soil conditions that have a potential for liquefaction or other type of ground failure due to seismic events due to soil conditions. 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 project design and construction will 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, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Landslides or Mudflows? (Sources: 1, 2, & 3) <i>Discussion: d. and e. The project site is not located near bodies of water or volcanic hazards, nor is the site located in an area subject to landslides or mudflows.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 2, 3, & 4) <i>Discussion: Per the General Plan EIR and previous environmental review for the tract subdivision, the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Subsidence of the land? (Sources: 1, 2, & 3) <i>Discussion: See Item c.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expansive soils? (Sources: 4) <i>Discussion: Per the General Plan EIR, Paso Robles is an area that has moderately expansive soils. This issue will be addressed through implementation of appropriate soil preparation as determined necessary by recommendations of site specific soils report. Therefore, impacts related to expansive soils will be less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Unique geologic or physical features? (Sources: 1 & 3) <i>Discussion: There are no unique geologic or physical features on or near the project site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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) <i>Discussion: The project includes structures and parking lots which will increase the amount of surface runoff and decrease absorption rates. However, site drainage will be conveyed to an on-site detention basin.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding? (Sources: 1, 3, & 7) <i>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.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? (Sources: 1, 3, & 7) <i>Discussion: The project will utilize the existing on-site detention basin. Streets and development in the public right-of-way. The volume of discharge that may result from this project could not be of a quantity to alter water quality in terms</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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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of temperature, dissolved oxygen or create significant turbidity.

- d) Changes in the amount of surface water in any water body? (Sources: 1, 3, & 7)

Discussion: There is no water body on or near the project site.

- e) Changes in currents, or the course or direction of water movement? (Sources: 1, 3, & 7)

Discussion: This project could not result in changes in currents or water movement since it is not large enough to significantly affect changes in currents, or the course or direction of water movement.

- 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)

Discussion Build-out of the City is anticipated in the General Plan and evaluated in the GP EIR. This project is in compliance with build-out scenario and anticipated impacts to water demand. The project will implement water conservation measures through use of water conservation landscape and irrigation measures, building fixtures, and development impact fees which will help pay for the City to obtain new water resources. The project will not make any direct additions or withdrawals or result in substantial loss of ground water.

- g) Altered direction or rate of flow of groundwater? (Sources: 1, 3, & 7)

Discussion: This project could not result in alterations to the direction or rate of groundwater flow since this project does not directly extract groundwater or otherwise affect these resources.

- h) Impacts to groundwater quality? (Sources: 1, 3, & 7)

Discussion: The project will not affect groundwater quality since this project does not directly extract groundwater or otherwise affect these resources, and the proposed uses do not utilize construction materials or methods that would result in reduced groundwater quality. This project will not change existing water quality from discharging in surface waters with implementation of standard storm water discharge infrastructure that is in compliance with the National Pollution Discharge Elimination System (NPDES) requirements.

- i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (Sources: 1, 3, & 7)

Discussion: Refer to response f.

V. AIR QUALITY. Would the proposal:

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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- a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Sources: 1, 3, & 7)

Discussion: The proposed project is consistent with the growth projections and projected air quality impacts anticipated in the recent General Plan Update and EIR. APCD, air quality impacts will be less than significant.

- b) Expose sensitive receptors to pollutants? (Sources: 1, 3, & 7)

Discussion: There are no sensitive receptors such as schools, hospitals, etc. within the near vicinity that could be impacted by this project.

- c) Alter air movement, moisture, or temperature? (Sources: 1, 3, & 7)

Discussion: This project does not have the potential to significantly alter air movement, moisture, or temperature since the project incorporates parking lot and periphery shade trees to help cool site temperatures. This will reduce potential changes to moisture or temperature to less than significant levels.

- d) Create objectionable odors?

Discussion: This project does not have the potential to create objectionable odors since the future uses (offices, storage and software development) do not generally create odors.

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

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

Discussion: The addition of 22 rooms for residential care will not create a significant amount of vehicle trips.

- 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)

Discussion: The proposed project does not include road improvements that may result in safety hazards or in incompatible uses.

- c) Inadequate emergency access or inadequate access to nearby uses? (Sources: 1, 3, & 7)

Discussion: The project is adequately served by public streets for emergency services.

- d) Insufficient parking capacity on-site or off-site? (Sources: 1, 3, 7, & 8)

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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Discussion: The proposed building will be constructed in an existing parking area which will eliminate 28 parking spaces. The applicants are requesting that the parking spaces not be added. The care facility is not a significant trip generator and it appears that the remaining 91 parking spaces will be adequate parking for staff and visitors of the facility.

- e) Hazards or barriers for pedestrians or bicyclists? (Source: 7)

Discussion: Not a significant impact.

- f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1 & 8)

Discussion: The project would not conflict with or otherwise affect adopted policies supporting alternative transportation. The existing bus stop and shuttle service will remain with the proposed expansion.

- g) Rail, waterborne or air traffic impacts?

Discussion: The project will not result in impacts to rail, waterborne or air traffic. .

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

- Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)?

Discussion: The proposed expansion will not have an impact to endangered, threatened or rare species or their habitats..

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

Discussion: There are multiple oak trees located on the site. There will be minor impacts to the trees, but with the suggestions by the Arborist and monitoring, it is not anticipated that the impacts to the oaks will be significant. There is the request to transplant an existing 7-inch tree (Tree #4). This tree was planted at the time the original facility was constructed and is not a heritage tree. Standard protection measures such as fencing and monitoring will be required during the construction of this project.

An Arborist Report was prepared by A&T Arborists and is no file in the Community Development Department.

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

Discussion: There are no locally designated natural communities on this site.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Wetland habitat (e.g., marsh, riparian and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: There are no wetland habitats on the project site.</i>				
e) Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The property is not located within a wildlife dispersal or migration corridor.</i>				

VII. ENERGY AND MINERAL RESOURCES. Would the proposal involve:

a) Conflict with adopted energy conservation plans? (Sources: 1 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The structures will be designed and constructed according to applicable UBC codes and Title 24 energy conservation requirements, thus it will not conflict with adopted energy conservation plans.</i>				
b) Use non-renewable resources in a wasteful and inefficient manner? (Sources: 1 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The project will not use non-renewable resource in a wasteful and inefficient manner.</i>				
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The project is not located in an area of a known mineral resources that would be of future value to the region and the residents of the State.</i>				

IX. HAZARDS. Would the proposal involve:

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a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The project will not result in a risk of accidental explosion or release of hazardous substances since the uses do not generally use these types of substances.</i>				
b) Possible interference with an emergency response plan or emergency evacuation plan? (Sources: 1 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The 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.</i>				

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) The creation of any health hazard or potential hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The project and future uses will not likely result in creating any health or other hazards.</i>				
d) Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Discussion: The project site is currently cleared and grubbed, and is not within an area that would result in increase fire hazards.</i>				

X. NOISE. Would the proposal result in:

- a) Increases in existing noise levels? (Sources: 1, 7, & 8)

Discussion: The project will not likely result in a significant increase in operational noise levels. It may result in short-term construction noise. However, construction noise will be limited to specific daytime hours per city regulations.

- b) Exposure of people to severe noise levels? (Source: 3)

The proposed project would not result in exposure of people to severe noise levels.

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)
- b) Police Protection? (Sources: 1, 3, & 7)
- c) Schools? (Sources: 1, 3, & 7)
- d) Maintenance of public facilities, including roads? (Sources: 1, 3, & 7)
- e) Other governmental services? (Sources: 1,3, & 7)

Discussion: a.-e. The project applicant will be required to pay development impact fees as established by the city per AB 1600 to mitigate impacts to public services.

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)
- b) Communication systems? (Sources: 1, 3, & 7)

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<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 project will not result in the need for new systems or supplies, or result in substantial alterations to utilities and service systems.

XIII. AESTHETICS. Would the proposal:

- a) Affect a scenic vista or scenic highway? (Sources: 1, 3, & 7)
- b) Have a demonstrable negative aesthetic effect? (Sources: 1, 3, & 7)
- c) Create light or glare? (Sources: 1, 3, 7, & 8)

Discussion: The project is not located in a scenic vista or scenic highway area.

Discussion: The addition will be constructed to match the existing facility..

Discussion: All light fixtures will 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)

Discussion: a.-b. The project site is not located in an area with know paleontological or archaeological resources. If these types of resources are found during grading and excavation, appropriate procedures will be followed including halting activities and contacting the County Coroner, and follow standard mitigation procedures.

Discussion: There are no existing historical resources on the project site.

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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- d) Have the potential to cause a physical change which would affect unique ethnic cultural values? (Sources: 1, 3, & 7)

Discussion: The project is not proposed in a location where it could affect unique ethnic cultural values.

- e) Restrict existing religious or sacred uses within the potential impact area? (Sources: 1, 3, & 7)

Discussion: Discussion: There are no known religious or sacred uses on or near the project site.

XV.RECREATION. Would the proposal:

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

Discussion: The project will not affect the demand for parks and recreational facilities.

- b) Affect existing recreational opportunities? (Sources 1, 3, & 7)

Discussion: The project will not affect existing recreational opportunities.

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: The expansion to the existing facility is not anticipated to have significant environmental impacts..

- b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? (Sources: 1 & 3)

Discussion: The project will likely have a beneficial long-term environmental impact since it will result in increased jobs which aid the jobs/housing balance. The project also provides for residential care needs of the City.

- 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)

Discussion: The expansion to the existing facility is not anticipated to have significant environmental impacts.

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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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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

RESOLUTION NO.

A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
APPROVING PLANNED DEVELOPMENT 07-006
(EMERITUS ASSISTED LIVING – CRESTON VILLAGE)
APN: 009-751-062 & 63

WHEREAS, Planned Development 07-006 has been filed by North Coast Engineering on behalf of Emeritus Assisted Living, to construct a 16,690 square foot, 22-room addition to the existing Creston Village residential care facility; and

WHEREAS, in conjunction with PD 07-006, the applicant has submitted an application to amend Conditional Use Permit 95-018, for the expansion of the residential care facility use, as required by Table 21.16.200; and

WHEREAS, the project is located 1919 Creston Road; and

WHEREAS, the 9.96 acre site is zoned R3-PD (Residential Multi-Family, Planned Development Overlay), and has a General Plan designation of RMF-12, (Residential Multi-family, 12 units per acre); 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 June 26, 2007 on this project to accept public testimony on the Planned Development application PD 7-006 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 Planning Commission to adopt a 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 Planning Commission 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 the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City.
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.
9. The request to not construct additional parking or to re-construct the 28 parking spaces that will be removed by the expansion (thereby providing 91 parking spaces for the entire facility) would meet the intent of the Parking Ordinance since the residential care facility use is similar to an Elderly Housing, which is typically demands a minimal number of parking spaces.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 07-006, subject to the following conditions:

STANDARD CONDITIONS:

1. The project shall comply with all conditions of approval contained in the resolution granting approval to Conditional Use Permit 95-018 Amendment and its exhibits.
2. The project shall comply with all conditions of approval contained in Res. 95-058, granting approval to the original PD 95-007, attached as Exhibit M.
3. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

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
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A	Standard Conditions
B	Overall Site Plan
C	Partial Site Plan
D	First Floor Plan
E	Second Floor Plan
F	Roof Plan
G	Architectural Elevations
H	Preliminary Grading & Drainage Plan
I	Preliminary Underground Plan
J	Site Cross Sections & Details
K	Conceptual Landscape Plan
L	Arborist Report
M	Resolution 95-058

5. This PD 07-006 along with Conditional Use Permit 95-018 Amendment allows for development of a 16,690 square foot, 22-room expansion to the existing Creston Village residential care facility.
6. With the approval of PD 07-006, per Section 21.22.040.5 of the Parking Ordinance, the Planning Commission approves the applicant's request to only provide 91 parking spaces for the project and not require the construction of additional 50 parking spaces, since the residential care facility use is similar to Elderly Housing, which typically demands less parking since not all of the residents drive cars. There is adequate space on site to construct additional parking if the Planning Commission determines that it is needed in the future.
7. The project shall be designed and constructed to be in substantial conformance with Exhibits A-G approved with this resolution.
8. All conditions within the attached Arborist Report (Exhibit L) shall be complied with.
9. Prior to the issuance of a grading permit, the applicant shall provide an analysis by the project Arborist indicating the necessary process for relocating Tree No. 3, including the appropriate location. Along with the analysis, the Arborist needs to include an estimate to base a security bond on. The security bond will need to be held by the City for 3 years to have reasonable assurances that the tree has survived the relocation.
10. 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.
11. 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).

12. 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.

13. 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.

PASSED AND ADOPTED THIS 26th day of June, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION

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

PROJECT #: PD 07-006

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: JUNE 26, 2007

APPLICANT: CRESTON VILLAGE EXPANSION

LOCATION: 1919 CRESTON RD.

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 June 26, 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.

- 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:
- 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: Creston Village PREPARED BY: JF

REPRESENTATIVE: North Coast Eng. CHECKED BY: _____

PROJECT: PD 07-006 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:

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;
 - b. Water Line Easement;

(Adopted by Planning Commission Resolution 94-038)

- 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.
- 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

(Adopted by Planning Commission Resolution 94-038)

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).
- 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.

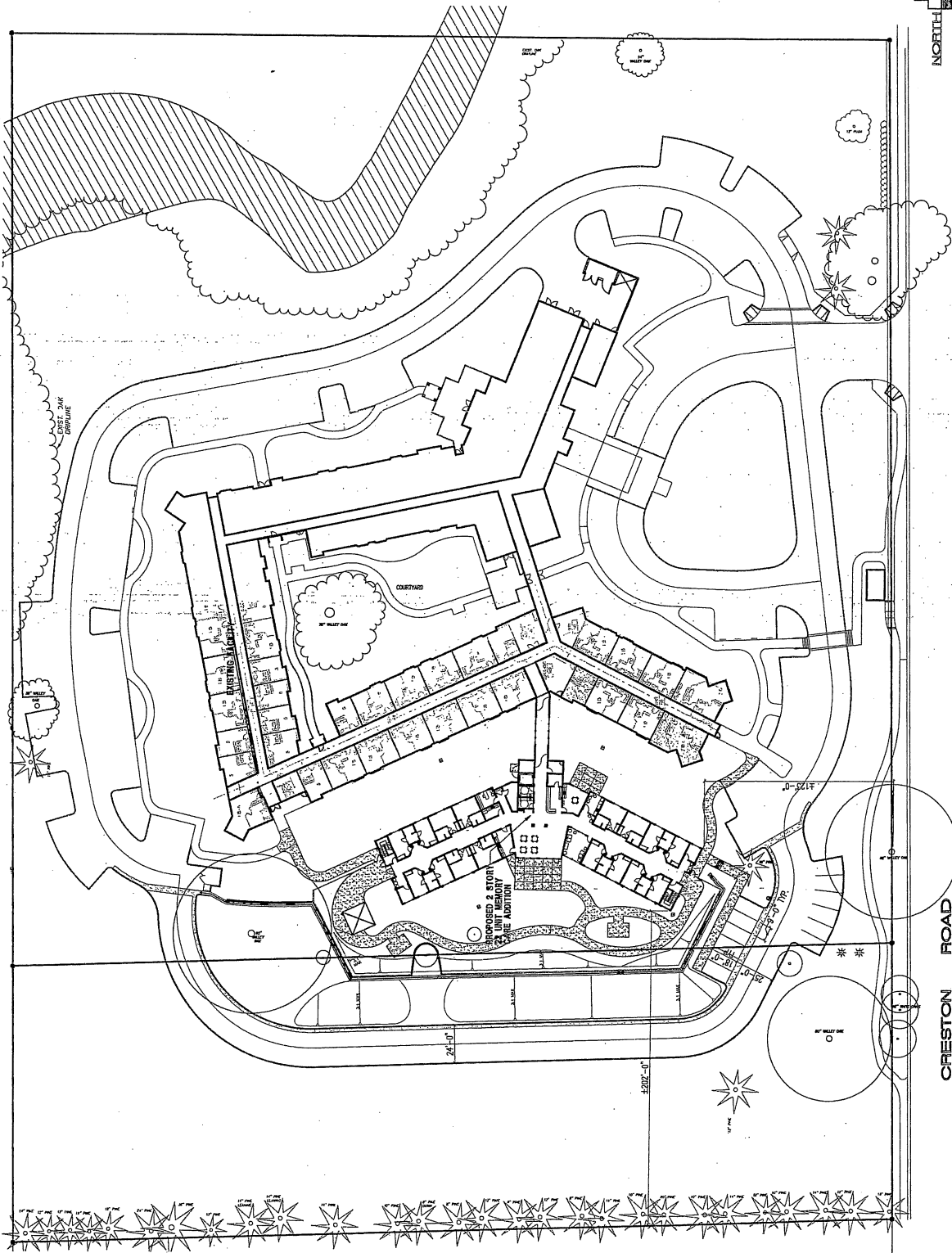
PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:

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.

LEGEND - PROPOSED ADDITION

PARKING SUMMARY	
EXISTING	118 SPACES
PROPOSED	91 SPACES
TOTAL REDUCTION	-28 SPACES
BUILDING AREA	
FIRST FLOOR	10,101.5 SF
SECOND FLOOR	8,688.5 SF
TOTAL	18,790.0 SF
UNIT MIX	
WELL A - SUITE/RENTAL	18 UNITS
WELL B - SUITE/RENTAL	21 UNITS
TOTAL	39 UNITS



CRESTON ROAD

CRESTON VILLAGE MEMORY CARE ADDITION

Exhibit B
Overall Site Plan
PD 07-006 & CUP 95-018 Amend.
(Creston Village)

PGA

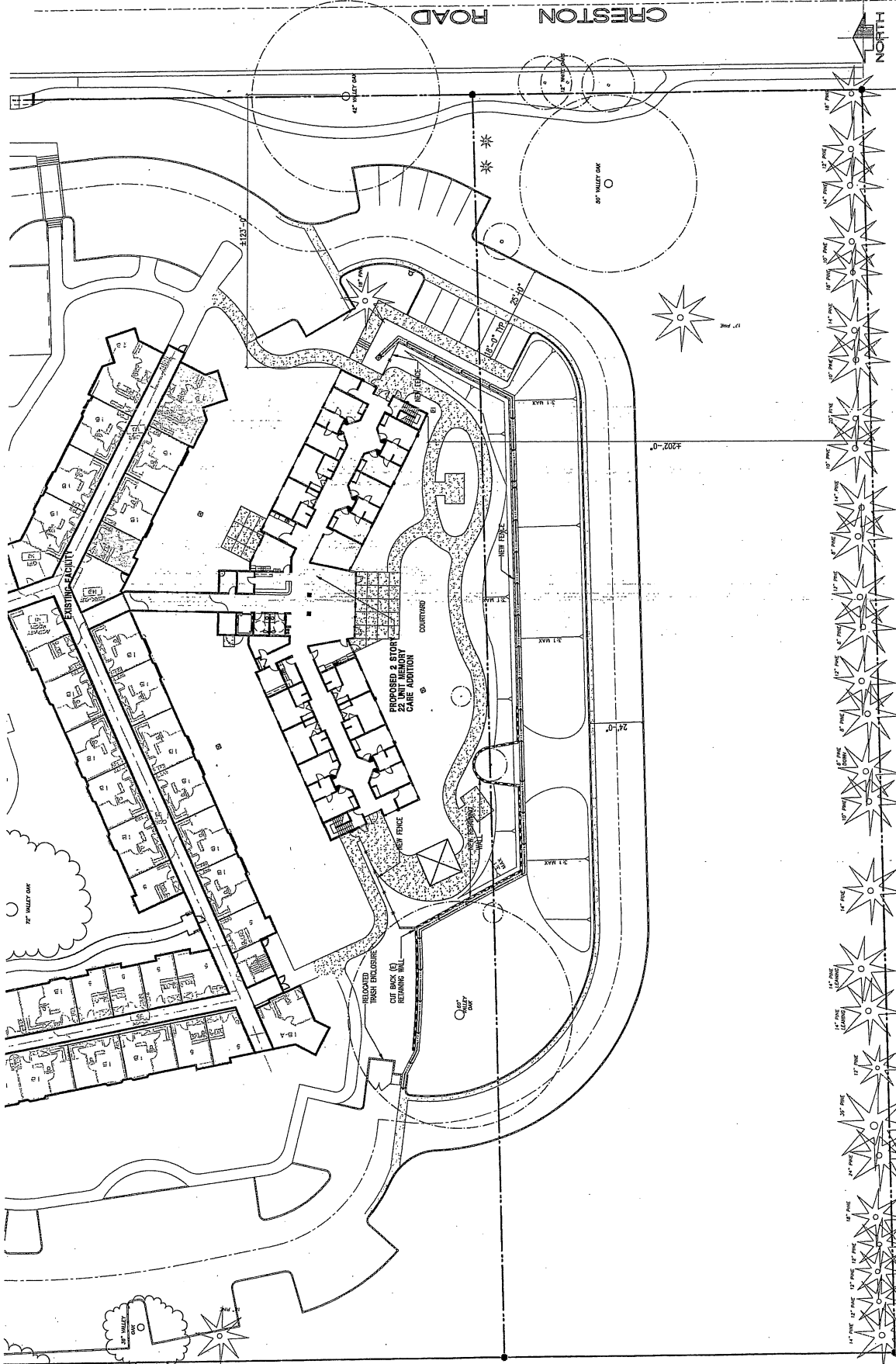


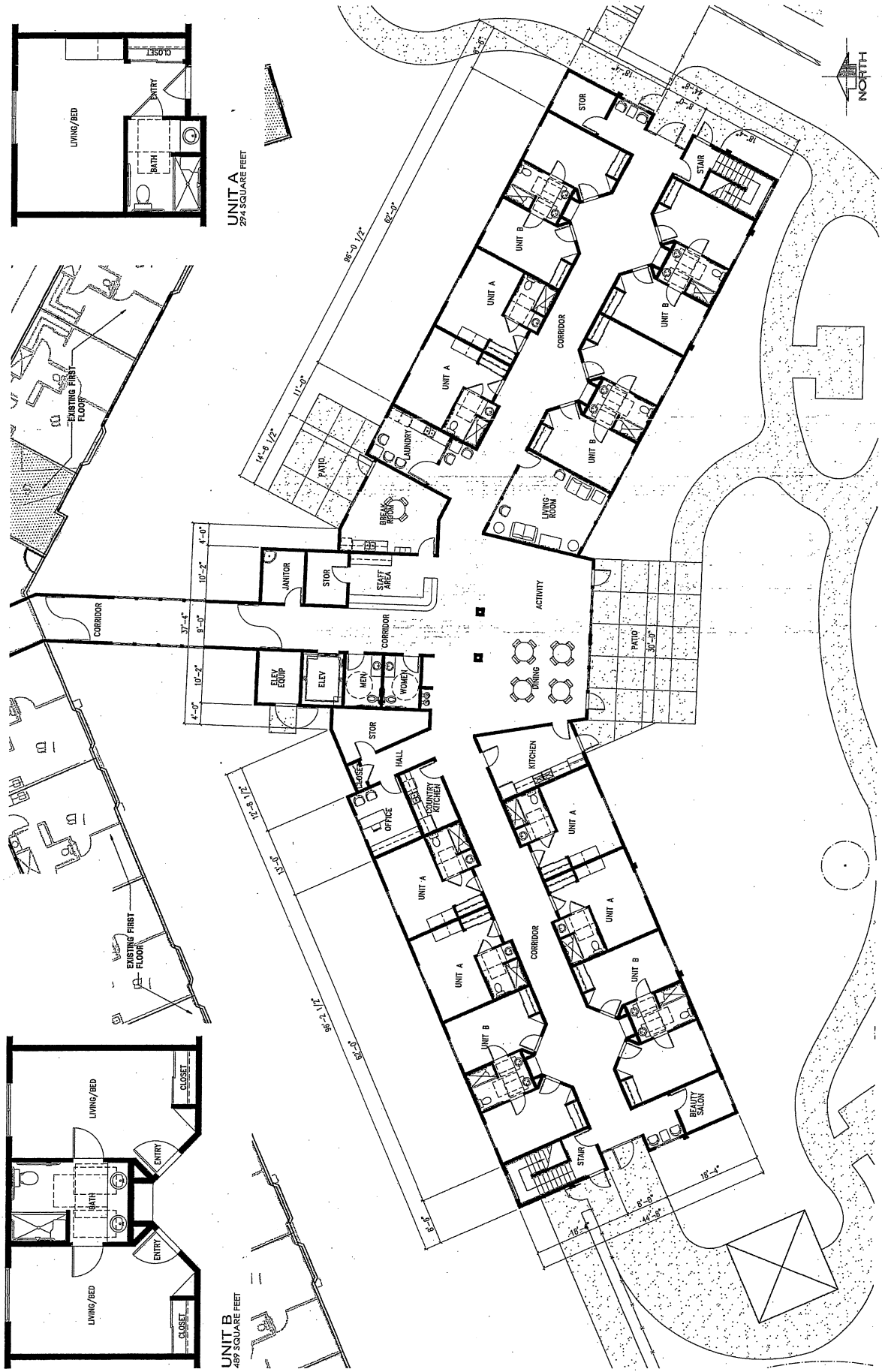
Exhibit C
 Partial Site Plan
 PD 07-006 & CUP 95-018 Amend.
 (Creston Village)

CRESTON VILLAGE MEMORY CARE ADDITION

CRESTON VILLAGE MEMORY CARE ADDITION

Exhibit D
First Floor Plan
PD 07-006 & CUP 95-018 Amend.
(Creston Village)

CRESTON VILLAGE MEMORY CARE ADDITION



FIRST FLOOR PLAN
A3

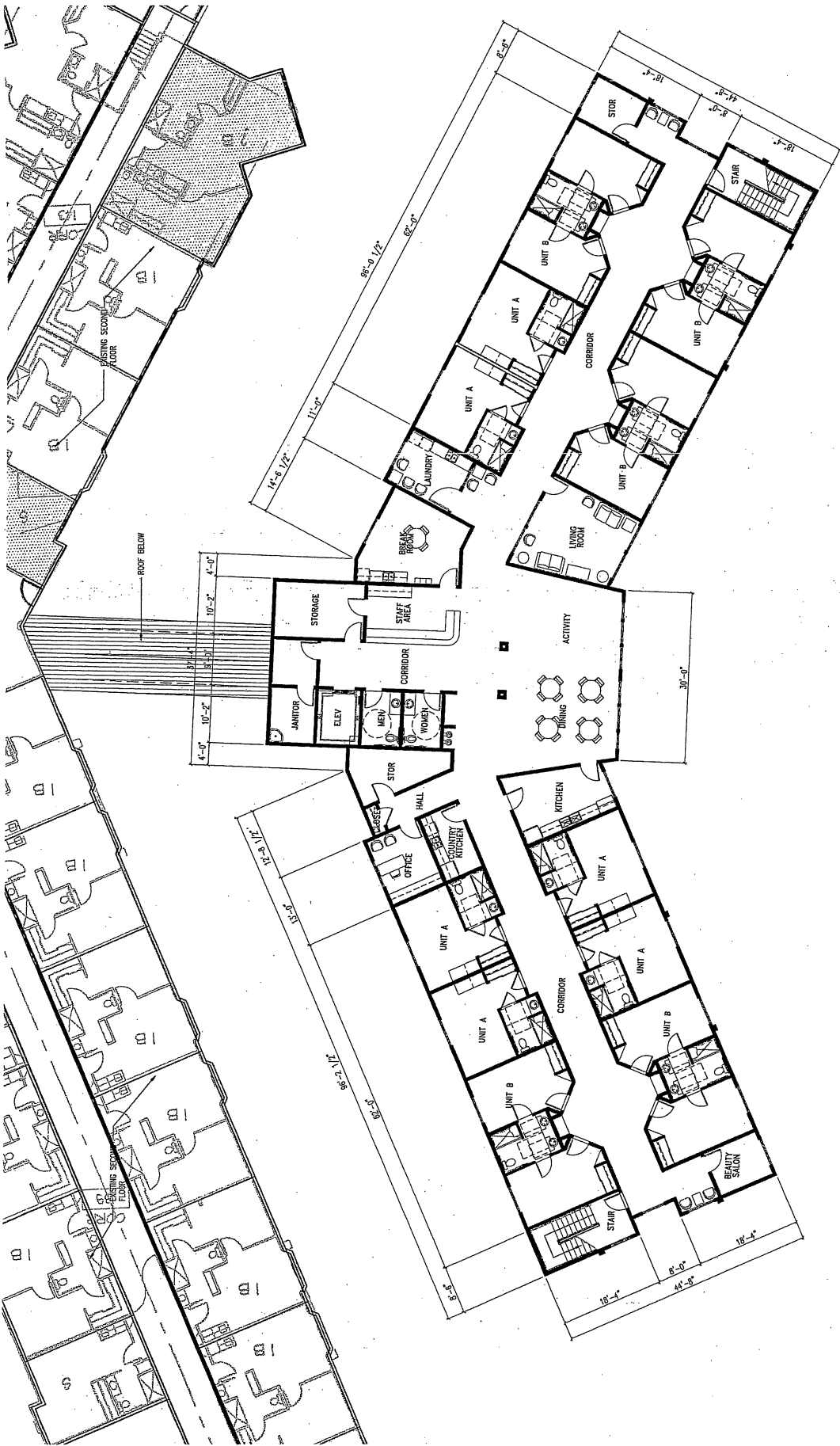
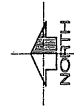
1/8" = 1'-0"
MARCH 20, 2007
Peter Givas Architect, Inc
2016 P Street • Sacramento • California • 95814 • 916.498.7900 • 916.498.7909 FAX

Architecture
Planning
Interiors

SECOND FLOOR PLAN

A4
MARCH 20, 2007
1/8" = 1'-0"

Peter Givas Architect, Inc
2016 P Street • Sacramento • California • 95814 • 916.498.7900 • 916.498.7909 FAX



CRESTON VILLAGE MEMORY CARE ADDITION

Exhibit E
Second Floor Plan
PD 07-006 & CUP 95-018 Amend.
(Creston Village)

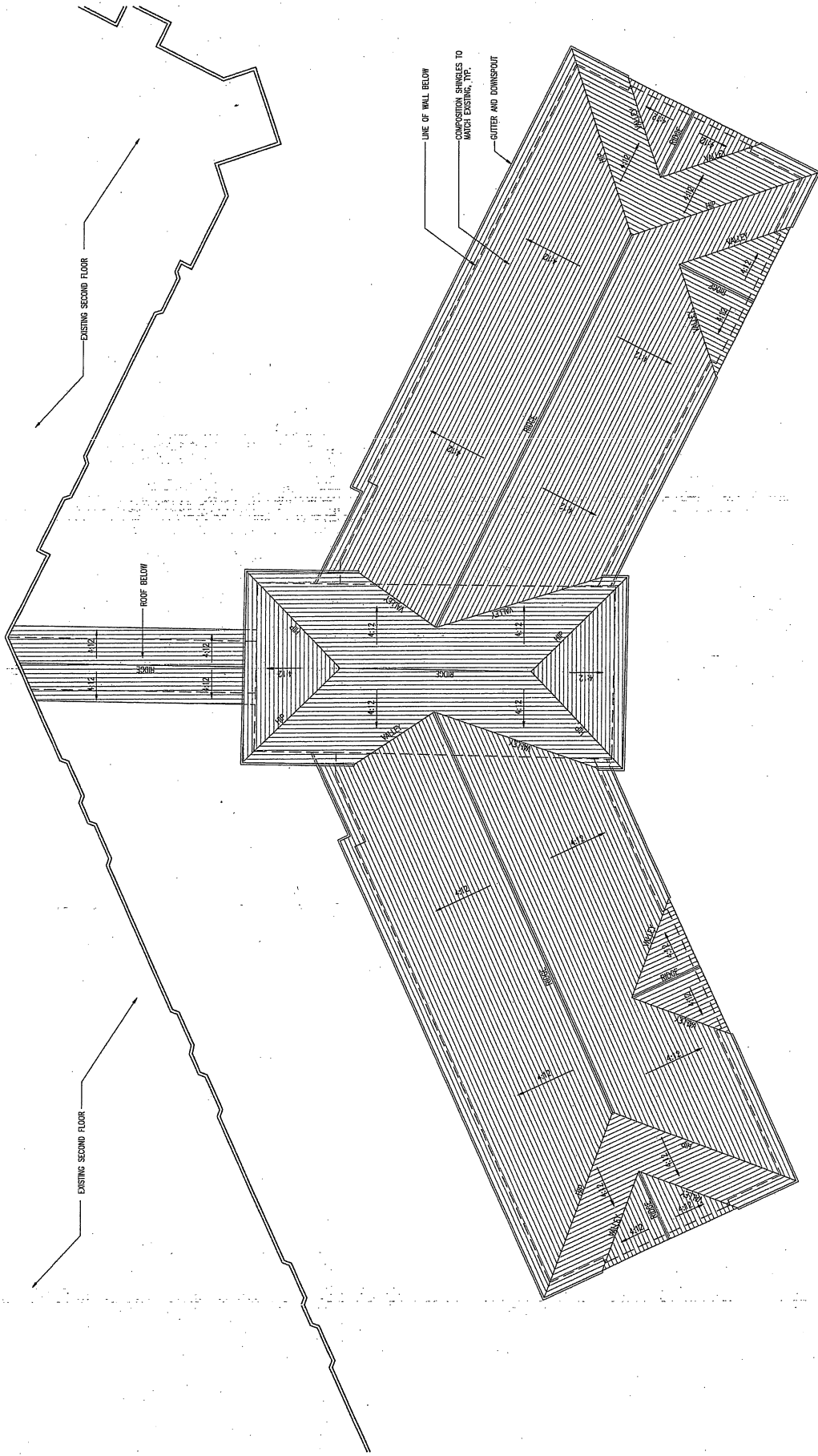
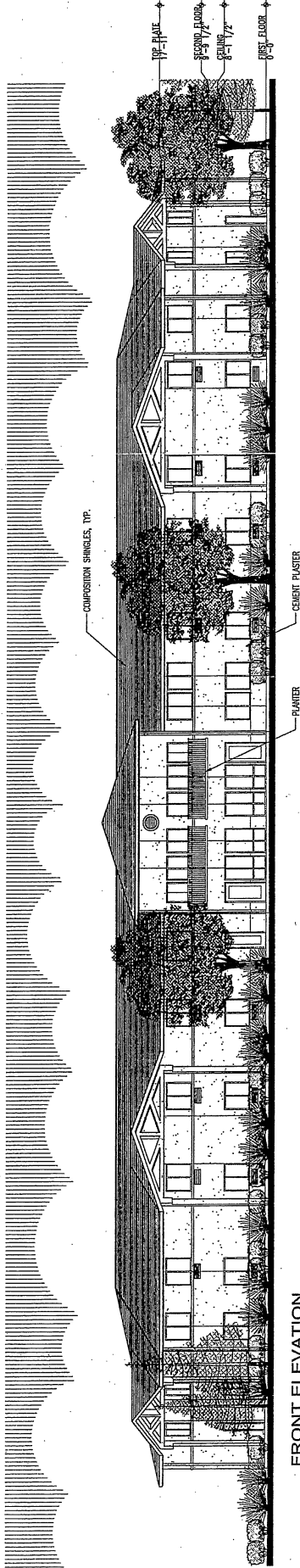
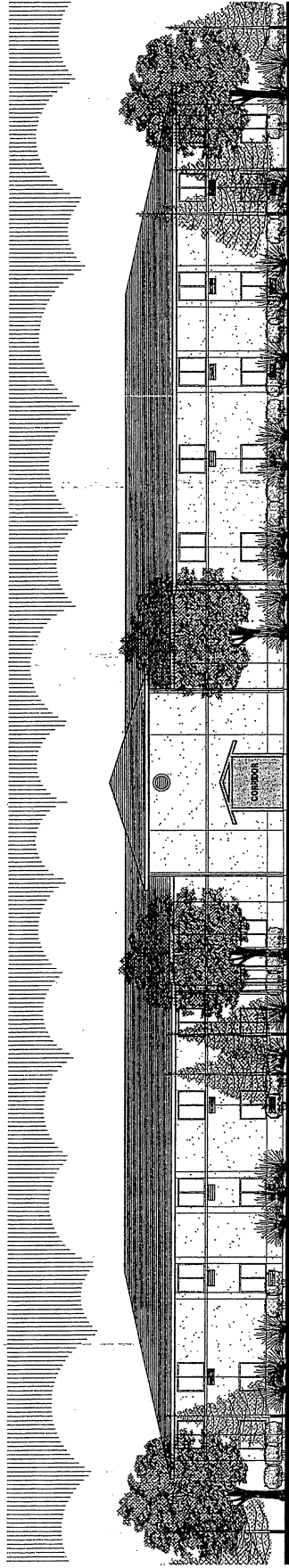


Exhibit F
Roof Plan
PD 07-006 & CUP 95-018 Amend.
(Creston Village)

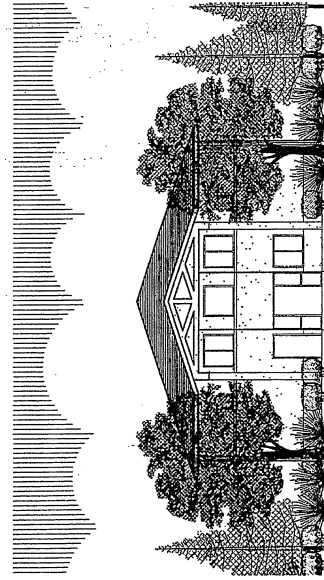
CRESTON VILLAGE MEMORY CARE ADDITION



FRONT ELEVATION



REAR ELEVATION

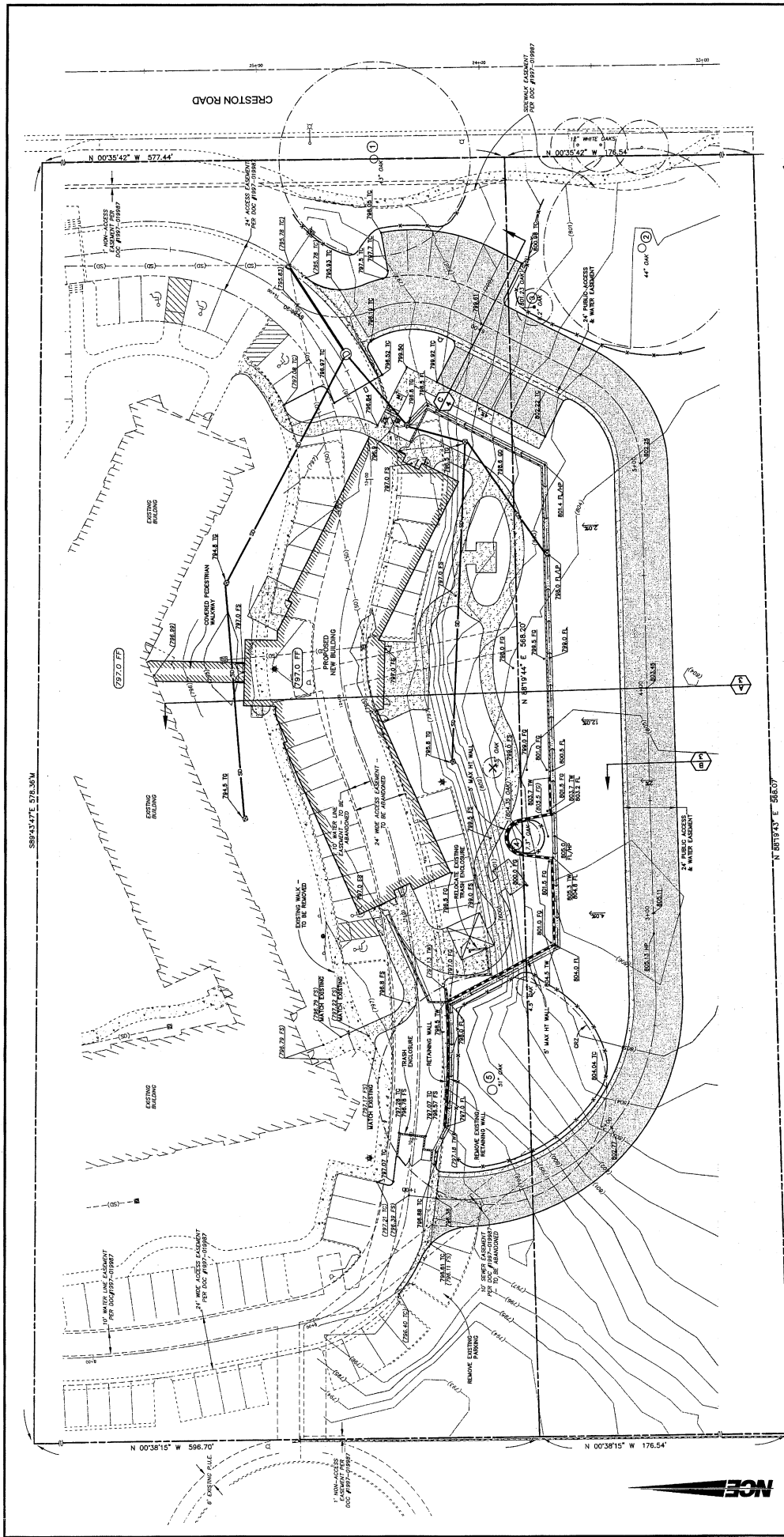


END ELEVATION

Exhibit G
Architectural Elevations
PD 07-006 & CUP 95-018 Amend.
(Creston Village)

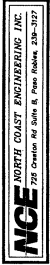
CRESTON VILLAGE MEMORY CARE ADDITION

CRESTON VILLAGE



**CRESTON VILLAGE II
DEVELOPMENT PLAN**

PRELIMINARY GRADING & DRAINAGE PLAN
IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO,
BEING PARCELS 1 AND 2 OF TRAL 95-018 AS RECORDED IN DOCUMENT
NO. 198-03297 AND 198-03298 OF OFFICIAL RECORDS IN THE OFFICE
OF THE COUNTY CLERK OF SAN COUNTY.



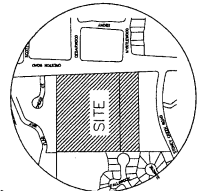
PAGE 1 OF 3

SHEET INDEX

1. PRELIMINARY GRADING & DRAINAGE PLAN
2. PRELIMINARY UNDERGROUND UTILITIES
3. SITE CROSS SECTIONS AND DETAILS

LEGEND

FT ELEVATION	SEWER MANHOLE	SEWER LINE
CONSTRUCT 2:1 SLOPE LOAN	WATER VALVE	EXISTING SEWER LINE
DRAINAGE DIRECTION	AIR & VACUUM RELEASE VALVE	WATER LINE
DRAIN INLET	EXISTING FIRE TRUNK/WAZE WITH CENTRAL HOIST JUNE	EXISTING WATER LINE
EXISTING CONTOUR	RETAINING WALL	PROPOSED WATER DRAIN
THIS TO BE REMOVED	OPEN FENCE	EXISTING GAS LINE
FINISH GRADE	EXISTING 10' WIDE ACCESS DRIVE/TEL	EXISTING OVERHEAD POWER/TEL
STREET LIGHT	EXISTING 10' WIDE ACCESS DRIVE/TEL	EXISTING 10' WIDE ACCESS DRIVE/TEL
FORM HIGHLIGHT LANY	EXISTING 10' WIDE ACCESS DRIVE/TEL	EXISTING 10' WIDE ACCESS DRIVE/TEL
THIS DIRECTION FENCE PER ARCHITECT REPORT DATED MARCH 1, 2007	EXISTING 10' WIDE ACCESS DRIVE/TEL	EXISTING 10' WIDE ACCESS DRIVE/TEL
PROPOSED SIGN/PAVEMENT DATED MARCH 1, 2007	EXISTING 10' WIDE ACCESS DRIVE/TEL	EXISTING 10' WIDE ACCESS DRIVE/TEL
PROPOSED SIGN/PAVEMENT DATED MARCH 1, 2007	EXISTING 10' WIDE ACCESS DRIVE/TEL	EXISTING 10' WIDE ACCESS DRIVE/TEL

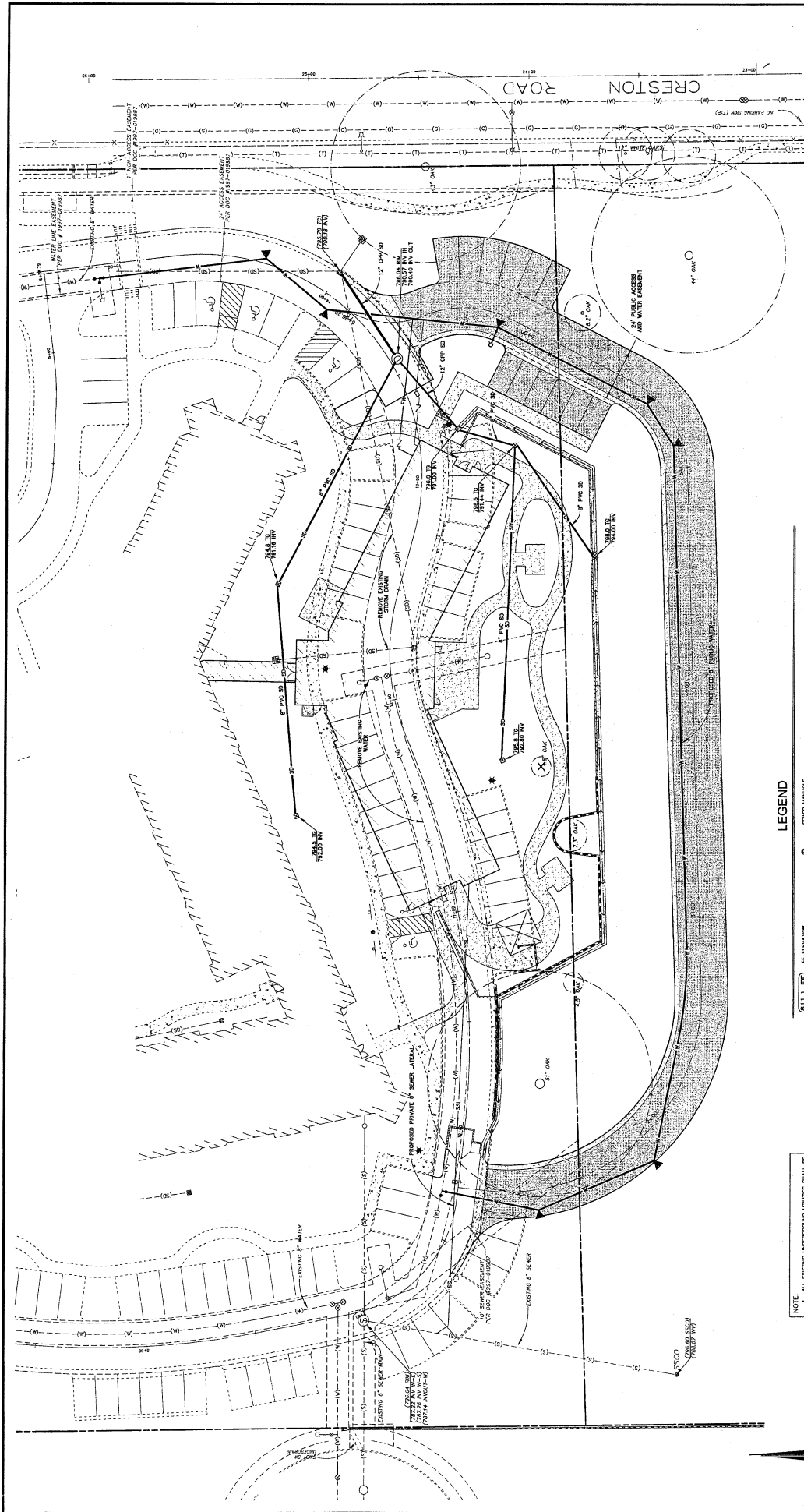


LOCATION MAP
NO SCALE

SCALE: 1"=20'

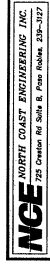
NGE NORTH COAST ENGINEERING INC. COMPANY # 0201

Exhibit H
Preliminary Grading/Drainage
PD 07-006 & CUP 95-018 Amend.
(Creston Village)



**CRESTON VILLAGE II
DEVELOPMENT PLAN**

PRELIMINARY UNDERGROUND PLAN



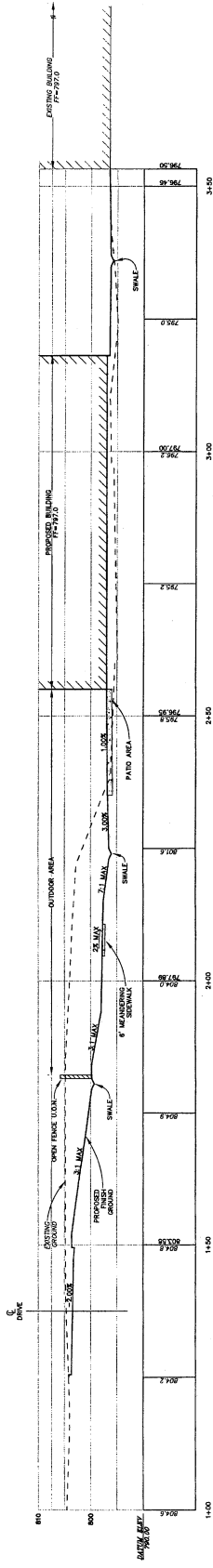
LEGEND

(E.L.) FT	FT ELEVATION	SEWER MAINLINE	SEWER MAINLINE
→	CONTRACT 2:1 SLOPE U.O.C.	WATER VALVE	EXISTING SEWER LINE
→	DRAINAGE DIRECTION	AIR & VACUUM RELEASE VALVE	WATER LINE
○	DRAIN INLET	WATER MAIN	EXISTING WATER LINE
○	EXISTING CONTOUR	WATER MAIN RELEASE	PROPOSED WATER MAIN
○	(600)	WATER MAIN RELEASE	PROPOSED STORM DRAIN
X	PIPE TO BE REMOVED	WATER MAIN RELEASE	EXISTING GAS LINE
○	PROPOSED GRADE	WATER MAIN RELEASE	EXISTING GAS LINE
○	STREET LIGHT	RETAINING WALL	EXISTING OVERHEAD POWER/TEL
○	FIRE HYDRANT ASBY	OPEN TRENCH	PROPOSED DP
○	PROPOSED 1" WATER LINE	EXISTING TRENCH	PROPOSED DP
○	PROPOSED 2" WATER LINE	LANDSCAPE WATER LINE	PROPOSED DP

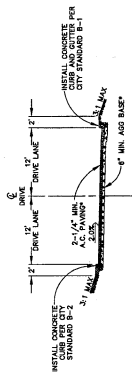
NOTE:
1. ALL EXISTING UNDERGROUND UTILITIES SHALL BE MAINTAINED OR REINSTALLED AS NECESSARY.

SCALE: 1" = 20'

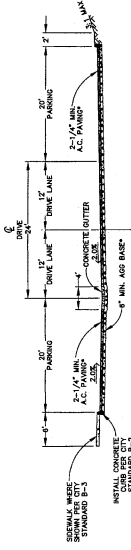
Exhibit I
Preliminary Underground Plan
PD 07-006 & CUP 95-018 Amend.
(Creston Village)



A SITE CROSS SECTION
HORIZONTAL SCALE = 1" = 10'



B DRIVEWAY SECTION
1" = 4"



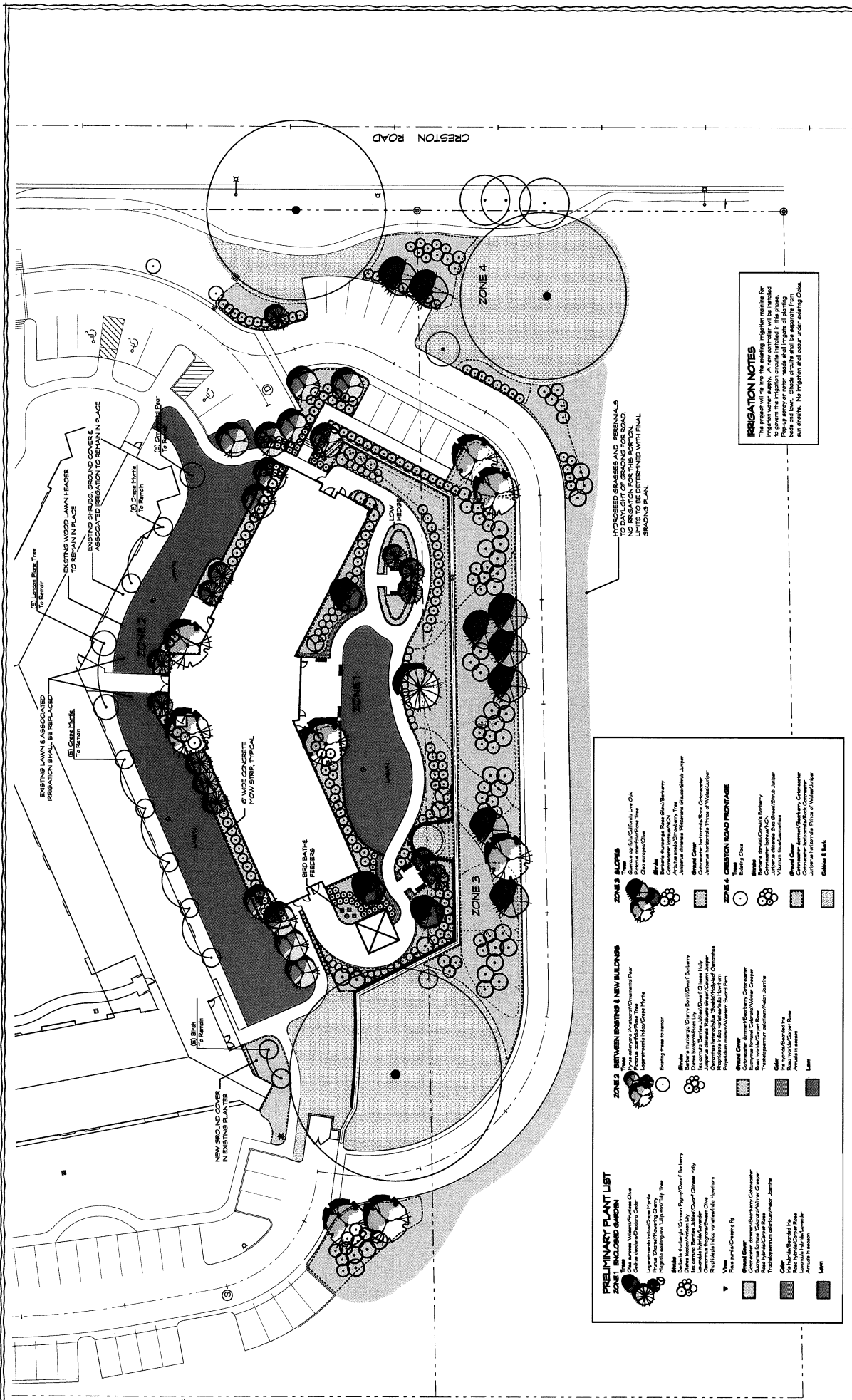
C DRIVEWAY WITH PARKING
1" = 10"

**CRESTON VILLAGE II
DEVELOPMENT PLAN**

SITE CROSS SECTIONS & DETAILS



Exhibit J
Site Cross Sections & Details
PD 07-006 & CUP 95-018 Amend.
(Creston Village)



IRRIGATION NOTES
 The irrigation system is shown for informational purposes only. The final irrigation system shall be determined by the irrigation contractor. The irrigation system shall be designed to provide uniform coverage to all areas shown. The irrigation system shall be designed to provide uniform coverage to all areas shown. The irrigation system shall be designed to provide uniform coverage to all areas shown.

PRELIMINARY PLANT LIST

ZONE 1 - ENCLOSED GARDEN

- Cherry Blossom
- Cherry Blossom
- Cherry Blossom
- Cherry Blossom
- Cherry Blossom

ZONE 2 - BETWEEN BUILDINGS & NEW BUILDINGS

- Banana Tree
- Banana Tree
- Banana Tree
- Banana Tree
- Banana Tree

ZONE 3 - SLATES

- Banana Tree
- Banana Tree
- Banana Tree
- Banana Tree
- Banana Tree

ZONE 4 - CRESTON ROAD FRONTAGE

- Banana Tree
- Banana Tree
- Banana Tree
- Banana Tree
- Banana Tree



Creston Village II 1919 Creston Road, Paso R
 Conceptual Landscape Plan

L-1
 SHEET _ OF _

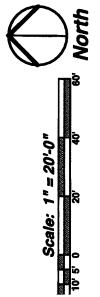
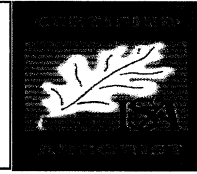


Exhibit K
 Conceptual Landscape Plan
 PD 07-006 & CUP 95-018 Amend.
 (Creston Village)

A & T ARBORISTS

P.O. BOX 1311 TEMPLETON, CA 93465 (805) 434-0131



Tree Preservation Plan For Creston Village II

Paso Robles

APR 06 2007

Prepared by A & T Arborists Planning Division
and Vegetation Management

Chip Tamagni
Certified Arborist #WE 6436-A



Steven Alvarez
Certified Arborist #WE 511-A

Tract # _____

PD # _____

Building Permit # _____

Exhibit L
Arborist Report
PD 07-006 & CUP 95-018 Amend.
(Creston Village)

Project Description: This project involves the addition of a wing to the Creston Village Senior Facility. The new wing will be located south of the existing building. The property is currently open space with valley oaks (*Quercus lobata*), a planted coast live oak (*Quercus agrifolia*) and a mature blue oak (*Quercus douglasii*) in addition to several non-native species. The critical root zone impacts consist of the access road and associated parking along with a retaining wall. Tree #1 has been pruned in the past, however it should be pruned again as it adds excellent aesthetics to the property and it should be preserved. Trees #2 and #5 are in dire need of pruning not only for aesthetics but also for tree health concerns and to prevent large failures.

Specific Mitigations Pertaining to the Project: The grading near tree #1 is very close to existing grade and the minor soil disturbance occupies only 5% of the critical root zone. Tree #2 is planned to be completely avoided. Tree #3 is a young valley oak. Grade is also close to existing in this area and with arborist monitoring, the young tree will survive. Tree #4 is a planted coast live oak. A five foot retaining wall is proposed around the critical root zone of this tree to protect it. The retaining wall on the north side of tree #5 is existing so that is not a new impact. The wall on the east side of the tree will be new. The trenching will occupy no more than 5% of the critical root zone. The access road on the west side of tree #5 is closely matched to existing grade. With proper monitoring and fencing placement, there will be no severe long term impacts to this tree.

The term “critical root zone” or CRZ is an imaginary circle around each tree. The radius of this circle (in feet) is equal to the diameter (in inches) of the tree. For example, a 10 inch diameter tree has a critical root zone with a ten foot radius from the tree. Working within the CRZ usually requires mitigations and/or monitoring by a certified arborist.

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Trees are numbered on the grading plans and in the field with an aluminum tag. Tree protection fencing is shown on the grading plan. In the field oak trees to be saved have yellow tape and trees to be removed have red tape attached to the tag (none for this project). Both critical root zones and drip lines are outlined on the plans.

If pruning is necessary for building, road or driveway clearance, removal of limbs larger than 6 inches in diameter will require a city approved permit along with a deposit paid in advance (to the City of Paso Robles). The city will send out a representative to approve or deny the permit. Only 25% of the live crown may be removed. There are no limbs anticipated for any clearance pruning at this time.

Tree Rating System

A rating system of 1-10 was used for visually establishing the general health and condition of each tree on the spreadsheet. The rating system is defined as follows:

<u>Rating</u>	<u>Condition</u>
0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline.

- 2 May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.
- 3 Some past failures, some pests or structural defects that may be mitigated by class IV pruning.
- 4 May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.
- 5 Relatively healthy tree with little visual, structural and/or pest defects and problems.
- 6 Healthy tree that probably can be left in its natural state.
- 7-9 Has had proper arboricultural pruning and attention or have no apparent structural defects.
- 10 Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

Aesthetic quality on the spreadsheet is defined as follows:

- **poor** - tree has little visual quality either due to severe suppression from other trees, past pruning practices, location or sparse foliage
- **fair** - visual quality has been jeopardized by utility pruning/obstructions or partial suppression and overall symmetry is average
- **good** - tree has good structure and symmetry either naturally or from prior pruning events and is located in an area that benefits from the trees position
- **excellent** - tree has great structure, symmetry and foliage and is located in a premier location. Tree is not over mature.

The following mitigation measures/methods must be fully understood and followed by anyone working within the critical root zone of any native tree. Any necessary clarification will be provided by us (the arborists) upon request.

It is the responsibility of the **owner or project manager** to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.

Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed.

Fencing: The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize

the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

Tree Protection Zone

No personnel, equipment, materials, and vehicles are allowed

Do not remove or re-position this fence without calling:

A & T Arborists
434-0131

Soil Aeration Methods: Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.

Chip Mulch: All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

Trenching Within Critical Root Zone: All trenching within the critical root zone of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading contractor(s) must take place prior to work start.

Grading Within The Critical Root Zone: Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

Exposed Roots: Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.

Equipment Operation: Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.

Existing Surfaces: The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.

Construction Materials And Waste: No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.

Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the **owner(s) or their designee** to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.

- pre-construction fence placement inspection
- all grading and trenching identified on the spreadsheet
- any other encroachment the arborist feels necessary

Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.

Pruning Class I pruning has emphasis on aesthetics, removal of dead, dying, decaying weak branches and selective thinning to lesson wind resistance. Class II pruning has more emphasis on structural integrity and tree health concerns.

Landscape: All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation.

Utility Placement: All utilities, sewer and storm drains shall be placed down the roads and driveways and when possible outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over roots larger than 3 inches in diameter.**

Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.

The included spreadsheet includes trees listed by number, species and multiple stems if applicable, scientific name, diameter and breast height (4.5'), condition (scale from poor to excellent), status (avoided, impacted, removed, exempt), percent of critical root zone impacted, mitigation required (fencing, root pruning, monitoring), construction impact (trenching, grading), recommended pruning, aesthetic value and individual tree notes along with canopy spread.

If all the above mitigation measures are followed, we feel there will be no long-term significant impacts to the native trees.

Please let us know if we can be of any future assistance to you for this project.

Steven G. Alvarez
Certified Arborist #WC 0511

Chip Tamagni
Certified Arborist #WE 6436-A

A handwritten signature in black ink, appearing to read 'CT', with a long horizontal flourish extending to the right.

TREE PROTECTION SPREAD SHEET Creston Village II

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS	LTSI
1	VO	<i>Q. lobata</i>	43	6	I	5%	GR	F, M	YES	I	excel.		26w	none
2	VO	<i>Q. lobata</i>	44	4	A	0%	NONE	fencing	NO	II	excel.		22nw	none
3	VO	<i>Q. lobata</i>	8	4	I	30%	GR	F, M	YES		good		13x13	low
4	LO	<i>Q. agrif</i>	2x7	4	A	0%	NONE	fencing	NO		good	planted tree	10x10	none
5	BO	<i>Q. doug.</i>	51	4	I	10%	GR	F, M	YES	II	excel.	cavities, nesting holes	20w	none
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH

2 = TREE TYPE: COMMON NAME IE: W.O. = WHITE OAK

3 = SCIENTIFIC NAME

4 = TRUNK DIAMETER @ 46"

5 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT

6 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL

7 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE

8 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING, FILL

9 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING,

10 = ARBORIST MONITORING REQUIRED: YES/NO

11 = PERSCRIBED PRUNING: CLASS 1-4

12 = AESTHETIC VALUE

13 = FIELD NOTES

14 = NORTH SOUTH/ EAST WEST CANOPY SPREAD

15 = LONG TERM SIGNIFICANT IMPACTS: HIGH, MEDIUM, LOW, NONE

RESOLUTION NO. 95-058
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 95007
(TDC CONVALESCENT INC.)
09-751-02 & 05

WHEREAS, Planned Development 95007 has been filed by TDC Convalescent Inc. in conjunction with applications for Conditional Use Permit 95018 and Lot Line Adjustment PRAL 95-105 for the construction of a 100 unit senior residential congregate care facility on an approximate 7 acre site (as phase one of a potentially two phased project) located west of Creston Road at Myrtlewood and Cedarwood Drives, and

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District, and

WHEREAS, a public hearing was conducted by the Planning Commission on December 11, 1995 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan, and

WHEREAS, a Negative Declaration was adopted by the Planning Commission for this project, in accordance with the California Environmental Quality Act; and

WHEREAS, based upon the facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:

a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;

b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;

RIMC CODE	Comm. Develop.
DATE:	December 11, 1995
FILE PLAN/GEN CAT:	Current Planning/Planned Development Files
SUBJECT:	PD 95007 - TDC Convalescent PD resolution
LOCATION:	Development Services File Room
RETENTION:	Permanent
OTHER:	mw/pd/senior/pc/pd.res

c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;

d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso De Robles, does hereby approve Planned Development 95007 subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant shall comply with all those standard conditions which are indicated on "Attachment A" to this Resolution.

SITE SPECIFIC CONDITIONS:

2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan
B	Preliminary Grading and Drainage
C	Floor Plans*
D1-D3	Building Elevations*
E1-E2	Landscape Plan and Cross Sections*
F	Landscape cross section at Bel Air Place
G	Color Board*
H	Light Pole Standard
I	Composition Roof specifications

* Indicates plans/materials are on file in the Community Development Department.

3. All conditions contained within the resolutions approving Conditional Use Permit 95018, Lot Line Adjustment PRAL 95-105 and the resolution granting a Negative Declaration status for

this project shall be complied with in a manner acceptable to the City of Paso Robles.

4. The following architectural design details shall be submitted for review and final approval by the Development Review Committee prior to issuance of building permits:
 - a. Decorative paving material details for areas shown on site plan;
 - b. Decorative Block material details for retaining walls and screen walls;
 - c. Rail fence detail for areas adjacent to creek;
 - d. Final color and material board;
 - e. Final screening design for roof mounted equipment (to be fully shielded in the proposed mechanical well by the roof line or a parapet wall);
 - f. Wood fence detail. The fence should be designed to step down in height and be set back from Creston Road to compliment landscaping.
5. The applicant shall provide a detailed plan as to the carport design. Carports are not to be located within 20 feet of the western and 85 feet from face of curb at Creston Road (no closer than the building footprint line).
6. The following landscape design details shall be submitted for review and final approval by the Development Review Committee prior to issuance of building permits:
 - a. A detailed landscape plan showing the specific locations of plant species within planted areas (i.e., tree species and locations in relation to building);
 - b. Landscape plan shall reflect a high percentage of large canopy tree species and a combination of evergreen and deciduous;
 - c. A detail for a vegetative screen separation along the western property boundary of phase one shall be provided. The intent of this screen separation is to act as a visual barrier between this project and the single family residential property to the west. The screen shall include a row of large crown trees that would, when mature, provide an effective visual screen at a second story level.

7. The applicant shall design and construct a public transportation shelter along the west side of Creston Road, south of the project entrance. The curb shall be set back as necessary and easements adjusted for public access. The shelter design shall be subject to review and approval by the DRC, and shall be compatible with main building's architecture while incorporating the standards of the Woodland Plaza I and II, and Williams Brothers/Vons Center shelters.
8. The applicant shall provide a design and shall install a traffic signal at the Cedarwood Drive intersection in conjunction with project development to mitigate the pedestrian crossing activity generated by this project and its relationship to commercial facilities to the east. The applicant shall have the ability to negotiate with the City Council the reimbursement of up to one half the signal cost.
9. The Fire Department shall establish a threshold level of emergency services 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.
10. Sewer and water systems interior to the development and offered to the City for maintenance shall be designed and constructed to City standards with appropriate easements dedicated to the City for maintenance and access purposes. City shall have access to these facilities at all times.
11. The applicant shall up-size the sewer main in Bel Air Place to an 8-inch line from the cul-de-sac to Fallbrook or provide a sewer flow analysis which shows that peak flow from this project at its ultimate development will not exceed one-half the pipe diameter.
12. The applicant shall dedicate a 1-foot non-access easement along Bel Air Place and along the Phase I development in Creston Road in a form acceptable to the City Engineer.
13. The applicant shall dedicate additional easement along Creston Road to accommodate the proposed meandering sidewalk in a form acceptable to the City Engineer.
14. The applicant shall pay his pro-rata share of the Meadowlark Sewer Reimbursement and River Road Sewer Reimbursement prior to issuance of a building permit. These fees shall be based on a commercial/industrial development (per acreage fee).

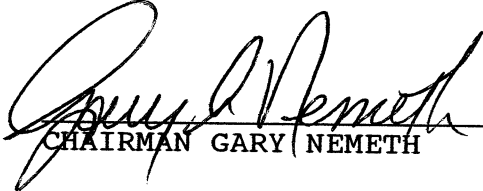
15. The existing creek and its 100 year inundation limit line shall be offered as an open space easement and annexed to the Landscape and Lighting District. Prior to the City's accepting this area into the District, the developer shall provide erosion control protection to the creek unless a hydraulic analysis calculations to the satisfaction of the City Engineer, determines that erosion protection is not necessary.
16. Existing wells and septic tanks shall be abandoned in accordance to Health Standards and the City's Building Division.
17. The applicant shall comply with the dust control measures outlined in the Air Pollution Control District's letter of October 24, 1995, including: a) applying water to portions of graded soil at least twice daily; b) limiting vehicle speeds on the work site to 10mph; c) hydroseeding disturbed soil that is dormant for greater than a 2 month period. Additionally, the applicant shall incorporate, to the greatest degree feasible, the operational phase mitigations for the project, including: d) use of energy efficient appliances.
18. Lot Line Adjustment PRAL 95-105 shall be recorded/finalized prior to issuance of building permits for the project.
19. The Color and Material Board for the project shall be submitted to the Development Review Committee for review and approval prior to issuance of building permits for the project. The purpose and intent behind the review of colors and materials is to achieve an appropriate level of visual interest for the buildings and to maintain a residential rather than institutional character wherever possible. To that end, the composition shingle is to be of a two-tone blend rather than a single color.

PASSED AND ADOPTED THIS 11th day of December 1995 by the following Roll Call Vote:

AYES: BANAKIS, FERRAVANTI, JOHNSON, NEMETH, STEINBECK, WARNKE

NOES: NONE

ABSENT: DAKIN


CHAIRMAN GARY NEMETH

ATTEST:


ROBERT A. LATA, PLANNING COMMISSION SECRETARY

mw\pd\senior\pc\pd.res

ATTACHMENT A OF RESOLUTION 9 -

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

PROJECT #: PD 95007, CUP 95018, LLA PRAL 95-105

APPROVING BODY: Planning Commission

DATE OF APPROVAL: December 11, 1995

APPLICANT: TDC Consultants (Tom Clark)

LOCATION: West side of Creston Road at Cedarwood 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 December 11, 1997 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 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.

(Adopted by Planning Commission Resolution 94-038)

- 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 subject to approval by the Community Development Director or his designee.
- 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:
 - Creston Road parkway areas
 - Project lighting along Creston Road (not interior)
 - Creekway within 100 year flood area (not detention basins)

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.

(Adopted by Planning Commission Resolution 94-038)

X 17. The following areas shall be permanently maintained by the property owner, Homeowners Association, or other means acceptable to the City: All areas located outside of the public right of way and/or areas covered by the landscape and lighting district.

X 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:

X 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.

X 2. Prior to the issuance of building permits, the
 X 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;
 X b. A detailed landscape plan;
 c. A detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 X d. Other: Details as described in site specific conditions

X 3. The applicant shall meet with the City's Crime Prevention Officer and Fire Personnel prior to the issuance of building permits for recommendations on security and safety 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 and the Fire Department at (805) 237-3973.

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

X 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.

X 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.

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

APPLICANT: TDC CONSULTANTS PREPARED BY: DITAS ESPERANZA

REPRESENTATIVE: NORTHCOAST ENGINEERING CHECKED BY: _____

PROJECT: CUP 95-018/PD 95-007/PRAL 95-105 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.

- 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.

(Adopted by Planning Commission Resolution 94-038)

- 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:

CRESTON ROAD ARTERIAL MODIFIED A-2

Street Name	City Standard	Standard Drawing No.
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Street Name	City Standard	Standard Drawing No.
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Street Name	City Standard	Standard Drawing No.
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- 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;
 - 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 the existing creek to its 100 year inundation limit as open space.
- 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.
- 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

(Adopted by Planning Commission Resolution 94-038)

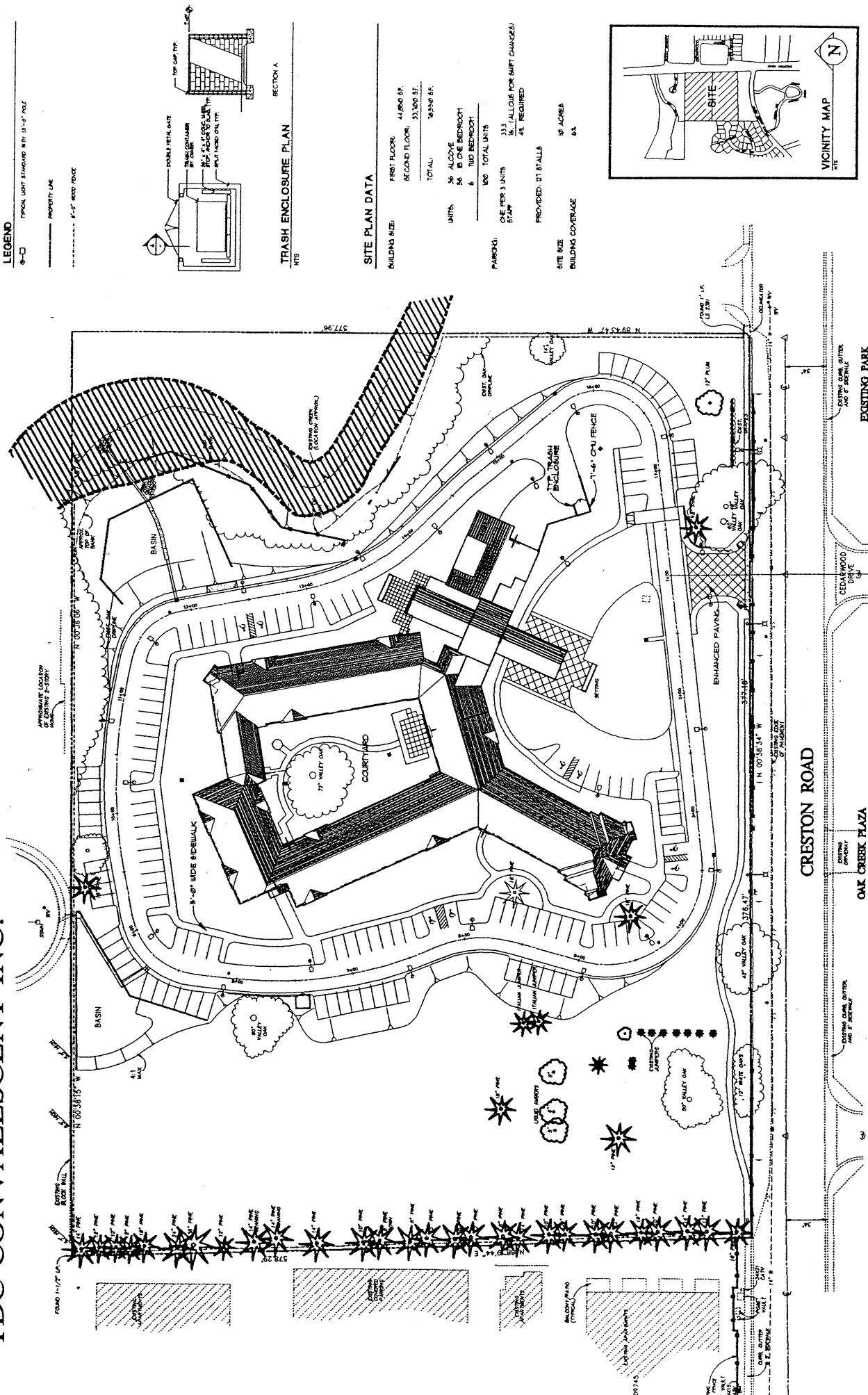
owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).

- 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).
- 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:

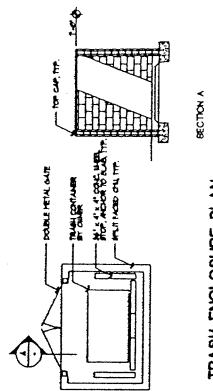
I. GENERAL CONDITIONS

- 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.



LEGEND

- 9-0' TYPICAL LIGHT STANDARD MIN. 13'-0" POLE
- PROPERTY LINE
- 4'-0" WOOD FENCE



SITE PLAN DATA

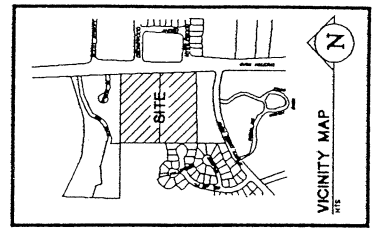
BUILDING SIZE:
 FIRST FLOOR: 44,890 SF.
 SECOND FLOOR: 53,500 SF.
 TOTAL: 98,390 SF.

UNITS:
 46 W/CLAY
 24 W/OAK
 6 TWO BEDROOM
 100 TOTAL UNITS

PARKING:
 ONE PER 3 UNITS
 333
 16 (ALLOW FOR SHIFT CHANGES)
 14 REQUIRED

PROVIDED: 31 STALLS

SITE SIZE: 10 ACRES
 BUILDING COVERAGE: 6%



Vittello + Associates, Inc.
 Architects
 801 H Street
 Sacramento, CA 95814
 (916) 442-6200

DEVELOPMENT PLAN REVIEW

PASO ROBLES, CALIFORNIA

OCTOBER 27, 1995

**PROPOSED SENIOR LIVING CENTER
 FOR TDC/ALA
 A GENERAL PARTNERSHIP**

CRESTON ROAD

**OAK CREEK PLAZA
 EXISTING COMMERCIAL**

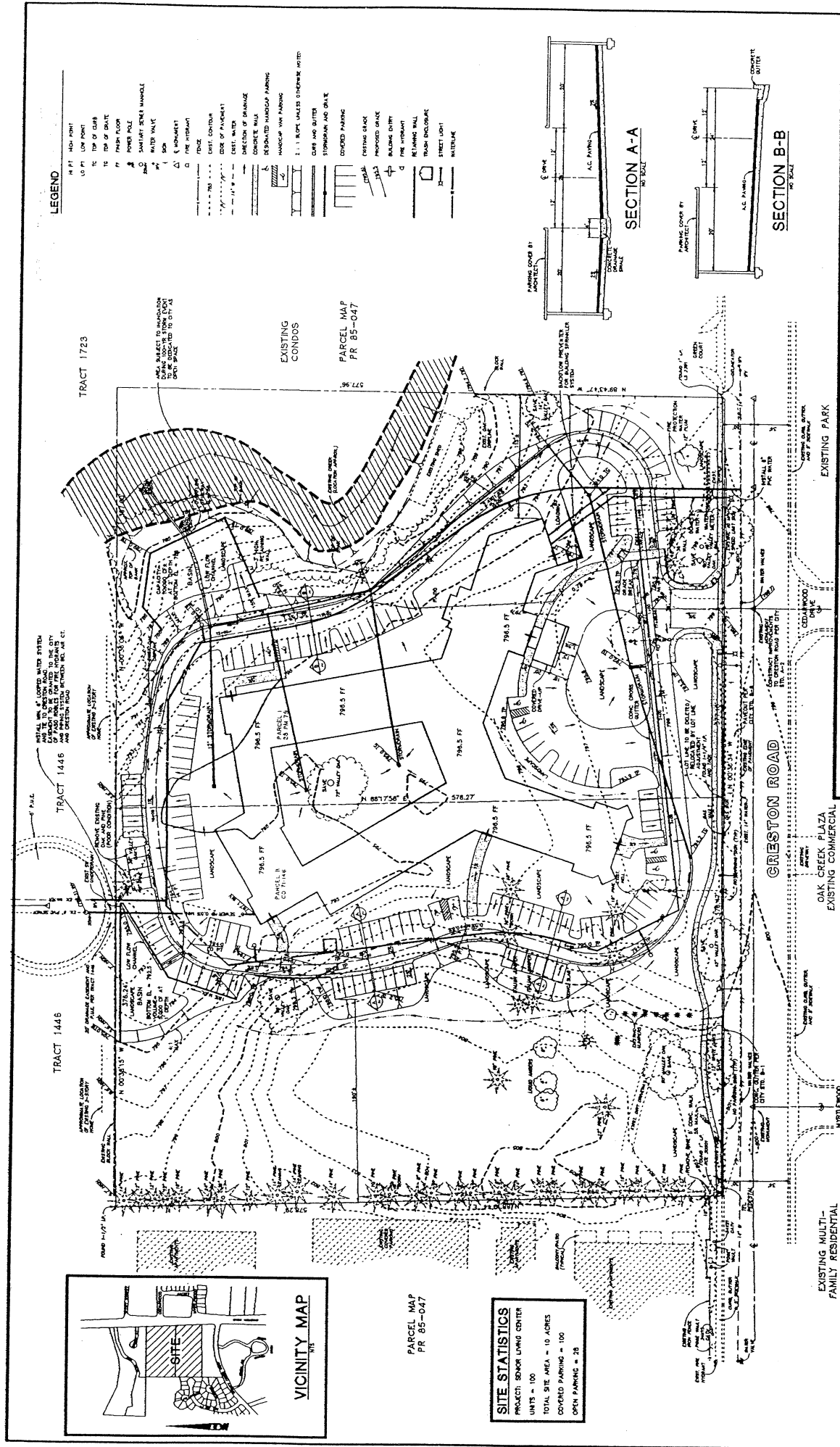
EXISTING PARK

CRESTON ROAD

**OAK CREEK PLAZA
 EXISTING COMMERCIAL**

EXISTING PARK

PLANNING DEVELOPMENT 9500/ TDC CONVALESCENT INC. EXHIBIT B - PRELIMINARY GRADING AND DRAINAGE

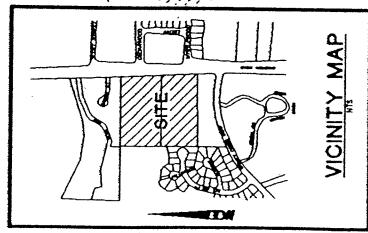


**PRELIMINARY GRADING AND DRAINAGE PLAN
AND SITE PLAN
FOR TDC CONVALESCENTS**

NCE NORTH COAST ENGINEERING INC.
CIVIL ENGINEERING - LAND SURVEYING - PROJECT DEVELOPMENT

725 Creston Rd. - Suite B
Creston, CA 94446
(805) 339-3127
(805) 327-8651

NOTE: THIS PLAN IS PREPARED BY THE ENGINEER AND IS SUBJECT TO THE PROVISIONS OF THE PROFESSIONAL ENGINEERING ACT AND THE REGULATIONS THEREOF. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL DESIGN SERVICES PROVIDED BY HIM OR HER.



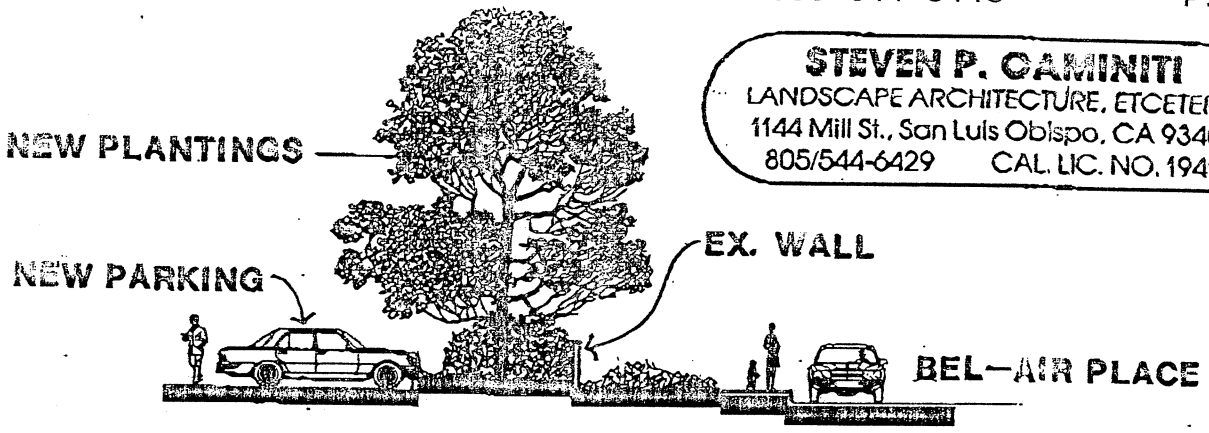
PARCEL MAP
PR 85-047

SITE STATISTICS
PROJECT: SENIOR LIVING CENTER
UNITS = 100
TOTAL SITE AREA = 10 ACRES
COVERED PARKING = 100
OPEN PARKING = 25

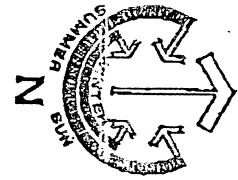
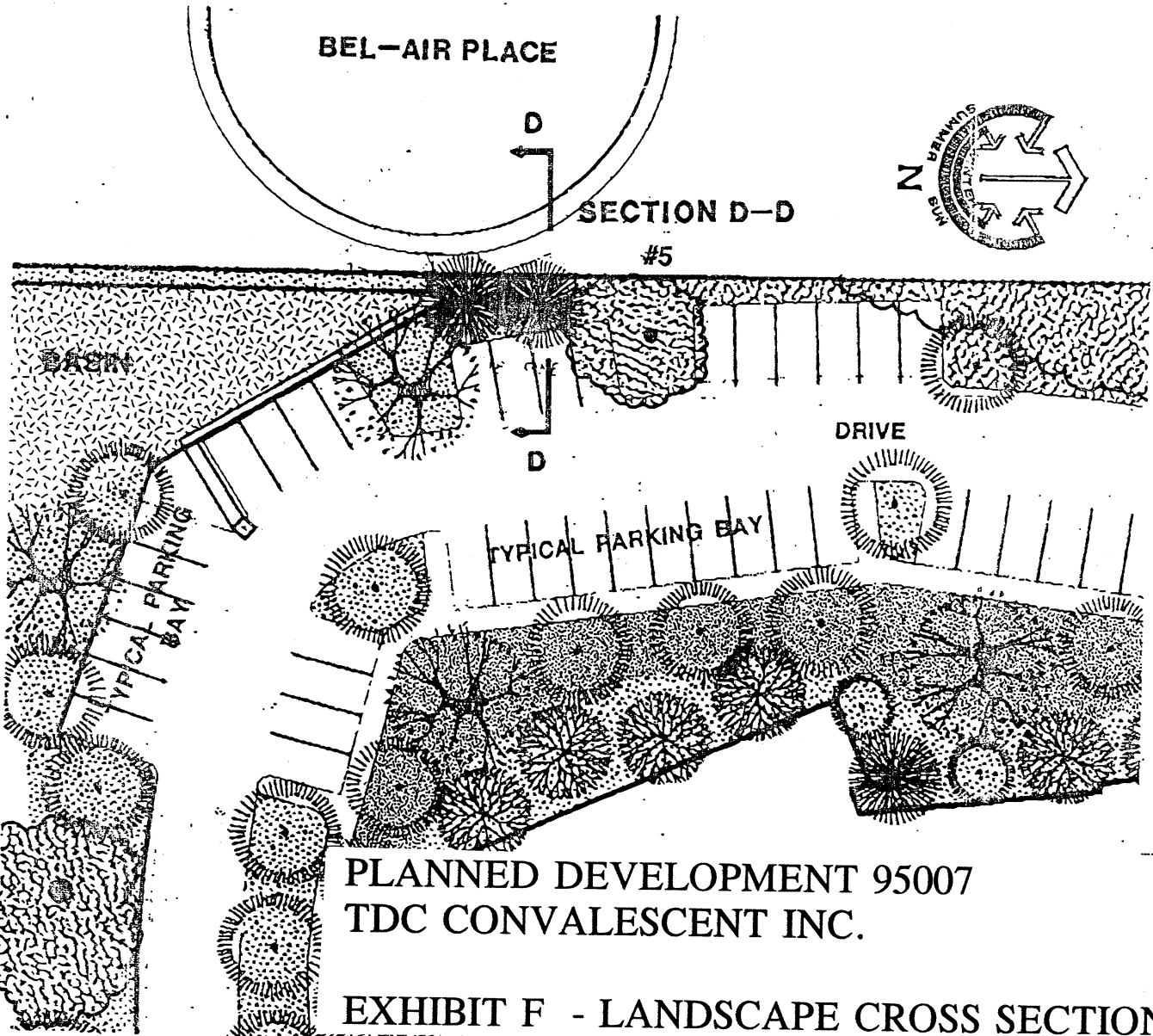
NCE

0 20' 40' 80'
SCALE: 1"=40'

STEVEN P. CAMINITI
 LANDSCAPE ARCHITECTURE, ETCETERA
 1144 Mill St., San Luis Obispo, CA 93401
 805/544-6429 CAL. LIC. NO. 1941



SECTION D-D
 SCALE: 1"=16'-0"



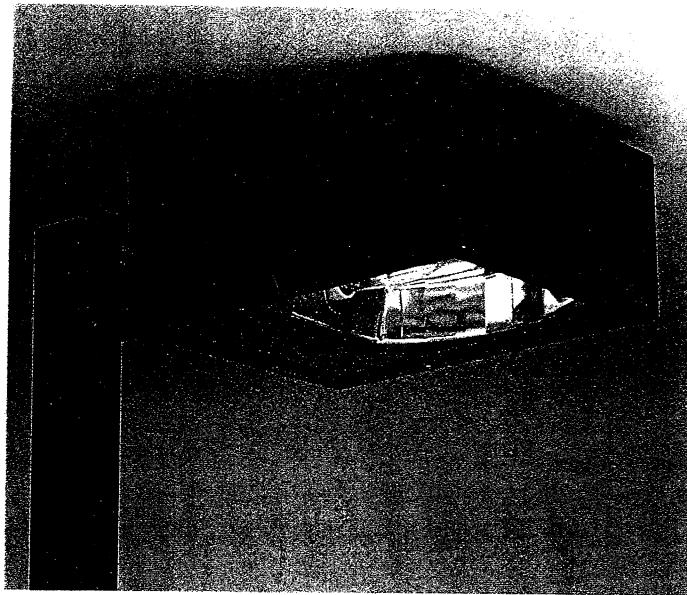
PARTIAL SITE PLAN
 SCALE: 1"=40'-0"

PLANNED DEVELOPMENT 95007
TDC CONVALESCENT INC.

LIGHT STANDARD

OCTOBER 27, 1995

EXHIBIT H - LIGHT POLE STANDARD



KAS Series

The classic rectangular shape of the KAS family is the time-honored solution to many outdoor lighting situations ... and Lithonia Architectural Outdoor leads all other manufacturers in production of this type of general area lighting. The KAS is available in three housing sizes, determined by lamp wattage. Four reflector systems – Type II, Type III, Type IV and Type V Square – provide the versatility needed for uniform performance on the ground. Each KAS luminaire may be pole or wall mounted with a 12" extruded aluminum arm. Standard finish on the hand-detailed KAS is dark bronze TGIC polyester powder enamel to withstand punishing environmental elements.

**PROPOSED SENIOR LIVING CENTER
FOR TDC/ALA
A GENERAL PARTNERSHIP**



**Vitiello +
Associates, Inc.
Architects**

1931 H Street
Sacramento CA 95814
(916) 446-0206

ROOF MATERIAL EXHIBIT I - COMPOSITION ROOF STANDARD
OCTOBER 27, 1995

TIMBERLINE[®] ULTRA[™]
TIMBERLINE[®] SERIES

- Fiberglass Class A Asphalt Roof Shingles
- Newest addition to our Timberline Series line
- 40-year Limited Warranty
- Super heavyweight laminated shingle for durability
- Boldest, most dramatic dimensional appearance
- Best quality, tough, fiberglass construction
- Highest protection against fire and wind damage - rated Class A from Underwriters Laboratories
- Available in the 5 most popular Timberline Series colors
- Comes with Fungus Guard[™] protection in selected high humidity, hot climates



**PROPOSED SENIOR LIVING CENTER
FOR TDC/ALA
A GENERAL PARTNERSHIP**



**Vitiello +
Associates, Inc.
Architects**
1331 H Street
Sacramento CA 95814
(916) 446-0206

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 95-018 AMENDMENT
(EMERITUS ASSISTED LIVING – CRESTON VILLAGE)
APN: 009-751-062 & 63

WHEREAS, Planned Development 07-006 has been filed by North Coast Engineering on behalf of Emeritus Assisted Living, to construct a 16,690 square foot, 22-room addition to the existing Creston Village residential care facility; and

WHEREAS, in conjunction with PD 07-006, the applicant has submitted an application to amend Conditional Use Permit 95-018, for the expansion of the residential care facility use, as required by Table 21.16.200; and

WHEREAS, the project is located 1919 Creston Road; and

WHEREAS, the 9.96 acre site is zoned R3-PD (Residential Multi-Family, Planned Development Overlay), and has a General Plan designation of RMF-12, (Residential Multi-family, 12 units per acre); and

WHEREAS, a public hearing was conducted by the Planning Commission on June 26, 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 Planning Commission on June 26, 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 07-006 and subject to the conditions of approval listed below, the Planning Commission finds that with the site plan modifications as required by the Resolution approving Conditional Use Permit 95-018, 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 Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 95-018 Amendment subject to the following conditions:

STANDARD CONDITIONS

1. The applicant shall comply with all those standard and site specific conditions which are contained in the Resolution and its exhibits approving Planned Development 07-006 and associated Negative Declaration.
2. The project shall comply with all conditions of approval contained in Res. 95-057, granting approval to the original CUP 95-018, attached as Exhibit A.

SITE SPECIFIC CONDITIONS

3. This Conditional Use Permit 95-018 along with PD 07-006 Amendment, allows for development of a 16,690 square foot, 22-room expansion to the existing Creston Village residential care facility.
4. 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.
5. 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 26th day of June, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

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

RESOLUTION NO: 95-057
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 95018
(TDC CONVALESCENT INC.)
APN: 09-751-02 & 05

WHEREAS, TDC Convalescent Inc. has filed an application to establish and operate a senior residential congregate care facility on a seven (7) acre site located west of Creston Road, at the intersections of Myrtlewood and Cedarwood Drives, and

WHEREAS, this application has been filed in conjunction with Planned Development 95007 and Lot Line Adjustment PRAL 95-105, and

WHEREAS, a public hearing was conducted by the Planning Commission on December 11, 1995 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this project proposal, and

WHEREAS, a Negative Declaration was adopted by the Planning Commission for this project, in accordance with the California Environmental Quality Act; and

WHEREAS, based upon the facts and analysis presented, and public testimony received, the Planning Commission finds that, subject to the conditions of approval listed below, that the establishment, maintenance and operation for the requested use 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 Planning Commission of the City of El Paso De Robles does hereby approve Conditional Use Permit 95018 subject to the following conditions:

1. This use permit shall authorize the operation of a senior residential congregate care facility of 100 units. Subsequent expansion or future phasing of this development will require this use permit to be amended and new development applications to be filed and reviewed independently from this project approval. The need for additional environmental analysis will be reviewed at the time a revised development application is received.

RIMC CODE	Comm. Develop.
DATE:	December 11, 1995
FILE PLAN/GEN CAT:	Current Planning/Planned Development Files
SUBJECT:	CUP 95018 - TDC Convalescent CUP resolution
LOCATION:	Development Services File Room
RETENTION:	Permanent
OTHER:	mw/pd/senior/pc/env.res

Exhibit A
Resolution 95-057
PD 07-006 & CUP 95-018 Amend.
(Creston Village)

2. A covenant shall be recorded which will establish the minimum age of residents in this facility to 65 years or older. This covenant shall be done in a manner acceptable to the City Attorney.
3. The operation of the facility shall contain those services as described in the applicant's project descriptions attached as exhibits A and B of this resolutions.
4. The site shall be developed and maintained in accordance with the approved plans and applicable conditions to the Planned Development and Negative Declaration resolutions, including Standard Conditions.
5. Approval of this conditional use permit shall expire, unless extended by the Planning Commission, if not exercised within 2 years from the date of approval (to run concurrently with the scheduled expiration of Planned Development 95007).
6. The site shall be kept in a neat manner at all times, and landscaping shall be continuously maintained in a healthy and thriving condition.
7. All conditions contained within the resolution approving Planned Development 95007 and the resolution granting a negative declaration status for the project shall be complied with in a manner acceptable to the City of Paso Robles.

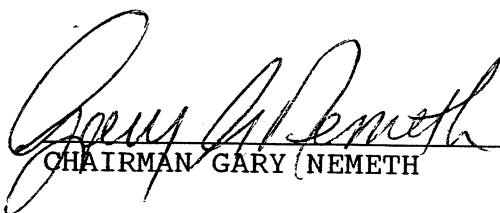
PASSED AND ADOPTED THIS 11th day of December, 1995 by the following roll call vote:

AYES: BANAKIS, FERRAVANTI, JOHNSON, NEMETH, STEINBECK, WARNKE

NOES: NONE

ABSENT: DAKIN

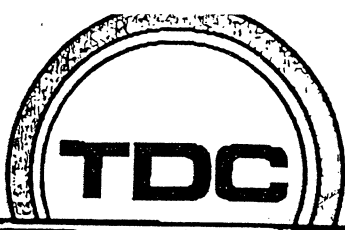
ABSTAIN: NONE


CHAIRMAN GARY NEMETH

ATTEST:


ROBERT A. LATA, PLANNING COMMISSION SECRETARY

mw\pd\senior\pc\cup.res



Convalescent, Inc.

PROJECT DESCRIPTION

The Paso Robles Assisted Living Residence is a 100 unit facility. Most residents will require some level of assistance ie, bed making, bath taking, shower assistance, medicines.

Services provided include three meals per day served in the dining room, assisted services, housekeeping, laundry, private bus transportation, utilities, recreational, social and health related activities.

Typically, the assisted living resident is a single woman in her late 70's or 80's. Men account for 20% of the resident population and double occupancies (couples and other relationships are both common) usually range between 10 and 15 percent.

The Paso Robles Assisted Living project will provide a variety of housing and program services, designed to address the needs of moderate income seniors predominately from Paso Robles and surrounding areas. The Assisted Living Facility will comprise of one building for the elderly with 100 living units in a rental alternative "state of the art" facility. The concept is to design a full service community for the "well elderly" as well as for those who might need some assisted services.

Staff will be available 24 hours per day to provide maximum security and supervision as required. The monthly payment covers the private residential unit, all services and may include additional charges for assisted services.

EXHIBIT A - PROJECT DESCRIPTION

8219 Santa Juanita Avenue • Orangevale, California 95662 • (916) 791-1994

Project Description

The ten acre site is relatively flat with several existing trees and a small creek in the North / West corner of the property. A circle drive, covered entry and single story commons spaces will set the residential theme for the first time visitor and residents. A large Heritage Oak will be the focus of the enclosed courtyard, which several units and commons facilities will share.

The living units will consist of \pm 350 S. F. Studios, \pm 550 S. F. One Bedroom units, and \pm 800 S. F. Two Bedroom Units. The total number of units will be 100, with one covered parking space for each unit, and additional guest and staff parking. Along with the residential units, the congregate building will provide a central dining room, private dining, activity rooms, beauty / barber, library, laundry, exercise, administration, and additional support spaces. The one and two story building will total approximately 73,000 S. F.

In response to the master planning of the senior living center, there are a number of issues which we address and incorporate into the design such as:

- Privacy
- Security/Safety
- Home Like Environment
- Independence
- Flexibility
- Areas to Express Individuality
- Image/ First Impression

Design for seniors requires a sensitive balance between independence and support, privacy and social interchange, individual expression and community identity. The goal is to create a neighborhood where human dignity can flourish.

JULY 25, 1995

CONDITIONAL USE PERMIT 95018
TDC CONVALESCENT INC.

OCT-02-1995 11:20

EXHIBIT B - PROJECT DESCRIPTION

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Shaun Temple, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 07-006- Creston Village Expansion on this 13th day of June 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Shaun Temple

THE *Newspaper of the Central Coast*
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD #6591508
CITY OF PASO ROBLES

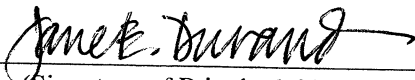
STATE OF CALIFORNIA,

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates, to-wit; JUNE 6, 2007 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.


(Signature of Principal Clerk)

DATED: JUNE 6, 2007
AD COST: \$100.13

CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARINGS;

NOTICE OF INTENT TO ADOPT A NEGATIVE
DECLARATION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider adoption of a Negative Declaration (statement that there will be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act (CEQA), and approval of a Planned Development for the following project:

PD 07-006: a development plan, filed by North Coast Engineering on behalf of Emeritus Assisted Living, to construct a 16,690, two-story expansion to the existing Creston Village facility. The project is located at 1919 Creston Road.

The public review period for the Draft Negative Declaration commences on June 6, 2007, and ends at the Public Hearing, which is scheduled for the Planning Commission on Tuesday, June 26, 2007.

The meeting will begin at the hour of 7:30 pm in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

The proposed Negative Declarations 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 development plan, tract and negative declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such 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 the development plan, tract and negative declaration 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
June 6, 2007

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