

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNED DEVELOPMENT (PD) 06-017 AND TENTATIVE TRACT MAP 2890 (PASO ROBLES SPRING STREET LLC)
DATE: JULY 10, 2007

Needs: For the Planning Commission to consider Planned Development (PD) 06-017 and Tentative Tract 2890, filed by Paso Robles Spring Street LLC to develop a 58 unit market-rate condominium complex for occupancy by seniors (aged 55 or older) and 5,300 square feet of retail/service commercial space. The project site is the former Paso Robles Ford Dealership at 3328 Spring Street.

- Facts:
1. The applicant intends to redevelop the former Ford Dealership site in the Uptown Area of Paso Robles. Project plans are attached.
 2. The project site is located within the General Plan's Senior Housing Overlay District and Senior Housing Overlay Zone. The underlying General Plan land use designation is Commercial service; the underlying Zoning is C-2 (Community Commercial). The site is located within the Uptown Specific Plan Area. The application was filed prior to establishment of the Specific Plan Overlay and the application is exempt from moratorium on processing of discretionary applications.
 3. Concurrent with the PD and Tentative Tract applications, the applicant is requesting the following:
 - a. A 20% density bonus in return for developing a "senior citizen housing development";
 - b. Abandonment of 10 feet of the 80 foot right-of-way width of 34th Street;
 - c. Removal of a 6 inch multi-trunked oak tree on the 34th Street frontage;
 - d. Approval of an "incentive", linked to the density bonus, in the form of a zoning code modification; the applicant requests that the bay windows along Spring Street be allowed to encroach 18 inches into the 15 foot setback.

The Density Bonus Ordinance (Chapter 12.16L of the Zoning Code) authorizes the Planning Commission to approve the density bonus. Per the Municipal Code, the street abandonment and oak tree removal requests can only be approved by the City Council.

4. With the abandonment of 10 feet of 34th Street, the project site will be 2.4 acres in area. 58 units on 2.4 acres yields a density of 24 units per acre.
5. The Density Bonus Ordinance provides that senior citizen housing developments with 35 or more units, in which occupancy of all units are restricted to persons 55 or older, are eligible for a 20% density bonus and one "incentive", which may be a modification of a zoning standard (e.g. setback).

8. The proposed application is subject to the California Environmental Quality Act (CEQA). An Initial Study has been conducted (copy attached); it addresses the potential environmental impacts of this application and concludes that the project will not have a significant impact on the environment and recommends approval of a Negative Declaration.
9. The Development Review Committee reviewed these applications at its meeting of June 25, 2007. The consensus of the Committee was to support the applications, including the street abandonment and oak tree removal requests.

Analysis and
Conclusion:

Senior Citizen Housing Developments, Density and General Plan Conformity

The Senior Housing Overlay Districts (both General Plan and Zoning) were established to facilitate development of “senior citizen housing developments” consisting of 35 or more units at 20 or more units per acre in which at least one resident of every unit will be 55 years or older. The General Plan and Zoning Code provide that senior citizen housing developments may be market rate and do not require that occupancy be limited to low income persons.

The Density Bonus Ordinance, which implements California Government Code Section 65915, provides that senior citizen housing developments are eligible for a 20% density bonus and an “incentive”, which may be in the form of a modification of a zoning standard such as a setback.

The project density of 24 units per acre is consistent with both of the above General Plan and Zoning Code provisions. The proposed 5,300 square feet of commercial space is consistent with the underlying Commercial Service land use category and C-2 Zoning.

Land Use Compatibility

The project will be bordered by existing multi-family developments on three sides, with densities including: 7 units per acre (Oak Park Public Housing to the east), 31 units per acre (Presidio Gardens Apartments to the south), 26 units per acre (Laguna Terrace Apartments to the north, across 34th Street, and 36 units per acre (apartments on the northwest corner of Spring and 34th Street). A mini-mart and mobile home park are located to the west, across Spring Street. The project will be more compatible with surrounding properties than the previous auto dealership.

Street Abandonment

34th Street presently has an 80 foot right-of-way width, which dates back to the original subdivision of the City. There are presently no curbs, gutters, or sidewalks along the site’s 34th Street frontage. The City’s standard local street width is 60 feet. A full 80 feet of right-of-way is not needed. A narrower right-of-way will result in less pavement, which will create less stormwater runoff (with its attendant pollutants) and less local heat gain, which otherwise might contribute to use of more energy to run air conditioning systems.

Excess right-of-way can be abandoned pursuant to the California Streets and Highways Code provided the abandonment is consistent with the City’s General Plan. In this case the right-of-way is not needed for any purposes other than for a “local” street. The right-of-way is currently 20 feet wider than necessary. This particular application only requests that the southern 10 feet of the 80 feet be abandoned. Rights-of-way are public easements overlying private property. The northern 10 feet would overlie the property on the north side of 34th Street, which is presently developed and had not requested an abandonment.

Oak Trees

The project is designed to take access from 34th Street. The optimal location for the driveway is presently occupied by a multi-trunked oak tree, which appears like a large bush whose main trunks measure 4 inches in diameter. A photo of the oak is attached. The City's Oak Tree Preservation Ordinance specifies that the "diameter at breast height (DBH)" for multi-trunked trees be measured below the split. For this tree, the split occurs two inches above grade, and the DBH at that point is 6 inches.

The subject tree does not appear to have the same visual quality of most other oaks, and it would seem that the planting of two 1½ inch caliper oaks of the same species (live oak) would be a better option than redesigning the site plan to move the main driveway.

The City's Oak Tree Preservation Ordinance requires that only the City Council may approve removal of any oak with a DBH of 6 inches or greater.

Incentive

The Density Bonus Ordinance provides that senior citizen housing developments are eligible an "incentive", which may be in the form of a modification of a zoning standard such as a setback, in conjunction with the density bonus. The applicant has requested that, as their incentive, the bay windows on the Spring Street Elevation be allowed to project 18 inches into the 15 foot Spring Street setback. The proposed architectural treatment will enhance the streetscape and the neighborhood. The projection of the bay windows is minimal. Therefore, this would appear to be an appropriate incentive.

Economic Strategy

The 2006 Economic Strategy contains the following policies for developing distinctive design standards and invest in design excellence in order to improve quality of place:

- Create inspiring and memorable places;
- Emphasize the appearance and qualities of the public realm;
- Create streetscapes, pathways, and public spaces of beauty, interest, and functional benefit to pedestrians;

The proposed site plan and architecture appears to be of a high quality and would, therefore, implement the above policies well. Additionally, to further implement the Economic Strategy, the site-specific condition #15 is proposed to require that double detector check valves, electrical transformer vaults, and gas valves and electric meters be completely screened from public view through the use of methods which may include underground vaults, decorative masonry enclosures, or completely enclosed within a building.

Policy

Reference: General Plan; Zoning Ordinance, Economic Strategy

Fiscal

Impact: Fiscal impacts will be offset via payment of development impact fees, annexation into the Community Facilities District, and the maintenance of street lights via the Landscaping and Lighting District.

Options: After consideration of all public testimony, the Planning Commission should consider the following options:

- a. (1) Adopt the attached resolution approving a Negative Declaration for the project.
- (2) Adopt the attached resolution approving PD 06-017 and Tentative Tract 2890.
- (3) Recommend that the City Council approve the following:
 - (a) Abandonment of 10 feet of the 80 feet of right-of-way for 34th Street;
 - (b) Removal of the 6 inch multi-trunked oak tree on the 34th Street frontage.
- b. Amend, modify or reject the foregoing options.

Prepared by:

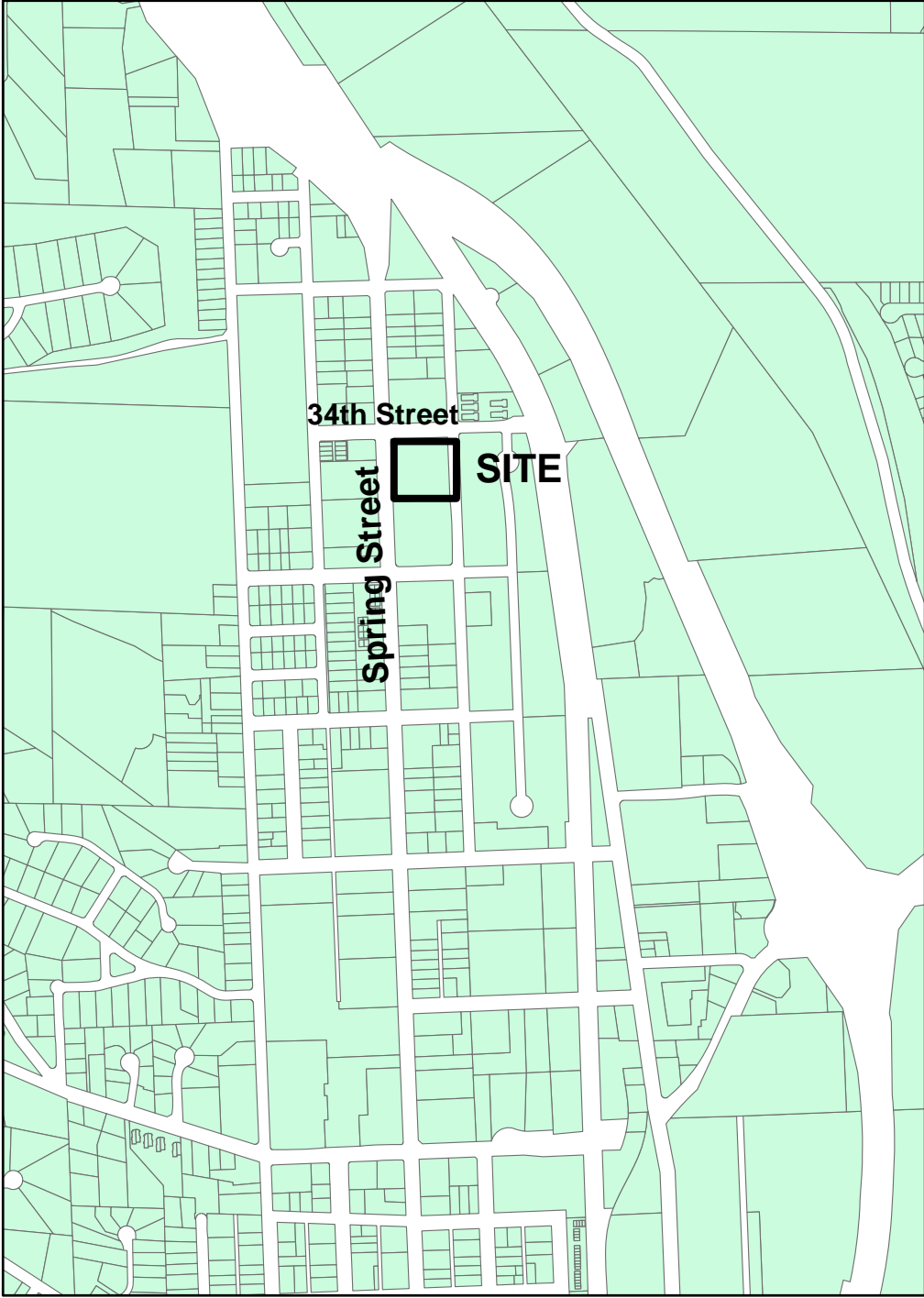
Ed Gallagher
Housing Programs Manager

Attachments:

1. Location Map
2. Resolution Approving a Negative Declaration, with attached Initial Study
3. Resolution Approving PD 06-017 and Tentative Tract 2890
4. Photos of oak tree requested to be removed
5. Newspaper and Mail Notice Affidavits

ED\PLANNING APPLICATIONS\PD 06-017 JEFFREY\PCR 07100

**PD 06-017 & Tentative Tract 2890
(Paso Robles Spring Street LLC)**



Location Map

RESOLUTION NO:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
ADOPTING A NEGATIVE DECLARATION FOR
PLANNED DEVELOPMENT 06-017 AND TENTATIVE TRACT MAP 2890
(Paso Robles Spring Street LLC)**

WHEREAS, Planned Development 06-017 and Tentative Tract 2890 have been filed by Paso Robles Spring Street LLC, and comprise a proposal to develop 58 condominium units for seniors and 5,300 square feet of retail and service commercial space on a 2.4 acre site, previously developed with an auto dealership (Paso Robles Ford) located at 3328 Spring Street; and

WHEREAS, the site is located within the General Plan's Senior Housing Overlay District; and

WHEREAS, an Initial Study was prepared for this project (on file in the Community Development Department), and it identifies no environmental topics as having the potential for significant impacts as a result of this project; 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 July 10, 2007, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the proposed planned development and tentative tract applications and the Negative Declaration; and

WHEREAS, based on the information contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds no substantial evidence that the project would have a significant impact on the environment;

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 06-017 and Tentative Tract 2890 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 10th day of July, 2007, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CHAIRMAN MARGARET HOLSTINE

RON WHISENAND, PLANNING COMMISSION SECRETARY

ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM CITY OF PASO ROBLES

1. **Project title:** PD 06-017, Tract 2890, and Street Abandonment 07-002
2. **Lead agency name and address:** City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
3. **Contact person, phone, email:** Ed Gallagher, Housing Programs Manager
(805) 237-3970
ed@prcity.com
4. **Project location:** 3328 Spring Street, Paso Robles, San Luis Obispo County, CA Location map is attached.
5. **Project sponsor's name and address:** Paso Robles Spring Street LLC
4350 Via Esperanza
Santa Barbara, CA 93110
6. **General plan designation:** Commercial Service/Senior Housing Overlay
7. **Zoning:** C-2 (Community Commercial)/Senior Housing Overlay
8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The applicant proposes to develop a 58 unit market rate “senior citizen housing development” consisting of stacked flat condominium unit reserved for occupancy by seniors (minimum age would be 55 year) and 5,300 square feet of retail/service space. The 2.34 acre site was previously developed with an auto dealership (Paso Robles Ford). The application includes a request to abandon 10 feet of the width of 34th Street, which presently has an 80 foot wide right-of-way width. With the abandonment, the site area increases to 2.4 acres.

The Senior Housing Overlay Zone permits development of senior citizen housing development consisting of 35 or more units on any property, regardless of underlying base zoning district, at a density of 20 units per acre. The City’s Density Bonus Ordinance (and Section 65915 of the California Government Code) provide that senior housing projects are entitled to a 20 percent density bonus. The proposal to build 58 units on 2.4 acres conforms to these regulations. The resulting density will be 24 units per acre.

29 of the residential units would have one-bedroom; 29 would have two-bedrooms. The applicant has not identified a tenant for the commercial space.

The project would have four buildings:

1. The main or largest building, placed parallel to Spring Street, would hold 48 units and the commercial space; the building will have three stories above a gated subterranean garage;
2. A two-story building with 10 units would be placed parallel to the south property line to the rear of the main building; this building would connect via a covered walkway with the main building;
3. A two-story, 4,100 square foot clubhouse building would be placed along the middle of the Park Street side of the site;
4. A one-story office building for the condominium project would face 34th Street; it would have a covered walkway to the main building.

The project also includes a pool and spa and common outdoor patio and garden areas.

A total of 112 parking spaces would be provided: 90 in the subterranean garage and 22 in an open lot accessed from 34th Street. The City's Parking Code requires 58 spaces (at one space per unit) for the senior units and 21 spaces for the 5,300 sq ft of commercial space (at one space per 250 sq ft). The applicant proposes that visitors and commercial space patrons share the 22 outdoor parking spaces. The City's Parking Code does not require visitor spaces for senior units.

Since the project would be a condominium, a subdivision (tract) map has been submitted.

As will be discussed below, a 6 inch DBH multi-trunked oak tree is proposed to be removed, and an Oak Tree Removal Permit has been submitted.

9. **Surrounding land uses and environmental setting:** Briefly describe the project site and its surroundings:

The site was formerly occupied by Paso Robles Ford. It is completely covered with impervious materials (under roof or asphalt paving). The existing dealership building will be demolished. All surrounding properties are fully-developed with urban uses. A mini-mart is located to the west, across Spring Street. All other surrounding uses are multi-family residential developed at densities that range between 7 units per acre (Oak Park Public Housing to the east), 31 units per acre (Presidio Gardens Apartments to the south), 26 units per acre (Laguna Terrace Apartments to the north, across 34th Street, and 36 units per acre (apartments on the northwest corner of Spring and 34th Street).

There are two oaks on the Park Street frontage of the site: a 24 inch DBH multi-trunked tree on the south and a 6 inch DBH on the north. The plans indicate that both oaks are proposed to be protected and incorporated into the site design. There is a six inch multi-trunked oak on 34th Street that is proposed to be removed to make way for the main driveway. The individual trunks of this tree are 4 inches, but the main trunk is 6 inches in diameter below the split, which is about 2 inches above the ground.

The Phase One Environmental Analysis prepared for the sale of the property indicated that there were no underground storage tanks on site. That report did recommend that the site be re-surveyed when the dealership buildings and foundations have been removed to assess whether there may be hydraulic fluid and other petroleum products in the soil. In a meeting with staff on May 3, 2007, the applicant indicated that the demolition of the buildings and re-assessment of the soil would likely be conducted in June 2007.

10. **Other public agencies whose approval is required:** (e.g., permits, financing approval, or participation agreement.)

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: Ed Gallagher, Housing Programs Manager 06/15/07
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS: Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The proposed buildings will upgrade the visual appearance of the property from its previous use as an aging auto dealership.

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| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion:

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

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| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion:

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality manage-

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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ment or air pollution control district may be relied upon to make the following determinations. Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The Air Pollution Control District has submitted a letter, dated June 13, 2007, suggesting certain standard measures be taken during construction and operation phase of the project. A copy of their letter is attached to this Initial Study. Measures relating to demolition of the existing building will be required for issuance of a demolition permit, which has applied for on June 8, 2007, and is not a part of this application. Dust control and construction permit requirement measures are standard and will be added to the site-specific conditions of approval. The operational mitigation measures address conditions that have not been identified as being a proposed part of the project. Wood-burning stoves are not proposed, and occupancies of the commercial space have not been identified. These mitigation measures are standard notifications and will be added to the site-specific conditions to notify the applicant.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion:

IV. BIOLOGICAL RESOURCES: Would the project:

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| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The site was previously occupied by an auto dealership. There is no habitat on site.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?</p> <p>Discussion:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p> <p>Discussion:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p> <p>Discussion:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>Discussion: An Arborist's Report was submitted.</p> <p>The two oaks along Park Street (referenced as trees #2 and 3 on the Arborist's Report) are proposed to be preserved and incorporated into the site plan. The applicants have submitted an arborist's report, which includes measures to be taken to ensure such preservation. These measures are attached as Exhibit A to this checklist.</p> <p>The oak on 34th Street (referenced as tree #1 on the Arborist's Report) is proposed for removal to make way for the main driveway. (A previous version of the site plan, on which the Arborist's Report was based, had the driveway further west and not impacting this tree.) This tree is multi-trunked and appears more like a bush than a tree. It's loss can be mitigated by replacing it with two 1½ inch caliper oaks – either on site, or donated to the City for planting off-site – of the same species, in this case Valley Oak or <i>quercus agrifolia</i>. Such replacement is required by The City's Oak Tree Preservation Ordinance.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p> <p>Discussion:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES: Would the project:

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| a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

VI. GEOLOGY AND SOILS: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Public.42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

- | | | | | |
|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
iv. Landslides? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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of an existing or proposed school?

Discussion:

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d. | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: A Phase One Environmental Site Assessment was performed in July 2005. This assessment did not find any evidence of “recognized environmental conditions” on the site. The assessment indicated that hydraulic fluid and other automotive byproducts may have leaked into the soil and, therefore, recommends that further investigations be conducted after removal of the auto dealership buildings. The applicant verbally stated that he plans to do this in late June/early July 2007. (On June 8, 2007, the applicant applied for a demolition permit.) Any soil contamination that might be found will be addressed outside of the scope of this project.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f. | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h. | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

VIII. HYDROLOGY AND WATER QUALITY: Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Discussion:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is presently covered with impervious surface.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The City Engineer recommends that stormwater infiltration detention systems be provided to mitigate the impact of off-site flows and to address storm water quality. Such a condition has become a standard condition for new development.

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| f. Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion: See response to Item VIIIe, above.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| j. Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

IX. LAND USE AND PLANNING: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will introduce housing in an area that is predominantly residential at a similar density.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

X. MINERAL RESOURCES: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Result in the loss of availability of a locally-important mineral resource recovery site | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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delineated on a local general plan, specific plan or other land use plan?

Discussion:

XI. NOISE: Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The Existing and Future Roadway noise Contour Maps in the Noise Element show that noise levels from traffic on Spring Street are at 65 dBA on the west side of the site. The Noise Element defines acceptable interior noise levels as not exceeding 45 dBA. To achieve the necessary reduction of 20 dBA, the Noise Element's Acoustic Design Manual states that normal construction practices per the latest edition of the Uniform Building Code are sufficient to accomplish the reduction provided that the following mitigation measures are implemented:

1. Air conditioning or a mechanical ventilation system is installed so that windows and doors may remain closed.
2. Windows and sliding glass doors are mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications).
3. Exterior doors are solid core with perimeter weatherstripping and threshold seals.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

XII. POPULATION AND HOUSING: Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The General Plan established the Senior Housing Overlay District in the area north of 24th Street and provides that, regardless of underlying General Plan Land Use designation or zoning district, senior housing at 20 units per acre may developed. State Law (Government Code Section 65915) and the City's Density Bonus Ordinance (Chapter 21.16L) provide that senior citizen housing developments are eligible for a 20 percent density bonus. Regardless, the amount of population growth in the area will be insignificant.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

XIII. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

d. Parks?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project will include recreational amenities designed to meet the needs of the resident seniors. It will not increase the demand for parks.

- e. Other public facilities?

Discussion:

XIV. RECREATION

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Discussion: See response to Item XIIIId, above.

- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Discussion: See response to Item XIIIId, above.

XV. TRANSPORTATION/TRAFFIC: Would the project:

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Discussion:

- a. According to the Institute of Transportation Engineers' (ITE) Manual: (1) the former 33,000 sq ft auto dealership, including auto repair bays and parts sales would generate 1,581 ADT (weekday average); and (2) 58 residential condominiums and 5,300 sq ft of retail/general merchandise would generate about 545 ADT. The project, therefore, will not have a significant traffic impacts.
- b. The right-of-way width for 34th Street is presently 80 feet, whereas the City's standard local street has a 60 foot right-of-way width. Reduction of the width will not adversely impact traffic. The lesser amount of paved surface will reduce the amount of runoff and improve water quality. Less paved surface will also reduce heat gain, thereby reducing energy to air condition residences in the neighborhood.

- b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
designated roads or highways? Discussion:				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
which could cause significant environmental effects? Discussion:				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. 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? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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effects of probable future projects)?

Discussion:

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

Discussion:

EARLIER ANALYSIS AND BACKGROUND MATERIALS.

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

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

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2005 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Sewer Master Plan	Same as above
8	City of Paso Robles Housing Element	Same as above
9	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
10	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
11	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
12	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446

Exhibit A
Oak Tree Protection Mitigation Measures Recommended by Arborist's Report

- a. **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

- b. **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.
- c. **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.
- d. **Trenching Within Critical Root Rone:** 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.
- e. **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.
- f. **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.
- g. **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.
- h. **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.
- i. **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.

- j. **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
- k. **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.
- l. **Pruning :** Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.
- m. **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.
- n. **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.
- o. **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.



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

June 13, 2007

Ed Gallagher, Housing Programs Manager
City of Paso Robles
1000 Spring Street
Paso Robles CA 93446

SUBJECT: APCD Comments Regarding the Spring Street Condo/Commercial Infill Project
(PD 06-017)

Dear Mr. Gallagher,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project that would build 58 condominium units (stacked flats) for seniors and 5,300 square feet of general commercial (retail/service) space on 2.4 acres at 3328 Spring Street. The project location is the site of the former Paso Robles Ford Dealership, which would be demolished as part of this project. Parking for the new project would be provided in a subterranean lot beneath the residential units. *The following are APCD comments that are pertinent to this project.*

Mixed-Use Infill within City Limits & URL

Allowing for increased density and mixed-use infill within the Urban Reserve Line is consistent with the land use goals and policies of the Clean Air Plan. The CAP was developed to address issues that contribute to increased air pollution in our area, and to identify strategies to reduce those impacts; this includes land use policies such as compact, infill and mixed-use development. These types of land use patterns can reduce the reliance on mobile sources which account for over 50% of our County's air pollution. Increasing density can reduce trips and travel distances and encourage the use of alternative forms of transportation.

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

1. The project provides development within the city limits with nearby access to commercial services and transit service, which will reduce dependence on driving;
2. The proposed residential buildings are two stories, resulting in a greater floor to area ratio. This creates a higher density land use, making transit services more viable and effective; and,
3. An important part of the project review process is a consistency analysis with the District's Clean Air Plan (CAP). The proposed infill development project is consistent with the surrounding land uses and provides development within the Urban Reserve Line where such development is planned and expected. The proposed project has been determined to be consistent with the CAP.

GENERAL COMMENTS

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

CONSTRUCTION PHASE MITIGATION

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic**

evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

Demolition Activities

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

Dust Control Measures

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

- a. Reduce the amount of the disturbed area where possible,
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible,
- c. All dirt stock pile areas should be sprayed daily as needed,
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities,
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established,
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD,
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used,
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site,

- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114,
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site, and
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

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

Construction Permit Requirements

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

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater; 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.

Standard Control Measures for Construction Equipment

This project is located within 1000 feet of two schools: 1) Georgia Brown Elementary School at 525 36th Street and 2) Child Development Programs at 3150 Park Street. **To minimize diesel impacts to the sensitive receptors, the developer will implement the following standard construction equipment mitigation measures for reducing emissions:**

- Maintain all construction equipment in proper tune according to manufacturer's specifications.
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
- Maximize, to the extent feasible, the use of diesel construction equipment meeting ARB's 1996 and newer certification standard for off-road heavy-duty diesel engines.
- Maximize to the extent feasible, the use of on-road heavy-duty equipment and trucks that meet the ARB's 1998 or newer certification standard for on-road heavy-duty diesel engines.
- All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit.

OPERATIONAL PHASE MITIGATION

The APCD staff considered the operational impact of this development by running the URBEMIS2002 computer model, a tool for estimating vehicle travel, fuel use and the resulting emissions related to this project's land uses. This indicated that operational phase impacts will likely be less than the APCD's

CEQA Tier I significance threshold value of 10 lbs of emissions per day. Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project.

Residential Wood Combustion

Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

Mixed Use Incompatibility

As individual projects move forward it is important to keep in mind that some uses may not be compatible and could result in potential nuisance problems (i.e. odors and/or dust). Therefore, it is essential that individual uses be carefully evaluated prior to issuance of an APCD use permit. The following uses could be problematic if residential quarters are included in the same building.

- Nail Salons
- Dry-cleaners
- Coffee Roasters
- Gasoline Stations
- Furniture refurbishing/refinishing
- Any type of Spray Paint Operation

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

Operational Permit Requirements

Based on the information provided, we are unsure of the types of businesses/equipment that will occupy the commercial/retail portion of this project. **State law (AB 3205) requires an applicant for a commercial/industrial development project, building permit or occupancy permit to provide information to the Air Pollution Control District (APCD) indicating whether hazardous materials or certain equipment or processes will be used in or at the facility (Attachment 2: Facility Operations Questionnaire). Such uses may require a permit from the APCD and/or a Hazardous Materials Business Plan. This law prohibits a City or County from issuing a final certificate of occupancy until the applicant or future building occupant has complied with the provisions of the law. The law may also impose certain public noticing requirements for a facility that handles hazardous materials and is located within 1,000 feet of the outer boundary of a school (kindergarten through 12th grade).** As previously identified, this project is located within 1,000 feet of two schools.

The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

Spring Street Condos/Commercial Project (PD06-017)

June 13, 2007

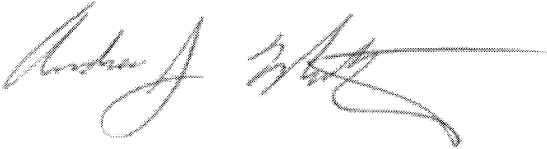
Page 5 of 5

- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Food and beverage preparation (primarily coffee roasters);
- Furniture and fixture products;
- Auto and vehicle repair and painting facilities;
- Fuel dealers;
- Dry cleaning;
- 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.

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

Sincerely,



Andy Mutziger
Air Quality Specialist

AJM/sll

cc: Mr. Rick Jeffrey, Paso Robles Spring Street LLC, Principal
Tim Fuhs, Enforcement Division, APCD
Gary Willey, Engineering Division, APCD

Attachment 1. Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form, Construction & Grading Project Form

Attachment 2. Facility Operations Questionnaire

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RESOLUTION NO. PC 07-
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 06-017 AND TENTATIVE TRACT 2890
FOR 58 SENIOR CONDOMINIUMS AND 5,300 SQ FT OF COMMERCIAL SPACE
(PASO ROBLES SPRING STREET LLC)

WHEREAS, Planned Development (PD) 06-017 and Tentative Tract (TT) 2890 have been filed by the Paso Robles Spring Street LLC (the “Applicant”), and is a proposal to develop a mixed – use project consisting of a “senior citizen housing development” with 58 residential condominium units for occupancy by senior citizens (aged 55 year or older) and 5,300 sq ft of retail/service commercial space on a 2.4 acre site located at 3328 Spring Street; and

WHEREAS, the Applicant has also applied for: (a) a density bonus of 20 percent; (b) and incentive to allow bay windows to project 1.5 feet into the required 15 foot setback from Spring Street; (c) an abandonment of 10 feet of the 80 foot right-of-way width of 34th Street (Street Abandonment 07-002); and (d) removal of a 6 inch DBH oak tree (Oak Tree Removal 07-005) in conjunction with PD 06-017 and TT 2890; and

WHEREAS, the site is designated by the General Plan for Commercial Service/Senior Housing Overlay land uses and is zoned C-2/Senior Overlay Zone; and

WHEREAS, the Senior Housing Overlay Zone permits development of senior citizen housing development consisting of 35 or more units on any property, regardless of underlying zoning district, at a density of 20 units per acre; and

WHEREAS, the City’s Density Bonus Ordinance provides that senior citizen housing developments are entitled to a 20 percent density bonus; the project density, at 24 units per acre (58 units on 2.4 acres), conforms to these regulations; and

WHEREAS, the City’s Density Bonus Ordinance also provides that applications for density bonuses are also eligible for incentives such as modifications of zoning standards; and

WHEREAS, the Applicant has submitted a letter state its agreement to record restrictions against the property limiting occupancy to “qualifying residents” as defined by Municipal Code Section 21.21.150; and

WHEREAS, the Planning Commission held a duly noticed public hearing on July 10, 2007 on this project to accept public testimony on the PD 06-017 and TT 2890; 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, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed residential project will not result in significant environmental impacts, the Planning Commission adopted a Mitigated Negative Declaration for this project on July 10, 2007, which was adopted under 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 design and intensity/density of the proposed Development Plan and Tentative Tract, at 24 units per acre is consistent with General Plan’s Senior Housing Overlay District and Senior Housing Overlay

Zone, both of which allow up to 20 units per acre, and the City's Density Bonus Ordinance, which allows a density bonus of 20 percent for senior citizen housing developments; the requested incentive of allowing a projection of bay windows 1.5 feet into the 15 foot Spring Street setback is within the scope of incentives specified in the Density Bonus Ordinance; and the excellence in the proposed architectural treatment offsets any aesthetic impacts that could be associated with such an incentive; 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 will provide an appropriate land use buffer and transition between commercial uses to the west and single family residences to the north and east; 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, since the design of the subdivision layout and homes, reduced will not block views of properties to the east of the site; 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 oak trees, since two oak trees are proposed to be preserved; and
6. The proposed development plan contributes to the orderly development of the City as a whole; and
7. The project advances the following principles and actions of the 2006 Economic Strategy:
 - Maintain safe, healthy and attractive physical environment.
 - Establish cohesive, compact and livable community for individuals and families.
 - Improve overall quality of built form (design/architecture).
 - Create inspiring and memorable places.
 - Emphasize the appearance and qualities of the public realm.
8. The proposed tentative tract map is consistent with the adopted General Plan for the City of El Paso de Robles; and
9. The design of lots, streets, open space, drainage, sewers, water and other improvements are consistent with the General Plan and Zoning Ordinance; and
10. The site is physically suitable for the type of development proposed; and
11. The site is physically suitable for the proposed density of development; and
12. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat; and
13. The land division proposed is not likely to cause serious public health problems; and

14. The design of the land division will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision; and
15. The fulfillment of the requirements listed in the Conditions below are a necessary prerequisite to the orderly development of the site and surrounding area;
16. The City's standard right-of-way width for a local street is 60 feet and the proposed abandonment of 10 feet of right-of-way for 34th Street, from 80 feet to 70 feet, would leave sufficient width for neighborhood traffic; additionally the narrower right-of-way width would decrease stormwater runoff, stormwater pollution, and local heat gain, which would in turn reduce energy usage;
17. The project cannot be feasibly re-designed to preserve the multi-trunked oak tree on the 34th Street frontage, which is shaped more like a shrub whose main limbs are only 4 inches in diameter and is proposed for removal; moreover, replacement of the subject tree with two new single-trunked oaks of the same species, as provided in Municipal Code Section 10.01.050.E, would provide healthier and more-aesthetically-pleasing trees.
18. The conditions set forth below serve to implement policies, principles, and actions set forth in the City's 2006 Economic Strategy, particularly those related to improving quality of place.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles to approve Planned Development 06-017 and Tentative Tract 2890, subject to the following conditions set forth below.

STANDARD CONDITIONS:

1. The applicant shall comply with all those standard conditions which are indicated on "Exhibit A" to this resolution. NOTE: All checked standard conditions shall apply unless superseded by a site specific condition.

SITE SPECIFIC CONDITIONS:

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

2. This PD 06-017 and TT 2890 authorizes the construction of a mixed – use project consisting of a "senior citizen housing development" with 58 residential condominium units for occupancy by senior citizens (aged 55 year or older) and 5,300 sq ft of retail/service commercial space. This approval includes the granting of a density bonus of 20 percent for a "senior citizen housing development" in accordance with Municipal Code Section 21.16L.030.C and the granting of an incentive, in accordance with Municipal Code Section 21.16L.070, to allow projection of bay windows 1.5 feet into the 15 foot Spring Street Setback.
3. Approval of PD 06-017 and TT 2890 is contingent upon City Council approval of the following applications:
 - a. Street Abandonment 07-002 by which 10 feet of right-of-way width for 34th Street is to be abandoned;
 - b. Oak Tree Removal Permit 07-005 by which the removal of a 6 inch DBH multi-trunked tree along the 34th Street frontage is approved.

4. Approval of this project is valid for a period of two (2) years from date of approval and shall expire on July 10, 2009 unless the following has occurred prior to said date:
 - a. For PD 06-017, permits have been issued and site work has begun;
 - b. For TT 2890, the City Council has approved a Final Map.

The Planning Commission may extend this expiration date in increments of 12 months for up to an additional three (3) years, provided that applications for time extensions, including applicable fees, have been filed with the City prior to the dates that the original approval or time extensions expire.

5. The project shall be constructed so as to substantially conform with the following drawings dated Received by the Planning Division on May 15, 2007. (NOTE: Reductions of the drawings listed below [except the Color and Materials Board] are attached to this resolution; full-sized copies are on file in the Community Development Department.)

<u>Drawing</u>	<u>Sheet</u>
Title Sheet and Spring Street Elevation	PD-1
Master Site Plan/First Floor (Garage Level) Plan	PD-2
2 nd Floor (Spring Street Level) Plan	PD-3
3 rd Floor Plan	PD-4
4 th Floor Plan	PD-5
Roof plan	PD-6
Building Elevations	PD 7-9
Site Cross-Sections	PD-10
Floor Plans	PD-11
Preliminary Planting (Landscaping) Plan	L-1
Color and Materials Board	
Tract 1890 Tentative Map	
Preliminary Grading and Drainage Plan	
Tract 2890 Cross-Sections and Details	

6. The project shall be developed in a single phase, including all amenities and improvements reflected on the submitted exhibits. Any proposal to develop the project in multiple phases shall be subject to Planning Commission consideration and approval as part of a subsequent amendment to this Planned Development. Prior to granting approval of any phasing plan, the City may impose additional conditions upon this Planned Development relative to phasing which are necessary to protect the public health, safety and welfare and orderly development of the City.
7. Prior to approval of the Final Map and/or issuance of a Building Permit, the applicant shall submit a conditions, covenants, and restrictions (CC&Rs) to the City for review and approval. Said CC&Rs shall accomplish the following:
 - a. Restrict occupancy of units in the manner specified in Subsections 1 and 3 of Municipal Code Section 21.21.150.B, which read as follows:

“1. It is the intent of this section that all dwelling units in a senior citizen housing development, except one unit for a live-in manager, be occupied by at least one senior citizen. The person commencing any occupancy of a dwelling unit shall include a senior citizen who intends to reside in the unit as his or her primary residence on a permanent basis. In conformance with the Federal Fair Housing Act, at least 80 percent of the occupied dwelling units in any senior citizen housing development shall be occupied with at least one senior citizen. All other occupants of a senior citizen housing development shall meet the criteria for qualified permanent residents.

3. Contain provisions for enforcing age limitations, relocation when a household survivor is not a senior citizen or qualified permanent resident, maximum occupancy limitations, long-term project maintenance and repair, and shall make the city a party to such with regard to enforcement, right-of-entry, and enforcement of local traffic/parking regulations; such CC&Rs shall not be amendable without the consent of the city. No such CC&Rs shall be acceptable until approved by the city attorney as to compliance with all code requirements. Such CC&Rs shall be recorded with the county recorder's office, either separately or with a subdivision map, prior to issuance of a building permit.”
- b. Inform all prospective buyers that, as provided for in Municipal Code Sections 9.06.030 and 21.22.160, parking spaces may not be used for storage of trailers, boats, or inoperative vehicles.
8. Prior to issuance of a building permit, the property owner shall record an instrument, to be approved by the City Attorney, naming the City of El Paso de Robles as the sole agent for pumping and delivering the overlyer's groundwater water rights.
9. Prior to issuance of a Certificate of Occupancy, a Bus Shelter, of the dark green metal type installed at various locations in the City, shall be installed in a location on Spring Street, near 34th Street, to be determined by the Directors of Public Works and Administrative Services.
10. Prior to issuance of a Certificate of Occupancy, a detailed landscaping and irrigation plan shall be submitted for review and approval by the Development Review Committee.
11. Prior to issuance of a Certificate of Occupancy, the applicant shall submit, for City staff approval, an exterior lighting plan that fully contains glare on-site (i.e., shields views of bulbs from view from off-site). Said plan will include details of the fixtures and their placement on exterior walls or on posts on-site.
12. Prior to issuance of a building permit, any outstanding City Development Application Fees that may be due for this development plan application shall be deposited with the City.
13. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
14. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
15. The following utility appurtenances shall be completely screened from public view through the use of methods indicated below. Detailed drawings for decorative masonry enclosures shall be submitted to City staff for review and either a determination that the enclosure design is compatible with the approved plans or referral to the Development Review Committee for its review and approval.

<u>Appurtenance</u>	<u>Screening method</u>
double detector check valves	underground vaults, decorative masonry enclosures, or completely enclosed within a building.
electrical transformer vaults	decorative masonry enclosure or completely enclosed within a building.
gas valves and electric meters	behind decorative enclosures or decorative screening walls

16. All air-conditioning condensers 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. They may be roof-mounted only if fully-screened from view from street and ground levels on all four sides of buildings on which they are placed.
17. The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services and maintain such services at the standards established in the General Plan.

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

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

18. The project shall incorporate the following design criteria for senior citizen housing developments prescribed in Subsections C and D of Municipal Code Section 21.21.150:
 - a. Entryways, walkways, and hallways in the common areas of the development, and doorways and paths of access to and within the housing units, shall be as wide as required by current laws applicable to new multifamily housing construction for provision of access to persons using a standard-width wheelchair.
 - b. Walkways and hallways in the common areas of the development shall be equipped with standard height railings or grab bars to assist persons who have difficulty with walking.
 - c. Walkways and hallways in the common areas shall have lighting conditions which are of sufficient brightness to assist persons who have difficulty seeing.
 - d. Access to all common areas and housing units within the development shall be provided without use of stairs, either by means of an elevator or sloped walking ramps.
 - e. The development shall be designed to encourage social contact by providing at least one common room and at least some common open space.
 - f. Refuse collection shall be provided in a manner that requires a minimum of physical exertion by residents.
 - g. The development shall comply with all other applicable requirements for access and design imposed by law, including, but not limited to, the Fair Housing Act (42 U.S.C. Sec. 3601 et seq.), the Americans with Disabilities Act (42 U.S.C. Sec. 12101 et seq.), and the regulations promulgated at Title 24 of the California Code of Regulations that relate to access for persons with disabilities or handicaps. Nothing in this section shall be construed to limit or reduce any right or obligation applicable under those laws.

- h. Any building in a senior citizen housing development with an elevator shall have an alternative back-up power source.
 - i. Senior citizen housing developments shall provide an internal and/or external security system to be reviewed and approved by the Chief of Police.
19. The following oak tree mitigation measures shall be completed for the two oaks along the Park Street frontage:
- a. **Fencing:** The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4 foot 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

- b. **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.
- c. **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.
- d. **Trenching Within Critical Root Rone:** 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.
- e. **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.

- f. **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.
- g. **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.
- h. **Existing Surfaces:** The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or panned, unless shown on the grading plans **and** approved by the arborist.
- i. **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.
- j. **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
- k. **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.
- l. **Pruning :** Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.
- m. **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.
- n. **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.

- o. **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.
20. Prior to issuance of a Certificate of Occupancy or approval of the Final Map, the applicant shall replace the 6 inch oak to be removed with two (2) 1½ inch caliper oaks of the *quercus agrifolia* species as specified in Municipal Code Section 10.01.050.E. The replacement oaks may either be planted on-site, with locations to be noted on the detailed landscaping and irrigation plan required by Condition #10, or purchased and donated to the City for planting off-site in a location to be determined by the City.
21. The project shall be in compliance the following recommendations of the San Luis Obispo County Air Pollution Control District as noted in **bold, underlined type** below.

CONSTRUCTION PHASE MITIGATION:

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB AirToxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project Proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 11 If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.** This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slcleanair.org/business/asbestos.asp> for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

Demolition Activities

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

Dust Control Measures

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

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible,
- c. All dirt stock pile areas should be sprayed daily as needed,
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities,
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established,
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD,
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used,
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site,
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23 1 14,
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site, and
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads.

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

Construction Permit Requirements

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

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater; and
- IC engines.

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

Standard Control Measures for Construction Equipment

This project is located within 1000 feet of two schools: 1) Georgia Brown Elementary School at 525 36th Street and 2) Child Development Programs at 3150 Park Street. **To minimize diesel impacts to the sensitive receptors, the developer will implement the following standard construction equipment mitigation measures for reducing emissions:**

- Maintain all construction equipment in proper tune according to manufacturer's specifications. Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
- Maximize, to the extent feasible, the use of diesel construction equipment meeting ARB's 1996 and newer certification standard for off-road heavy-duty diesel engines.
- Maximize to the extent feasible, the use of on-road heavy-duty equipment and trucks that meet the ARB'S 1998 or newer certification standard for on-road heavy-duty diesel engines.
- All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit.

OPERATIONAL PHASE MITIGATION:

The APCD staff considered the operational impact of this development by, running the URBEMIS2002 computer model, a tool for estimating vehicle travel, fuel use and the resulting emissions related to this project's land uses. This indicated that operational phase impacts will likely be less than the APCD's CEQA Tier I significance threshold value of 10 lbs of emissions per day. Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project.

Residential Wood Combustion

Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

- All EPA-Certified Phase I1 wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

Mixed Use Incompatibility

As individual projects move forward it is important to keep in mind that some uses may not be compatible and could result in potential nuisance problems (i.e. odors and/or dust). Therefore, it is essential that individual uses be carefully evaluated prior to issuance of an APCD use permit. The following uses could be problematic if residential quarters are included in the same building.

- Nail Salons
- Dry-cleaners
- Coffee Roasters
- Gasoline Stations
- Furniture refurbishing/refinishing
- Any type of Spray Paint Operation

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

Operational Permit Requirements

Based on the information provided, we are unsure of the types of businesses/equipment that will occupy the commercial/retail portion of this project. **State law (AB 3205) requires an applicant for a commercial/industrial development project, building permit or occupancy permit to**

provide information to the Air Pollution Control District (APCD) indicating whether hazardous materials or certain equipment or processes will be used in or at the facility (Attachment 2: Facility Operations Questionnaire). Such uses may require a permit from the APCD and/or a Hazardous Materials Business Plan. This law prohibits a City or County from issuing a final certificate of occupancy until the applicant or future building occupant has complied with the provisions of the law. The law may also impose certain public noticing requirements for a facility that handles hazardous materials and is located within 1,000 feet of the outer boundary of a school (kindergarten through 12th grade). As previously identified, this project is located within 1,000 feet of two schools.

The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Food and beverage preparation (primarily coffee roasters);
- Furniture and fixture products;
- Auto and vehicle repair and painting facilities;
- Fuel dealers;
- Dry cleaning;
- 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.

22. The following noise mitigation measures from the Noise Element's Acoustic Design Manual shall be incorporated into the construction plans in order to ensure that noise levels from traffic on Spring Street are reduced to 45 dBA or less in those dwelling units fronting onto Spring Street.
1. Air conditioning or a mechanical ventilation system is installed so that windows and doors may remain closed.
 2. Windows and sliding glass doors are mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications).
 3. Exterior doors are solid core with perimeter weather stripping and threshold seals.

ENGINEERING CONDITIONS

23. Prior to final map approval, Spring Street shall be improved consistent with the Spring Street Master Plan and in accordance with plans approved by the City Engineer. Street lights and street trees shall be included in the design. Along the Spring Street frontage, the applicant is encouraged to consider installing the City Standard decorative street lights used in the Downtown at a spacing of 80 feet.
24. Prior to final map approval, all existing overhead utilities on or adjacent to the site shall be relocated underground.
25. Prior to final map approval, 34th and Park Streets shall be improved to City Local Street Standard A-5. A parkway shall be installed between the curb and sidewalk on 34th Street. Street lights and parkway landscaping shall be included in the design. Plans will also include the extension of the existing storm drain at 34th and Park Streets.

26. Prior to final map approval, the sewer line over the southwest corner of the property shall be relocated in accordance with plans approved by the City Engineer.
27. Prior to final map approval and prior to issuance of a building permit, fire hydrants shall be provided in accordance with plans approved by the City Engineer and Fire Marshall.
28. Prior to occupancy, storm water quality control devices shall be included in the development of the site in accordance with plans approved by the City Engineer.

EMERGENCY SERVICES CONDITIONS

29. Provide fire sprinkler systems for all buildings.
30. Prior to the start of construction, documentation shall be submitted to the Emergency Services Department showing that the required fire flows can be provided to meet all project demands.

POLICE CONDITION

31. The following security measures shall be provided:
 - a. Security lighting shall be installed in the undersides (soffits) of the lowest level cantilevered decks along Spring Street and shall be programmed to remain illuminated at night.
 - b. A 3 foot high ornamental iron fence shall be installed along the Spring Street frontage, at the top of the slope leading down to the ventilation openings for the subterranean parking garage. Detailed drawings for this fence shall be submitted to City staff for review and either a determination that the enclosure design is compatible with the approved plans or referral to the Development Review Committee for its review and approval.

PASSED AND ADOPTED THIS 10th day of July, 2007 by the following Roll Call Vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

ED\PLANNING APPS\PD 06-017 - JEFFREY\PD RESO

EXHIBIT A OF RESOLUTION PC 07 -

**CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS
FOR PLANNED DEVELOPMENTS / CONDITIONAL USE PERMITS
AND
FOR SINGLE FAMILY RESIDENTIAL TRACT AND PARCEL MAPS**

PROJECT #: Planned Development (PD) 06-017 and Tentative Tract (TT) 2890

APPROVING BODY: Planning Commission

DATE OF APPROVAL: July 10, 2007

APPLICANT: Paso Robles Spring Street LLC

LOCATION: 3328 Spring Street

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 July 10, 2009, 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, development shall comply with the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to recordation of the map, 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: (a) streetlights on Spring, 34th, and Park Streets. 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. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:
 - a. parkways on 28th and Park Streets.
- 17. 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.
- 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.

- 19. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 20. The applicant shall install durable, decorative fence/wall treatments and landscaping along all arterial streets consisting of brick, tubular steel with pilasters, or other similar materials as determined by the Development Review Committee, but specifically excluding precision block and wood fences. Substantial setbacks with landscaping may be considered as an alternative, subject to approval by the Development Review Committee.
- 21. The applicant shall provide a one-foot non-access easement along the rear/side of all lots that back up/side against a collector or arterial street.

B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS OR RECORDATION OF THE FINAL MAP, WHICHEVER OCCURS FIRST:

- 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.
- 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. A detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other:
- 3. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 4. The applicant shall agree, in a manner acceptable to the City Attorney, to pay impact mitigation fees as may be established through a resolution or ordinance adopted by the City Council, in effect at the time building permits are issued.
- N/A 5. ~~In order for this tract/parcel map to be in conformance with the General Plan, the lots/parcels of the tract/parcel map shall be annexed into a Community Facilities District (CFD) that serves to mitigate impacts to public schools. Said CFD shall either be a joint City School District CFD or a CFD created by the School District that the City Council has approved. If at the time that the final map is submitted for approval, proceedings to annex the tract/parcel map into a CFD have not been completed, the applicant shall record on all lots/parcels, a waiver of future protest to the formation of a CFD joint City School District CFD or a CFD created by the School Districts that the City Council has approved. This condition shall not be imposed if the developer executes a development agreement with the District to mitigate school impacts.~~

(Adopted by Planning Commission Resolution 94-038)

- 6. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 7. The developer shall provide constructive notice to all buyers that all homes are required to utilize semi-automated trash containers as provided by the City's franchisee for solid waste collection.
- 8. The developer shall provide constructive notice to future buyers that all residential units shall be required to be equipped with trash compactors.
- 9. 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.

ENGINEERING DIVISION - The applicant shall contact the Engineering Division, (805) 237-3970, for compliance with the following conditions:

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

APPLICANT: Jeffrey PREPARED BY John Falkenstien
REPRESENTATIVE: North Coast Engineering CHECKED BY:
PROJECT: Tentative Tract Map 2890 TO PLANNING:

D. PRIOR TO: ANY PLAN CHECK; RECORDING OF THE FINAL OR PARCEL MAP; ISSUANCE OF A GRADING OR BUILDING PERMIT; AND ANY SITE WORK:

- 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.
- 2. 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.
- 3. The owner shall offer to dedicate to the City a 6 foot public utilities and 6 foot tree easement adjacent to all road right-of-ways. 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.
- 4. The subdivider shall offer to dedicate and improve the following street(s) to the standard indicated:
Street Name City Standard Standard Drawing No.
- 5. Prior to any site work a Preliminary Soils Report shall be prepared for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.
- 6. 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.

E. PRIOR TO RECORDING OF THE FINAL OR PARCEL MAP:

- 1. The owner shall pay all Final Map fees, and current and outstanding fees for Engineering Plan Check and Construction and Inspection services and any annexation fees due.
- 2. If, at the time of approval of the final/record parcel map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act, prior to recordation. The

(Adopted by Planning Commission Resolution 94-038)

owner shall also be required to post securities to guarantee the installation and completion of said improvements as specified in the Subdivision Map Act and submit a Certificate of Insurance as required by the City. The owner shall also be required to post securities for grading in accordance with Section 7008 of the Uniform Building Code, latest edition. This bond shall be of sufficient amount to ensure completion of the grading and drainage facilities. (A finding of "orderly development" has been made for this condition on parcel maps).

Bonds required and the amount shall be as follows:
Performance Bond.....100% of improvement costs.
Labor and Materials Bond.....50% of performance bond.

- 3. 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.
- 4. All 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 Public Works Department Standards and Specifications.
- 5. 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 Managers.
- 6. The owner shall provide an additional map sheet to record concurrently with the final map or parcel map showing the lot configuration, and the area subject to inundation by the 100 year storm with base flood elevations shown in feet, in relation to the National Geodetic Vertical Datum of 1929.
- 7. The owner shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground to each lot in the subdivision. 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, unless it is determined that no need for future extension exists. All underground construction shall be completed and approved by the City and the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
- 8. 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.
- 9. Prior to paving any street, the water and sewer systems shall successfully pass a City 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.
- 10. The owner shall install all street name, traffic signs and traffic striping as directed by the City Engineer.
- 11. 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 base shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)

(Adopted by Planning Commission Resolution 94-038)

- 12. 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' travel lane and 4' wide base shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition.)
- 13. The project fronts on an existing street. The applicant shall pave-out from the proposed gutter 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, structural sections or geometrics are inadequate per current City Standards, 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.)

F. 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. 835, 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.

G. PRIOR TO ANY SITE WORK:

- 1. The applicant shall obtain a Grading Permit from the City Building Division.
- 2. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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.

(Adopted by Planning Commission Resolution 94-038)

H. 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. 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, in a manner approved by the Fire Chief.
- 4. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) 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.
- 5. Prior to issuance of a Building Permit for building within Flood Insurance Rate Map (FIRM) 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 Flood Insurance program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- 6. 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.

I. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- 1. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. All disturbed areas not slated for development shall be protected against erosion in a manner acceptable to the City Engineer, which may include hydroseeding or landscaping.
- 4. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection Services and any outstanding annexation fees.
- 5. 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.
- 6. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood, gypsum board, etc.) and removed from the project to a recycling facility in accordance with the City's Source Reduction and Recycling Element.
- 7. If any of the public improvements or conditions of approval are not completed or met, then the subdivider may, at the discretion of the City Engineer, enter into a Performance Agreement with the City to complete said improvements at a later date and post securities to cover the cost of the improvements. The form of the agreement and amount of the securities are subject to the approval of the City Engineer.

(Adopted by Planning Commission Resolution 94-038)

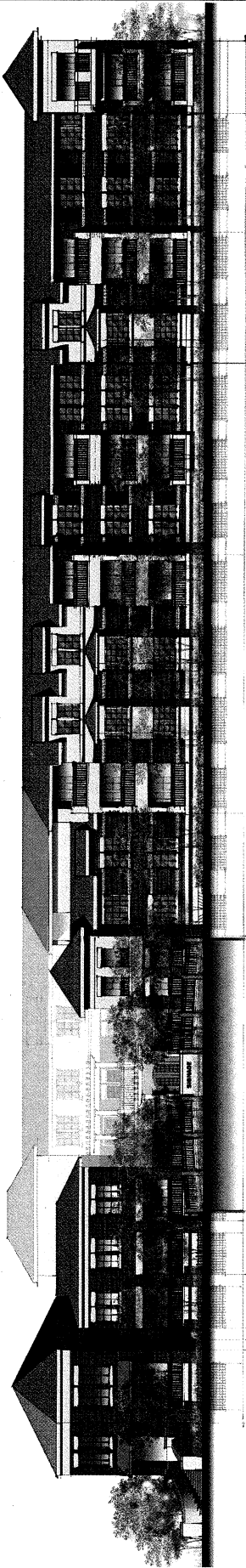
- 8. A blackline clear Mylar (0.4 MIL) copy and two (2) blue-line prints of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
- 9. A benchmark shall be placed for vertical control on the U.S.G.S. Datum as required by the City Engineer.
- 10. The applicant shall install all street names, traffic signs and traffic striping as directed by the City Engineer.
- 11. 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).
- 12. 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).
- 13. 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).
- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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.

(Adopted by Planning Commission Resolution 94-038)

PASO ROBLES EMERGENCY SERVICES DEPARTMENT - The applicant shall contact the Emergency Services Department, (805) 237-3973, for compliance with the following conditions:

J. 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.



PROJECT SUMMARY

THIS PROJECT PROPOSES THE CONSTRUCTION OF AN ACTIVE SENIOR HOUSING FACILITY (S/N) AND CAREFACILITY (S/N) ON THE CORNER OF 34TH STREET AND VERANDA COURT. THE COMPLEX CONSISTS OF 150 UNITS, INCLUDING 100 RESIDENTIAL UNITS, 50 CAREFACILITY UNITS, AND 100 COMMERCIAL UNITS. THE PROJECT IS SITUATED IN AN URBAN ENVIRONMENT WITH EXISTING RESIDENTIAL AND COMMERCIAL DEVELOPMENT. THE SITE FEATURES WALKABLE DISTANCE TO PUBLIC TRANSPORTATION, SHOPPING, AND RECREATION. THE PROPOSED BUILDING WILL INCLUDE A CENTRAL COURTYARD AND LANDSCAPED STAIRS, WALKWAYS, AND PRIVATE DECKS. THE BUILDING WILL BE A MIXED-USE DEVELOPMENT WITH GROUND FLOOR COMMERCIAL USES AND RESIDENTIAL UNITS ABOVE. THE ARCHITECTURE WILL BE MODERN WITH A FOCUS ON ACCESSIBILITY AND COMMUNITY. THE PROJECT IS SCHEDULED TO BE COMPLETED IN 2008.

SITE SUMMARY

APN: 099-042-011
 LOCAL ZONING: C2-C3 - HIGHWAY COMMERCIAL (SENIOR HOUSING OVERLAY)
 ADJACENT USE: NORTH - MULTIFAMILY - RESIDENTIAL; SOUTH - MULTIFAMILY - RESIDENTIAL; WEST - MULTIFAMILY - RESIDENTIAL; EAST - MULTIFAMILY - RESIDENTIAL / COMMERCIAL
 PROPOSED USE: S/N - CARE DEALERSHIP
 EXISTING USE: S/N - CARE DEALERSHIP
 GROSS LOT AREA: 106,748 SF = 2.40 ACRES
 DENSITY: 2.00 UNITS/100 SF GROSS LOT AREA = 48 UNITS / 206,748 SF (206,748 SQ FT = 106,748 SF + 100,000 SF)
 50 UNITS ALLOWED
 375 SF/UNIT X 50 UNITS = 21,250 SF MIN.
 3,478 SF/1. OK

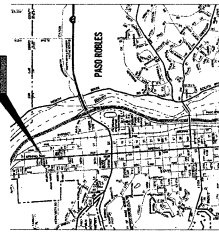
BUILDING SUMMARY

PROPOSED USE: R1 - MULTIFAMILY HOUSING
 EXISTING USE: B - AUTO DEALERSHIP
 CONSTRUCTION TYPE: TYPE V - IRR. FIRE SPRINKLER (NFPA 13)
 NUMBER OF STORES: AREA 'X' (RESIDENTIAL) - 3 STORES OVER GARAGE; AREA 'Y' (RESIDENTIAL) - 2 STORES OVER GARAGE; OFFICE - 1 STORY
 MAXIMUM BUILDING HEIGHT ALLOWED: 40'-0"
 ACTUAL MAXIMUM BUILDING HEIGHT: 50'-0" (AT ROOF ACCESS TOWER)
 BUILDING SQUARE FOOTAGES (EXCLUDING GARAGE AREA): AREA 'X' - 83,534 SF; AREA 'Y' - 14,206 SF; OFFICE - 1,008 SF
 TOTAL NEW SQUARE FOOTAGE: 102,748 SF
 TOTAL OPEN SPACE: 3,478 SF
 INCLUDES MIN. 250 CUBIC FEET OF PRIVATE STORAGE SPACE ADJACENT TO EACH UNIT (MIN. 50 SF @ 6' X 5' WIDE).
 *NOT INCLUDING PRIVATE DECKS AT EACH UNIT (MIN. 50 SF @ 6' X 5' WIDE).
 USE SQUARE FOOTAGE SUMMARY:
 TOTAL COMMERCIAL AREA: 5,000 SF
 TOTAL OFFICE AREA: 888 SF
 TOTAL CLUBHOUSE AREA: 4,105 SF
 TOTAL RESIDENTIAL UNIT AREA: 60,888 SF
 (1) PLAN 2A @ 818.00 SF EACH = 14,206 SF
 (2) PLAN 2B @ 1,144.00 SF EACH = 29,744 SF
 (3) PLAN 2C @ 1,144.00 SF EACH = 29,744 SF
 50 UNITS

PARKING SUMMARY

PARKING REQUIRED:
 RESIDENTIAL PARKING REQUIRED: 26 SPACES
 (20) 2 BEDROOM UNITS @ 2/UNIT = 40 SPACES
 (6) 1 BEDROOM UNITS @ 1/UNIT = 6 SPACES
 GUEST PARKING @ 1.5 UNITS = 15 SPACES
 RESIDENTIAL SPACES REQUIRED: 99 SPACES
 COMMERCIAL PARKING REQUIRED: 21 SPACES
 5,000 SF @ 1/250 = 20 SPACES
 TOTAL PARKING SPACES REQUIRED: 120 SPACES
 2/3 OF DAYTIME COMMERCIAL USED MAY BE SHARED; 2/3 OF DAYTIME COMMERCIAL AND GUEST PARKING USES BEING SHARED COMMERCIAL AND GUEST PARKING = 14 SPACES
 TOTAL REDUCTION DUE TO SHARED PARKING: -14 SPACES
 TOTAL PARKING SPACES PROVIDED: 106 SPACES
 COVERED PARKING PROVIDED: 26 SPACES
 UNCOVERED PARKING PROVIDED: 80 SPACES
 110 SPACES, OK

VICINITY MAP



SHEET INDEX

- PD-1 TITLE SHEET
- PD-2 SITE PLAN/FIRST FLOOR PLAN
- PD-3 SECOND FLOOR PLAN
- PD-4 THIRD FLOOR PLAN
- PD-5 FOURTH FLOOR PLAN
- PD-6 PROJECT ROOF PLAN
- PD-7 STREET SCENES
- PD-8 BUILDING 1 - ELEVATIONS
- PD-9 BUILDING 2 - CLUBHOUSE, OFFICE - ELEVATIONS
- PD-10 SITE SECTION
- PD-11 UNIT PLANS
- PD-12 TENTATIVE TRACT MAP
- PD-13 PRELIMINARY GRADING AND DRAINAGE PLAN
- PD-14 CROSS SECTION & DETAILS
- PD-15 PRELIMINARY LANDSCAPE PLAN

Paso Robles

MAY 15 2007

Planning Division

**VERANDA COURT
 34th & SPRING STREET
 PASO ROBLES, CA**

CLIENT: Rick Jeffrey

PLOT DATE: MAY 8, 2007
 PURPOSE: PLANNING COMMISSION

PROJECT NUMBER: R1512
 BLDG DEPT. / APTL. NO.:



REA RICHMOND LUKER
 444 RICHMOND, SUITE 200 SAN LEUIS OBISPO, CA 93101
 (805) 541-6334 F: (805) 541-3739 E: rrl@rrlarch.com
 REA, RICHMOND AND LUKER, ARCHITECTS, LLP

SHEET
PD-1

SHEET TITLE: TITLE SHEET

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SITE SUMMARY
OPEN SPACE SQUARE FOOTAGE: 34,879 SF

1ST FLOOR STATISTICS

BUILDING 1 - FIRST FLOOR
90 PARKING SPACES
TOTAL SF: 26,379 SF

BUILDING 2 - FIRST FLOOR
RESIDENTIAL UNITS: 5
TOTAL SF: 7,204 SF

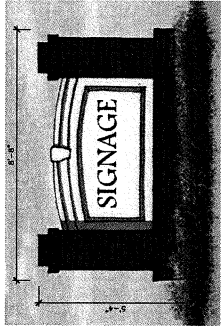
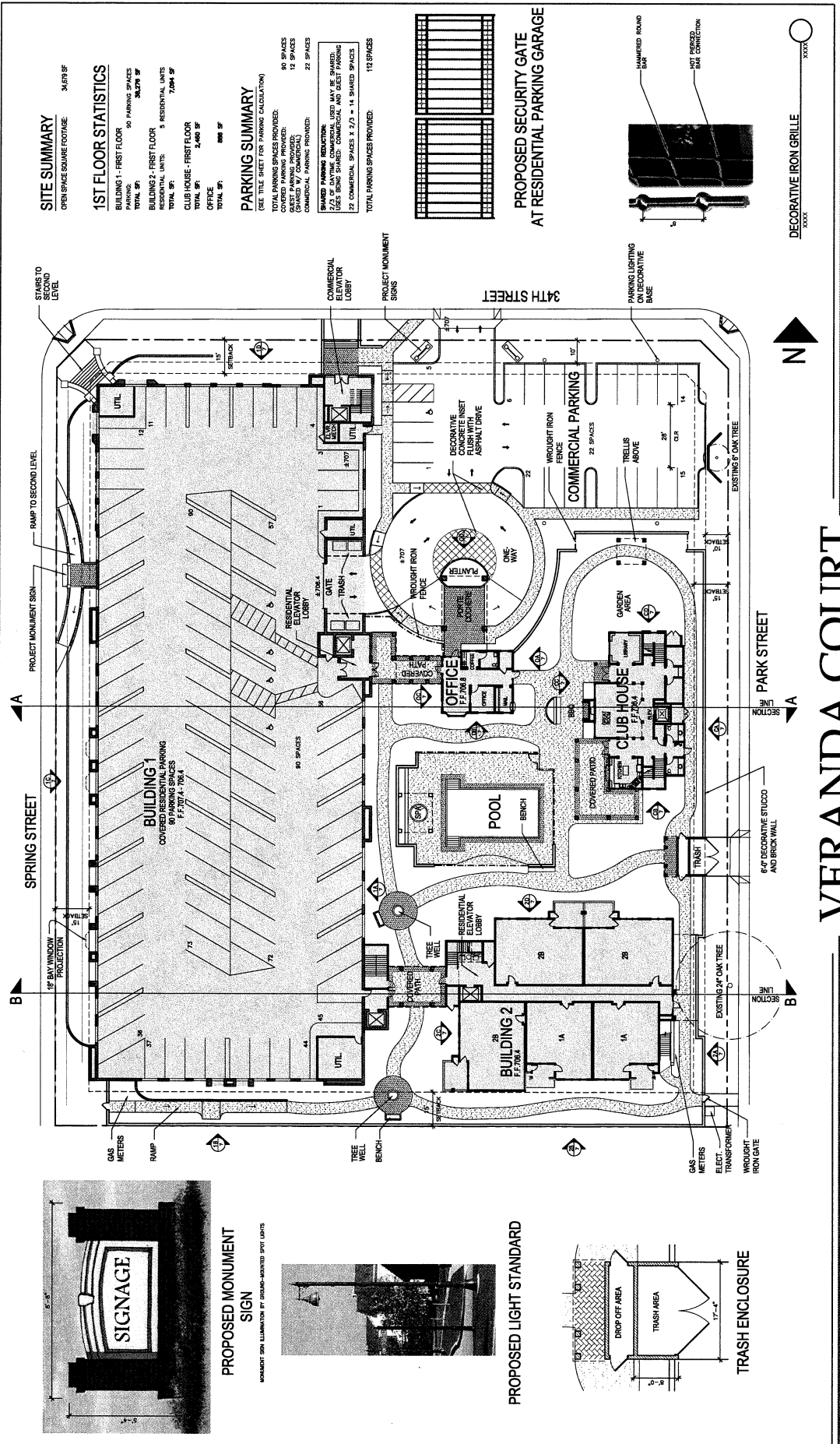
CLUB HOUSE - FIRST FLOOR
TOTAL SF: 2,400 SF

OFFICE
TOTAL SF: 800 SF

PARKING SUMMARY
(SEE TITLE SHEET FOR PARKING CALCULATION)

TOTAL PARKING SPACES PROVIDED: 90 SPACES
COVERED PARKING PROVIDED: 12 SPACES
(SHARED W/ COMMERCIAL)

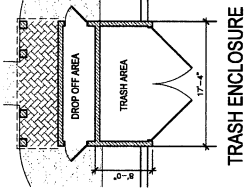
COMMERCIAL PARKING PROVIDED: 22 SPACES
SHARED PARKING REDUCTION: 100% (SEE TITLE SHEET FOR PARKING CALCULATION)
TOTAL PARKING SPACES PROVIDED: 22 COMMERCIAL SPACES X 2/2.1 = 14 SHARED SPACES
TOTAL PARKING SPACES PROVIDED: 12 SPACES



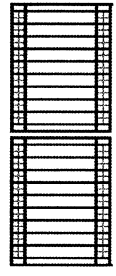
PROPOSED MONUMENT SIGN
MONUMENT SIGN ILLUMINATION BY GROUND-MOUNTED SPOT LIGHTS



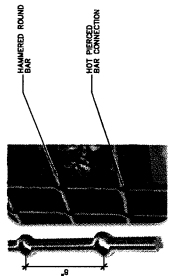
PROPOSED LIGHT STANDARD



TRASH ENCLOSURE



PROPOSED SECURITY GATE AT RESIDENTIAL PARKING GARAGE



DECORATIVE IRON GRILLE



VERANDA COURT
34th & SPRING STREET

PASO ROBLES, CA **Paso Robles**



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SHEET PD-2

CLIENT: Rick Jeffrey

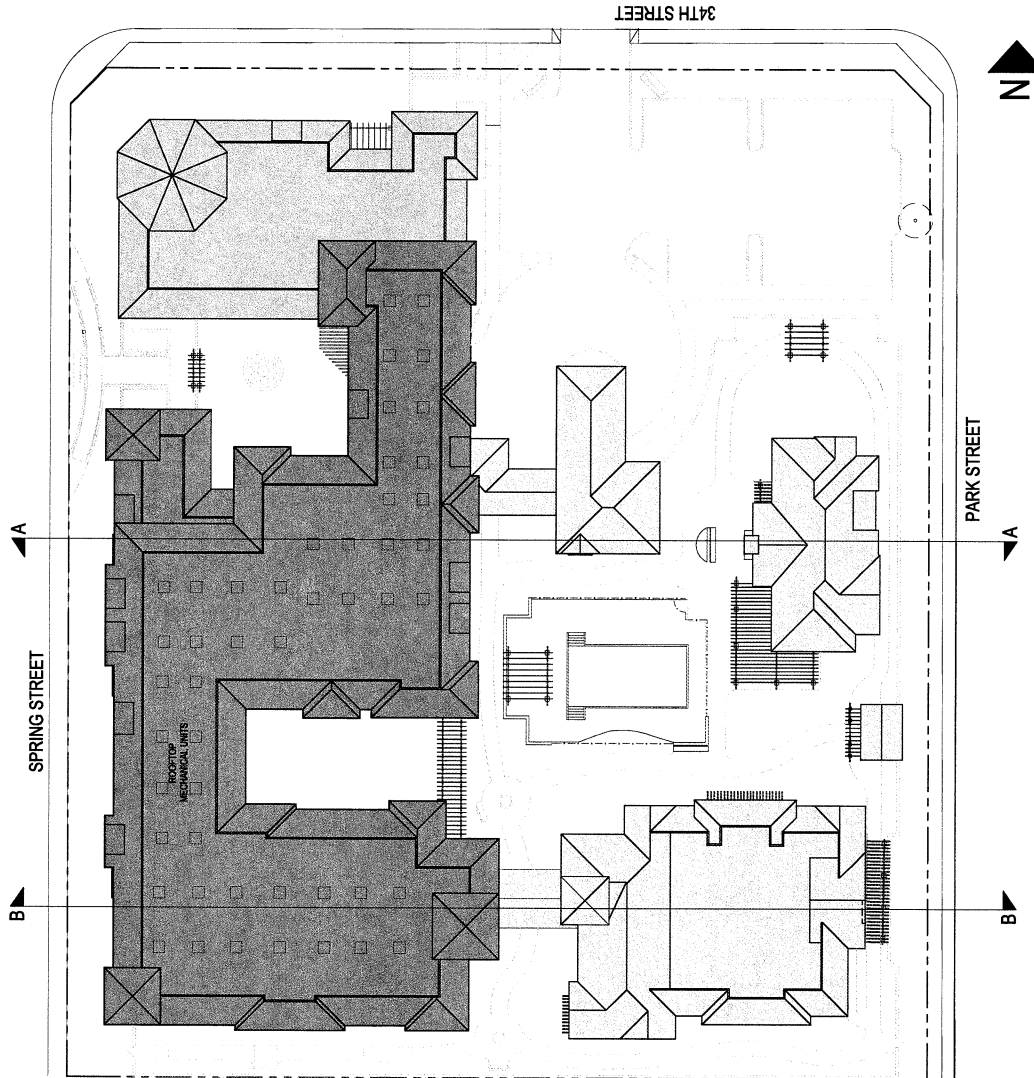
PLLOT DATE: MAY 8, 2007
PURPOSE: PLANNING COMMISSION

PROJECT NUMBER: R08182
BLDG DET. / APPL. NO.:

MAY 15 2007

Planning Division

OVERALL ROOF PLAN



Paso Robles

MAY 15 2007

Planning Division



VERANDA COURT
34th & SPRING STREET
 PASO ROBLES, CA



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SHEET PD-6

SPRING STREET

A

B

PARK STREET

A

B

SHEET TITLE: OVERALL ROOF PLAN

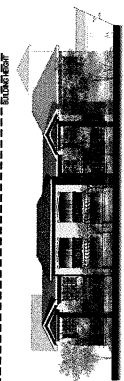
PLOT DATE: MAY 6, 2007
PURPOSE: PLANNING COMMISSION

PROJECT NUMBER: R0512
BLDG DEPT. / APPL. NO.:

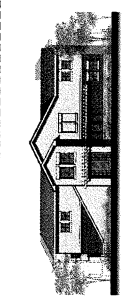
CLIENT: Rick Jeffrey

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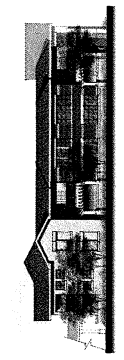
ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



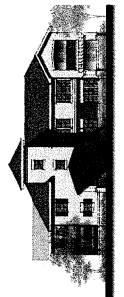
WEST ELEVATION (2C)



EAST ELEVATION (2A)

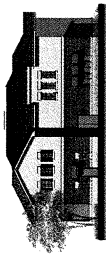


SOUTH ELEVATION (2B)

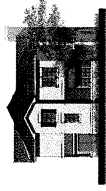


NORTH ELEVATION (2D)

BUILDING 2 - EXTERIOR ELEVATIONS
1" = 20'-0"



EAST ELEVATION (3A) - PARK STREET



NORTH ELEVATION (3D)

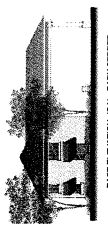


WEST ELEVATION (3C) - COURTYARD



SOUTH ELEVATION (3B)

CLUB HOUSE - EXTERIOR ELEVATIONS
1" = 20'-0"



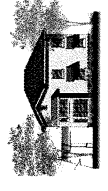
EAST ELEVATION (4A) - PARK STREET



NORTH ELEVATION (4D)



WEST ELEVATION (4C) - COURTYARD



SOUTH ELEVATION (4B)

OFFICE - EXTERIOR ELEVATIONS
1" = 20'-0"

Paso Robles

MAY 15 2007

Planning Division

VERANDA COURT
34th & SPRING STREET
PASO ROBLES, CA

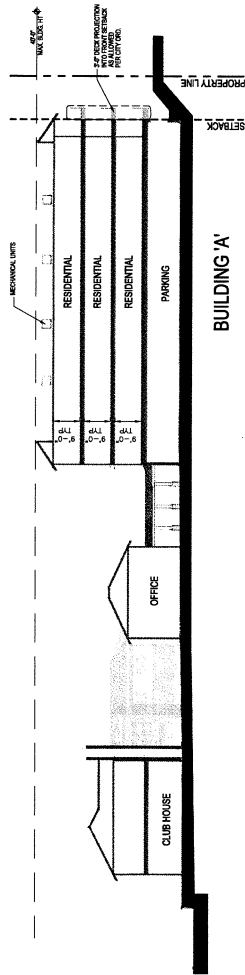


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SHEET
PD-9

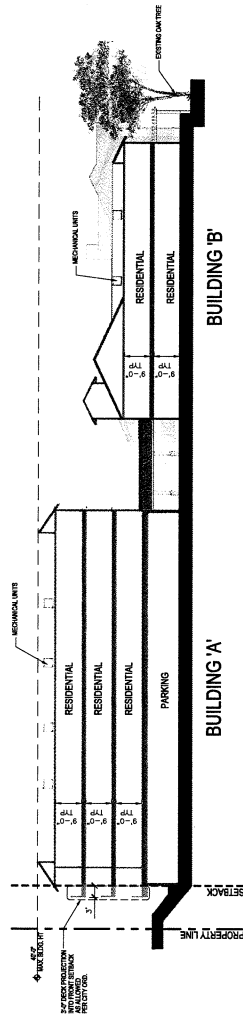
SHEET TITLE: BUILDING 2 - EXTERIOR ELEVATIONS
CLUB HOUSE - EXTERIOR ELEVATIONS
OFFICE - EXTERIOR ELEVATIONS
PLOT DATE: MAY 8, 2007
PURPOSE: PLANNING COMMISSION
CLIENT: Rich Jeffrey
PROJECT NUMBER: RRS12
BLDG DET. / ATTL. NO.:

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SITE SECTION - A

1" = 20'-0"



SITE SECTION - B

1" = 20'-0"

Paso Robles

MAY 15 2007

Planning Division

VERANDA COURT

34th & SPRING STREET

PASO ROBLES, CA



REA RICHMOND LUKER
 444 RICHMOND, SUITE 201, SAN ANTONIO, TEXAS 78201
 (214) 341-8374, (214) 341-2739, E-mail: rrl@rla.com
 REA, RICHMOND AND LUKER, ARCHITECTS, LLP

SHEET
 PD-10

SHEET TITLE: SITE SECTIONS

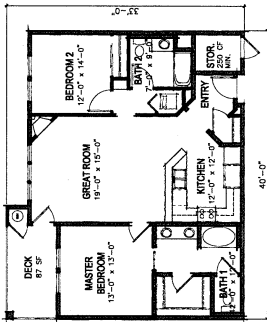
CLIENT: R2L/Jeffrey

PLOT DATE: MAY 8, 2007
 PURPOSE: PLANNING COMMISSION

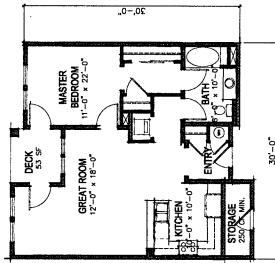
PROJECT NUMBER: RUS12
 BLDG DEPT./APPL. NO.:

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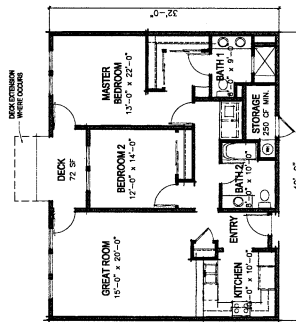
6 ORIGINALS IN ENCLAVE FOR REDUCED PLANS



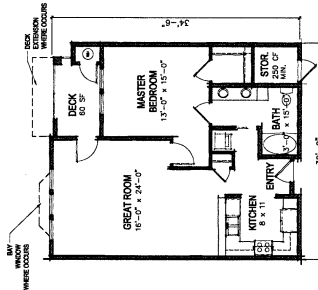
UNIT 2B-FLOOR PLAN
1144 SF



UNIT 1B-FLOOR PLAN
895 SF



UNIT 2A-FLOOR PLAN
1218 SF



UNIT 1A-FLOOR PLAN
864 SF

Paso Robles

MAY 15 2007

Planning Division

VERANDA COURT
34th & SPRING STREET
PASO ROBLES, CA



REA RICHMOND LUKER
444 RIVERCREEK, SUITE 300 SAN LEUIS OBISPO, CA 93101
TEL: (805) 541-6334 FAX: (805) 541-2759 E: rrl@rearl.com
RJA, RICHMOND AND LUKER, ARCHITECTS, LLP
1000 WASHINGTON STREET, PASO ROBLES, CA 93426

SHEET
PD-11

SHEET TITLE: UNIT FLOOR PLANS

PLOT DATE: MAY 8, 2007

PURPOSE: PLANNING COMMISSION

PROJECT NUMBER: R15R2

BLDG DEPT. / APPL. NO.:

CLIENT: Rick Jeffrey

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ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

SITE STATISTICS - OVERVIEW

TOTAL AREA: 2.41 ACRES
 TOTAL BUILDING FOOTPRINTS: 10,800 SF
 AIR SPACE CONDOMINIUMS: 36

RECORD OWNER: PASO ROBLES SPRING STREET LLC,
 430 VIA ESPERANZA
 SANTA BARBARA, CA 93110
 CONTACT: RICK JEFFREY

APPLICANT: PASO ROBLES SPRING STREET LLC,
 430 VIA ESPERANZA
 SANTA BARBARA, CA 93110
 CONTACT: RICK JEFFREY

ENGINEER: NORTH COAST ENGINEERING, INC.
 726 ORESTON RD., STE. B,
 SANTA BARBARA, CA 93146
 R.C.E. 86009
 CONTACT: GREG JASGER
 (805) 239-3127

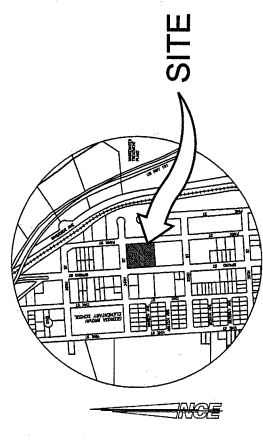


ARCHITECT: R1
 444 HIGHERA ST. SUITE 201
 SANTA BARBARA, CA 93101
 CONTACT: LAUREN LUKER
 (805) 541-6924

A.P.N.: 008-042-011
EXISTING USE OF PROPERTY: RETAIL AUTO SALES
PROPOSED USE OF PROPERTY: SENIOR RESIDENTIAL AND ASSORTED FACILITIES
GENERAL PLAN DESIGNATION: COMMERCIAL SERVICE WITH SENIOR HOUSING
OVERLAY: COMMERCIAL SERVICE WITH SENIOR HOUSING
PROPOSED ZONING: COMMERCIAL SERVICE WITH SENIOR HOUSING
OVERLAY: COMMERCIAL SERVICE WITH SENIOR HOUSING

SHEET INDEX

- TRACT 2890 TENTATIVE MAP
- PRELIMINARY GRADING AND DRAINAGE PLAN
- CROSS SECTIONS AND DETAILS



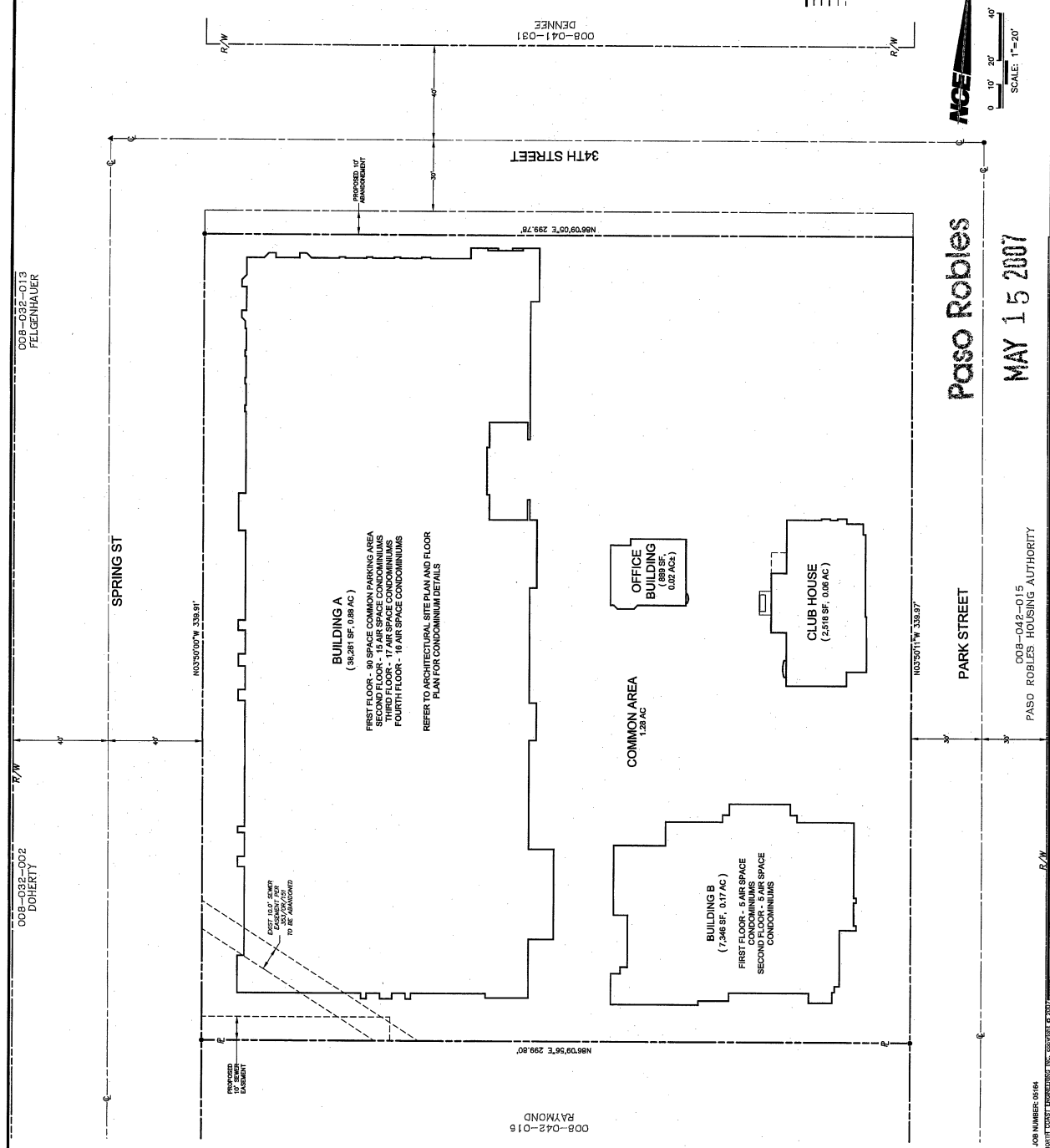
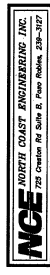
VICINITY MAP
 NO SCALE

LEGEND

(Symbol)	TRACT 2890
(Symbol)	PROPERTY LINE
(Symbol)	PROJECT BOUNDARY
(Symbol)	EXISTENT

**TRACT 2890
 TENTATIVE MAP**

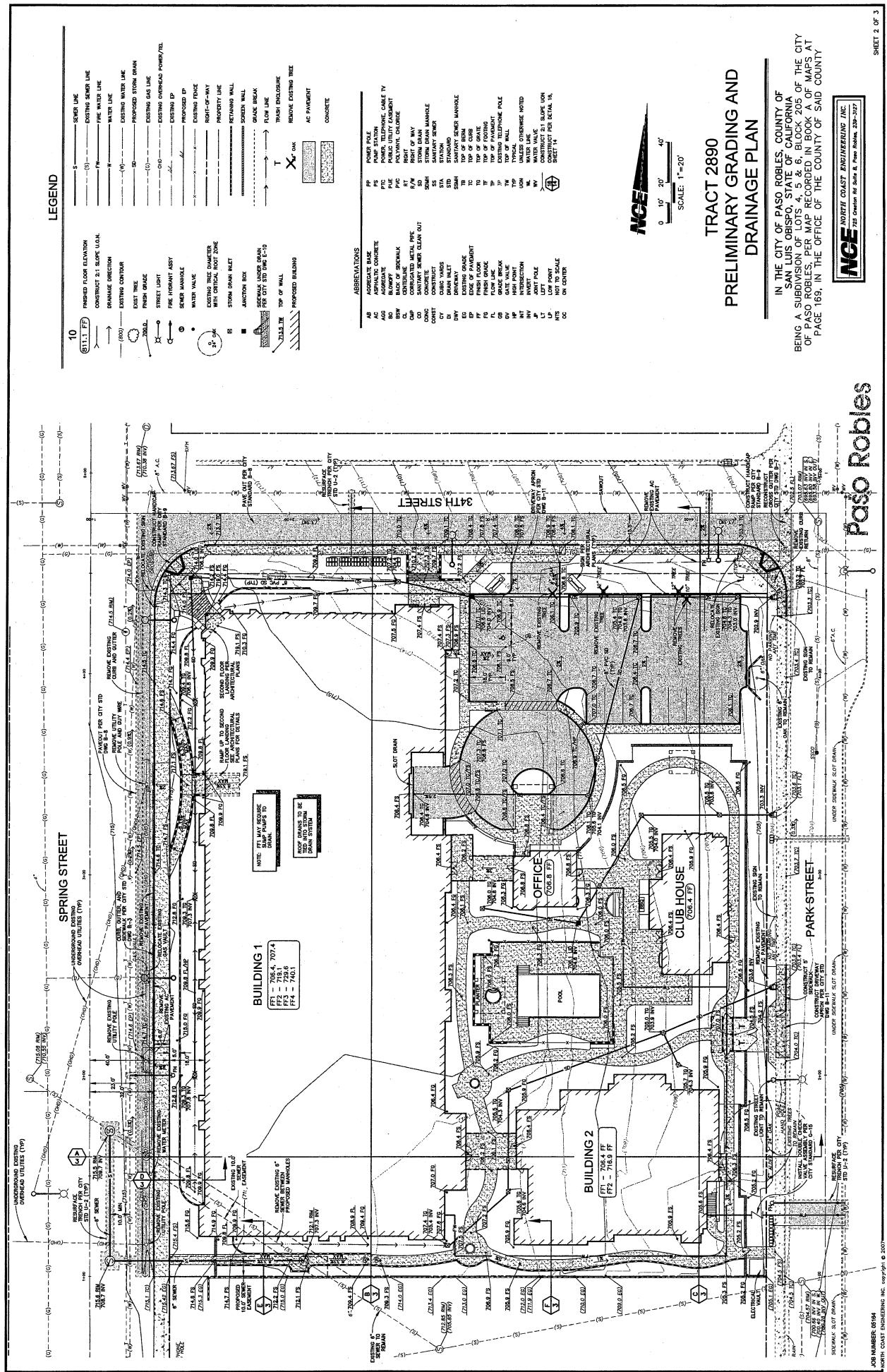
IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF LOTS 4, 5 & 6, BLOCK 205 OF THE CITY OF PASO ROBLES, PER MAP RECORDED IN BOOK A OF MAPS AT PAGE 169, IN THE OFFICE OF THE COUNTY OF SAID COUNTY



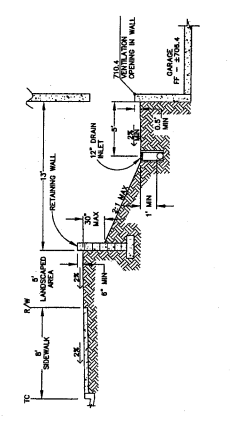
Paso Robles

MAY 15 2007

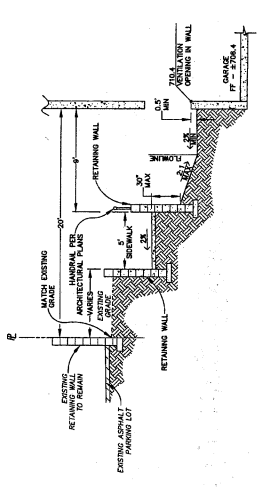
Planning Division



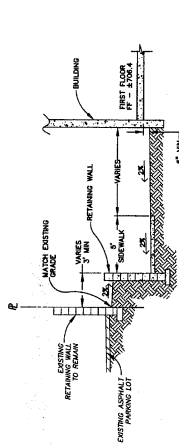
JOB NUMBER: 05154
 NORTH COAST ENGINEERING, INC. copyright © 2007



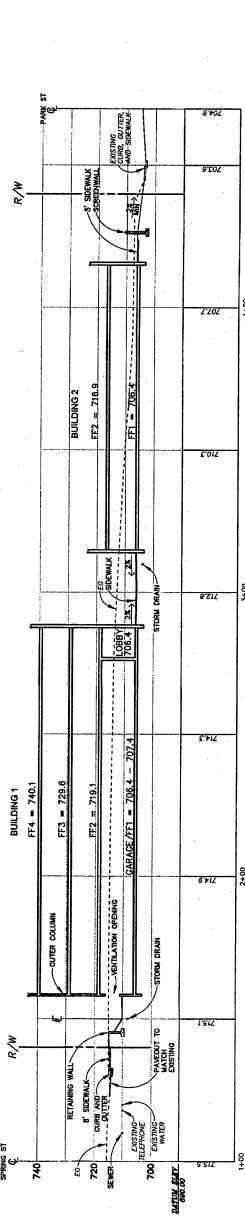
TYPICAL CROSS SECTION
SCALE: 1" = 3'



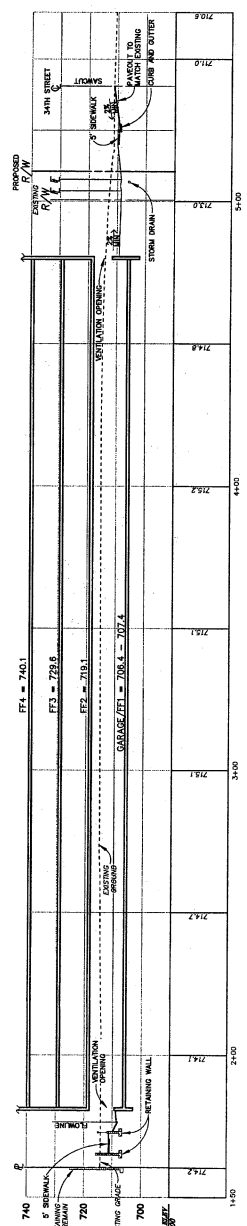
TYPICAL CROSS SECTION
SCALE: 1" = 3'



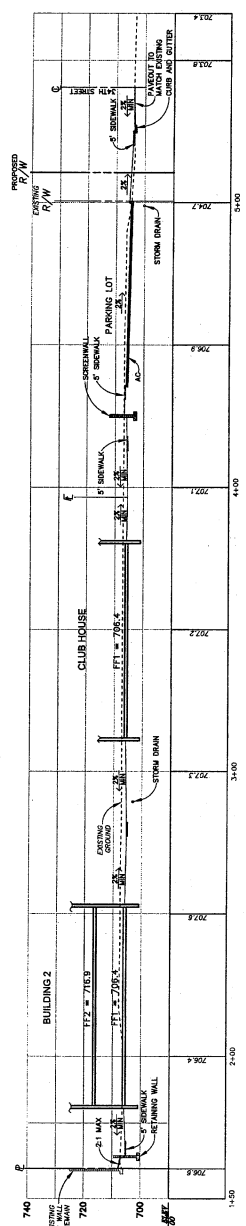
TYPICAL CROSS SECTION
SCALE: 1" = 3'



SECTION A
VERTICAL 1" = 20'
HORIZONTAL 1" = 20'



SECTION B
VERTICAL 1" = 20'
HORIZONTAL 1" = 20'



SECTION C
VERTICAL 1" = 20'
HORIZONTAL 1" = 20'

TRACT 2890
CROSS SECTIONS AND DETAILS

IN THE CITY OF PASO ROBLES, COUNTY OF
SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 4, 5 & 6, BLOCK 205 OF THE CITY
OF PASO ROBLES, PER MAP RECORDED IN BOOK A OF MAPS AT
PAGE 169, IN THE OFFICE OF THE COUNTY OF SAID COUNTY



Paso Robles

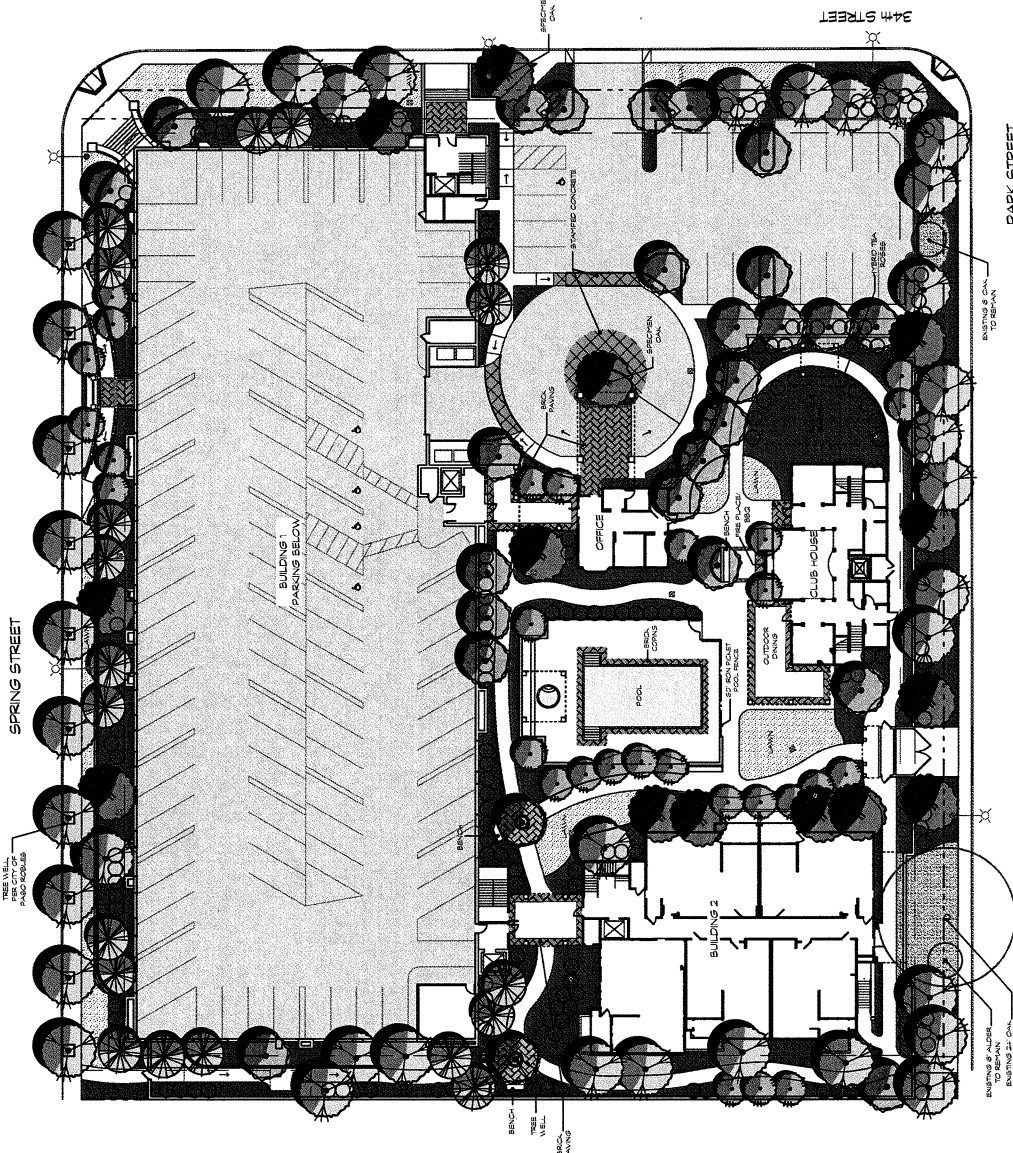
MAY 15 2007

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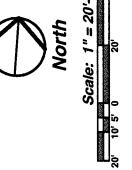
11/20/07 11/20/07 11/20/07 11/20/07 11/20/07	CHMR: Paso Spring Street LLC 4550 California Street Santa Barbara, CA 93110 (805) 689.4710	Project: Paso Senior Housing, CA	Sheet Title: Preliminary Planting Plan	firmma landscape architecture 4949 Mission Street San Francisco, CA 94112 (415) 771-8800
Project: Paso Senior Housing		Scale: 1" = 20'-0" 0 20 40 80		
Project: Paso Senior Housing		Scale: 1" = 20'-0" 0 20 40 80		

Preliminary Plant Materials List

- Trees**
- Small Flowering Trees**
 - Chitalpa saligna
 - Chitalpa saligna
 - Chitalpa saligna
 - Chitalpa saligna
 - Small Deciduous Trees**
 - Platanus occidentalis
 - Platanus occidentalis
 - Platanus occidentalis
 - Platanus occidentalis
 - Platanus occidentalis
 - Broad Leaf Evergreen or Conifer Trees**
 - Fraxinus
 - Fraxinus
 - Fraxinus
 - Fraxinus
 - Large Deciduous Shade Trees**
 - Platanus occidentalis
 - Platanus occidentalis
 - Platanus occidentalis
 - Platanus occidentalis
 - Mature Canopies - Trees**
 - Platanus occidentalis
 - Platanus occidentalis
 - Platanus occidentalis
 - Platanus occidentalis
 - Screen Shrubs**
 - Platanus occidentalis
 - Platanus occidentalis
 - Platanus occidentalis
 - Platanus occidentalis
 - Ground Covers**
 - Platanus occidentalis
 - Platanus occidentalis
 - Platanus occidentalis
 - Platanus occidentalis
 - Ultrirrigated Ground Cover (under existing Oaks)**
 - Platanus occidentalis
 - Platanus occidentalis
 - Platanus occidentalis
 - Platanus occidentalis



Paso Robles
MAY 15 2007
Planning Division





PD 06-017
Oak Tree Proposed for Removal



**PD 06-017
Oak Tree Proposed for Removal**

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

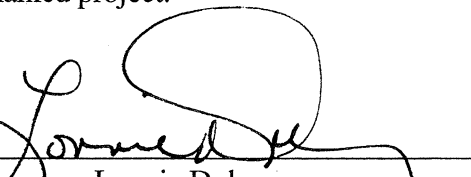
Newspaper: Tribune

Date of Publication: June 20, 2007

Meeting Date: July 10, 2007
(Planning Commission)

Project: Planned Development 06-017
and Tentative Tract 2890
(Paso Robles Spring St. LLC -
3328 Spring Street)

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

Signed: 
Lonnie Dolan

forms/newsaffi.691

**CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING
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) for, and approval of, the following project:

Project Title: Planned Development (PD) 06-017 and Tentative Tract 2890

Applicant: Paso Robles Spring Street LLC

Project Location: 3328 Spring Street, City of Paso Robles, California (former site of Paso Robles Ford)

Project Description: The applicant proposes to develop 58 residential condominium units for senior citizens and 5,300 square feet of commercial retail/service space. The application includes requests for a density bonus and removal of a 6 inch, multi-trunked oak tree (along the 34th Street frontage of the site.)

The Public Hearing is scheduled to take place on Tuesday, July 10, 2007, 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 Public Review Period for the proposed Negative Declaration will commence on June 20, 2007, and end on July 10, 2007 at the public hearing.

The proposed Negative Declaration may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

The public is invited to provide written comment on the Draft Negative Declaration and/or to provide oral comment at the public hearing noted above. The appropriateness of the Draft Negative Declaration will be reconsidered in light of the comments received.

Questions about and comments on the proposed project and Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or e-mailed to CDdirector@prcity.com provided that any comments are received prior to the time of the Planning Commission hearing. Should you have any questions about this project, please call Ed Gallagher at (805) 237-3970 or send email to ed@prcity.com.

If you challenge the planned development and tentative tract map applications in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Ed Gallagher, Housing Programs Manager
June 20, 2007 6598339

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 PD 06-017 3328 Spring Street on this 29th day of June 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Shaun Temple